

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

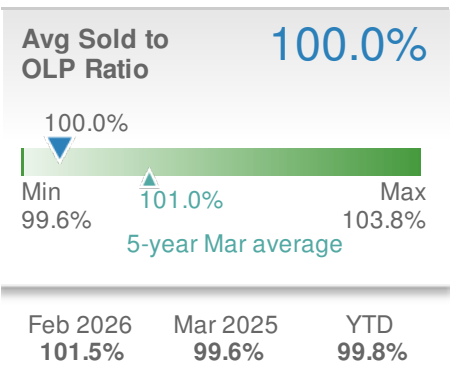
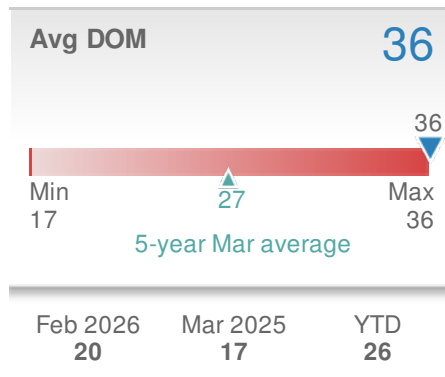
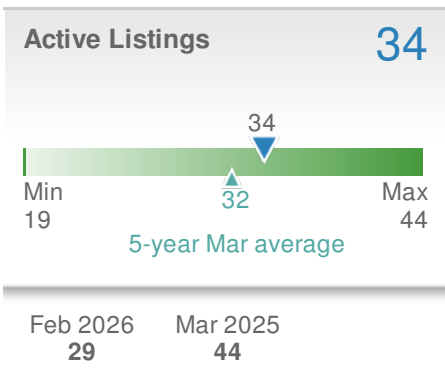
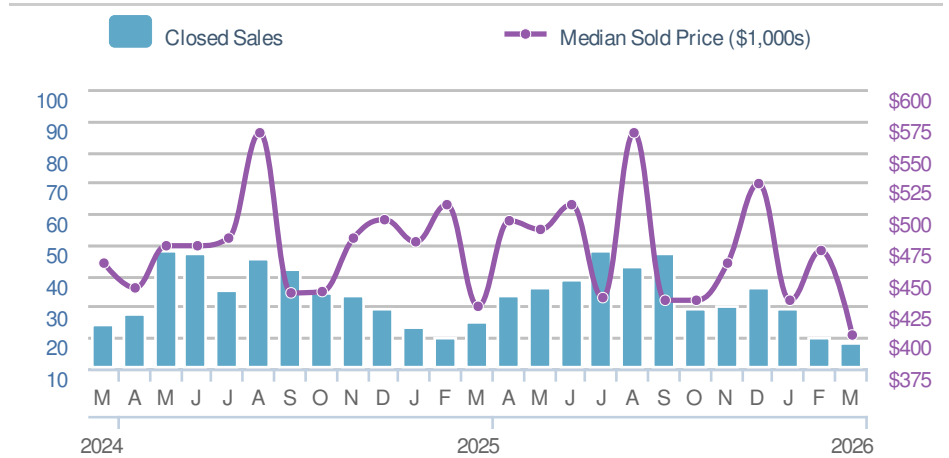
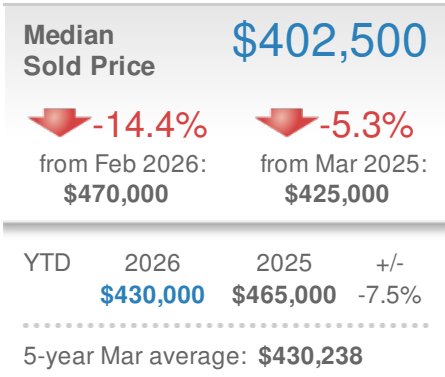
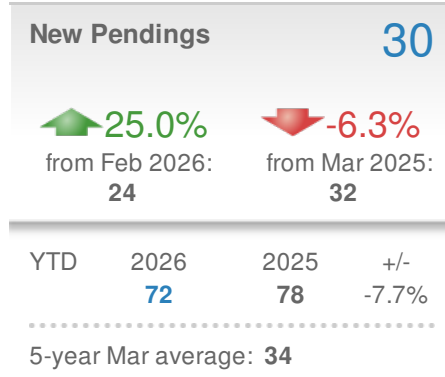
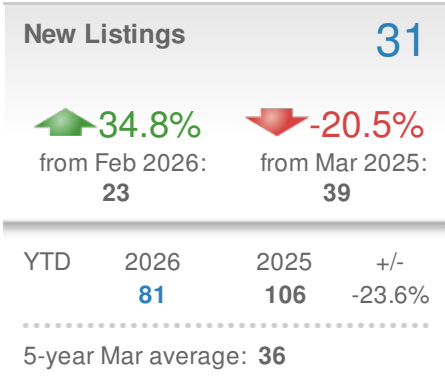
Local Market Insight

Souderton Area (Montgomery, PA)

March 2026

Souderton Area (Montgomery, PA)

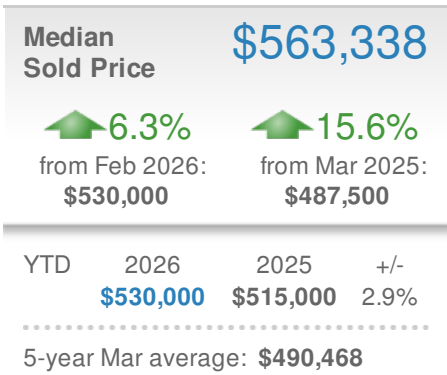
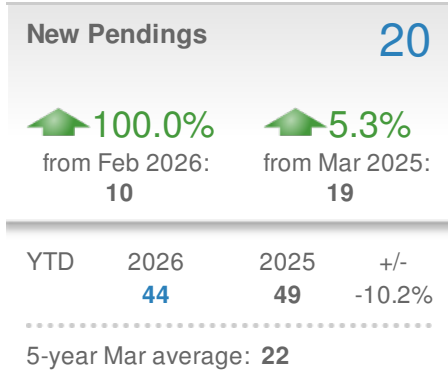
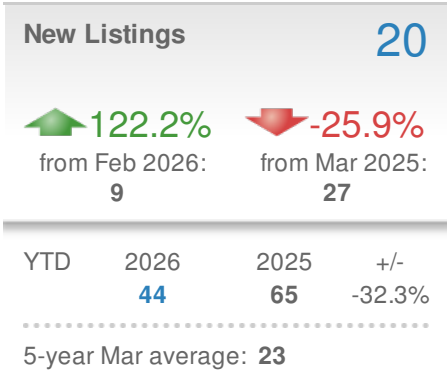
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March 2026

Souderton Area (Montgomery, PA) - Detached

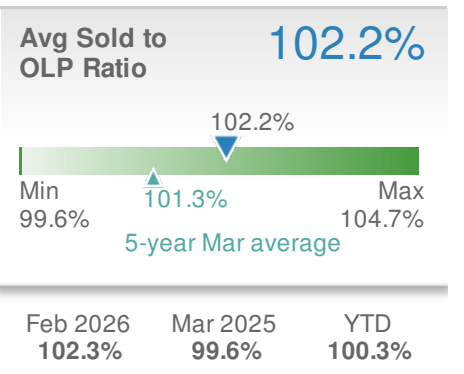
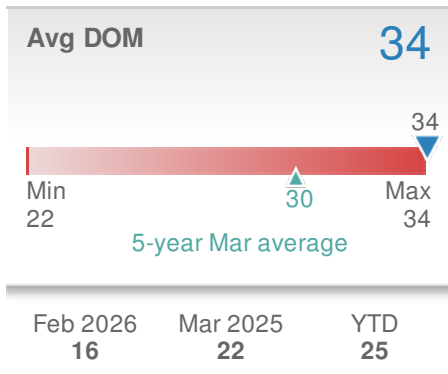
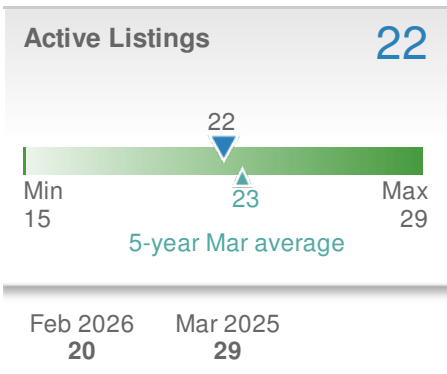
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Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for March was \$563,338, representing an increase of 6.3% compared to last month and an increase of 15.6% from Mar 2025. The average days on market for units sold in March was 34 days, 13% above the 5-year March average of 30 days. There was a 100% month over month increase in new contract activity with 20 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from February) to 24; and a 10% increase in supply to 22 active units.

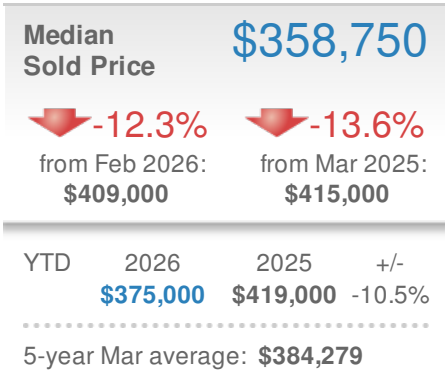
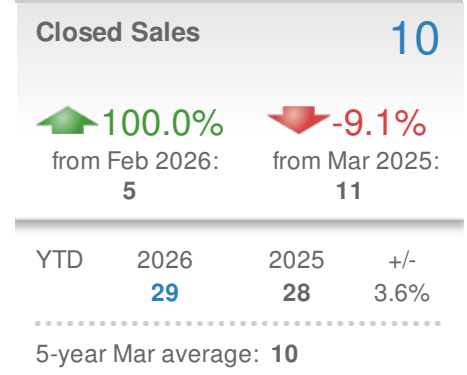
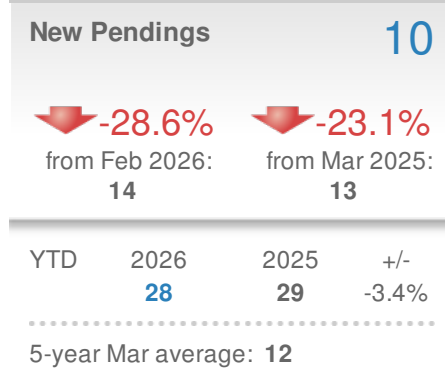
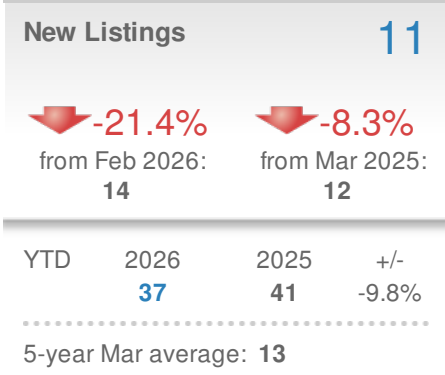
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, up from 0.60 in February and an increase from 1.07 in March 2025. The Contract Ratio is 36% lower than the 5-year March average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2026

Souderton Area (Montgomery, PA) - Attached

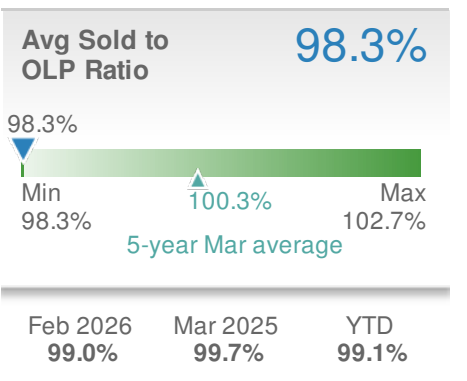
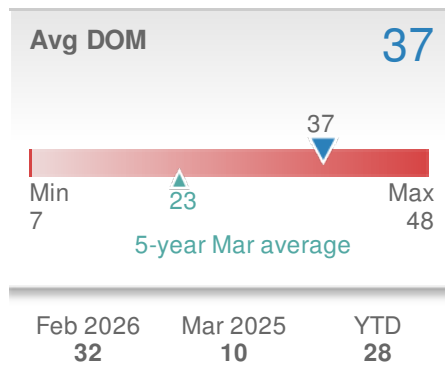
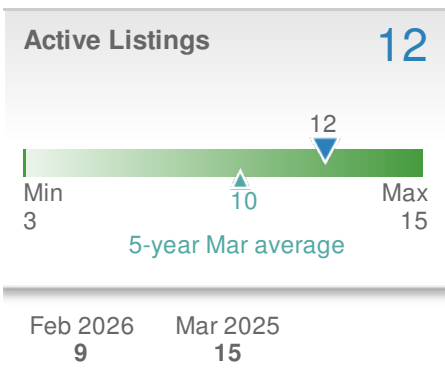
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Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for March was \$358,750, representing a decrease of 12.3% compared to last month and a decrease of 13.6% from Mar 2025. The average days on market for units sold in March was 37 days, 61% above the 5-year March average of 23 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 13; and a 33.3% increase in supply to 12 active units.

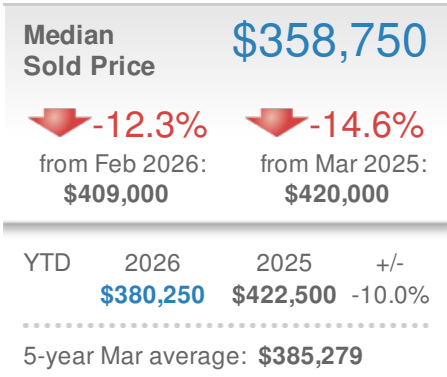
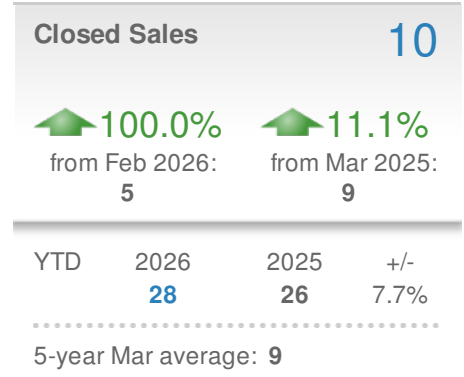
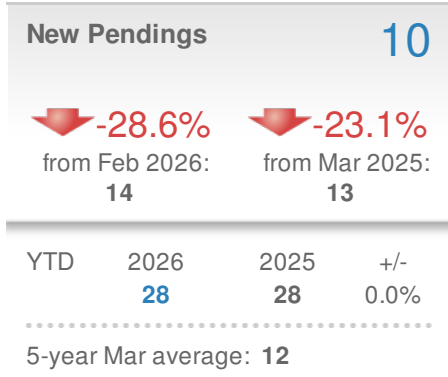
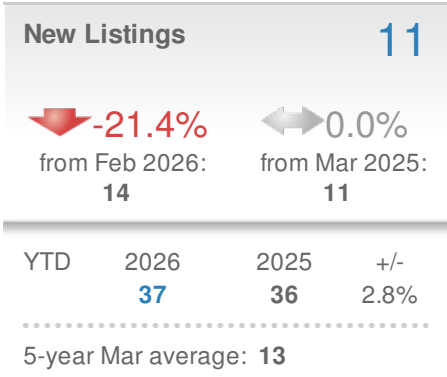
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.56 in February and an increase from 1.00 in March 2025. The Contract Ratio is 55% lower than the 5-year March average of 2.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2026

Souderton Area (Montgomery, PA) - Attached/Townhouse

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Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$358,750, representing a decrease of 12.3% compared to last month and a decrease of 14.6% from Mar 2025. The average days on market for units sold in March was 37 days, 61% above the 5-year March average of 23 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 13; and a 33.3% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.56 in February and a decrease from 1.36 in March 2025. The Contract Ratio is 57% lower than the 5-year March average of 2.49. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

