

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

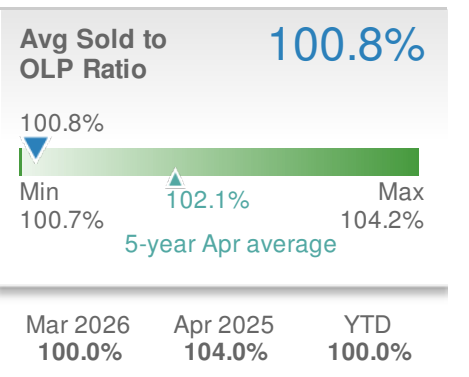
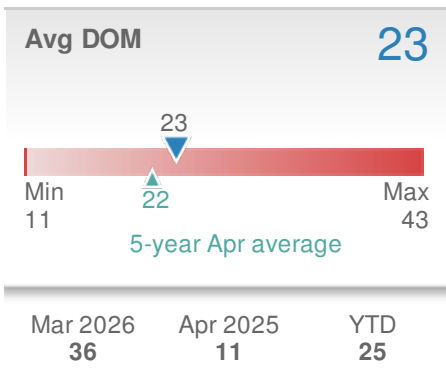
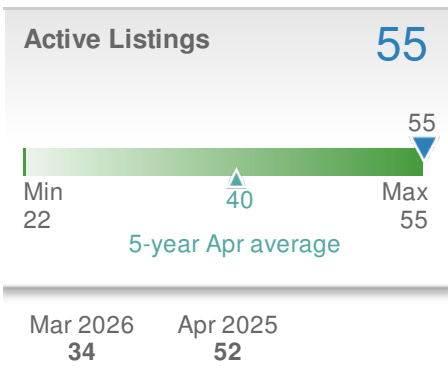
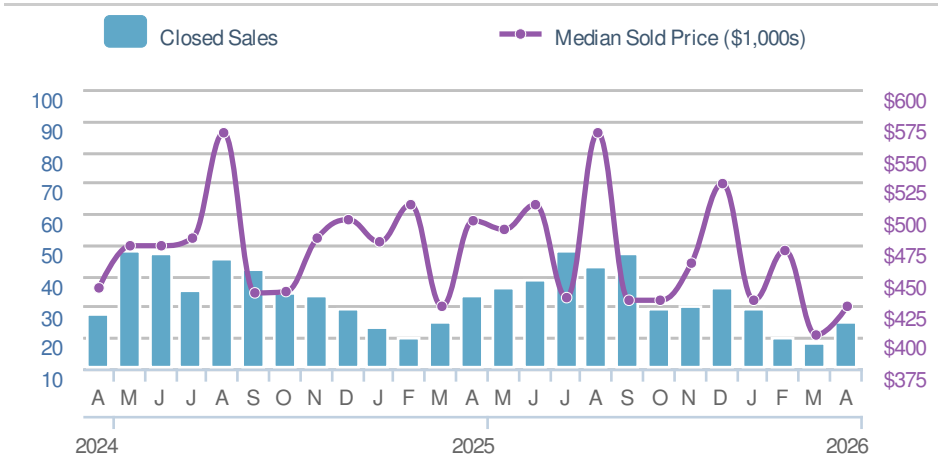
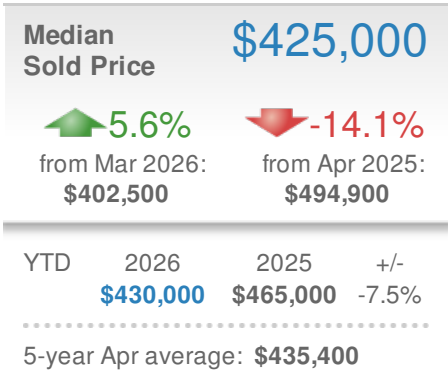
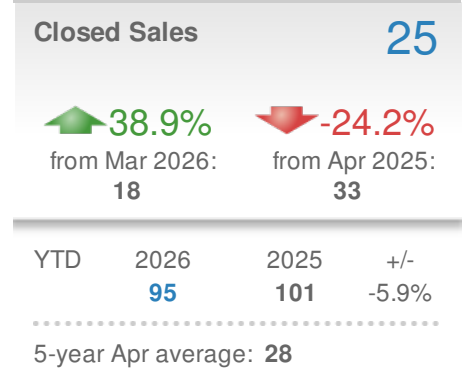
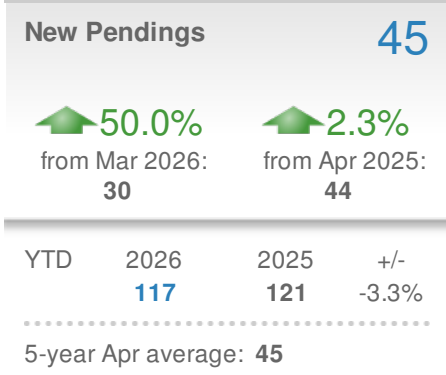
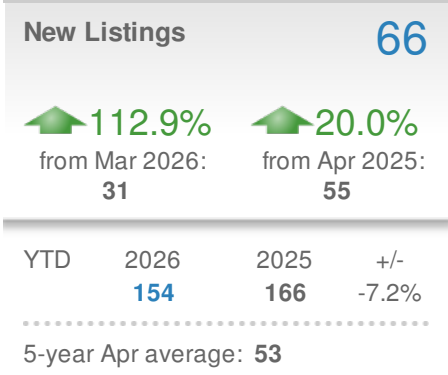
Local Market Insight

Souderton Area (Montgomery, PA)

April 2026

Souderton Area (Montgomery, PA)

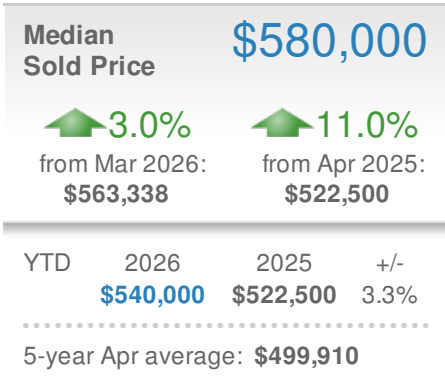
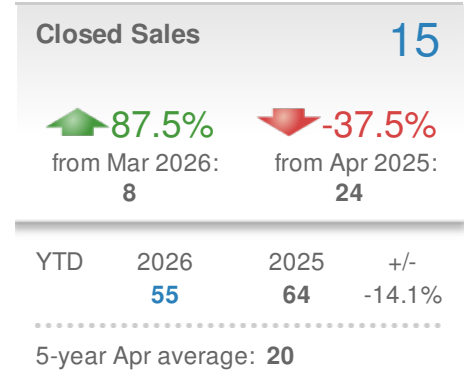
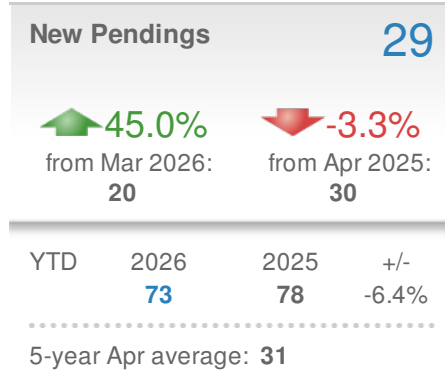
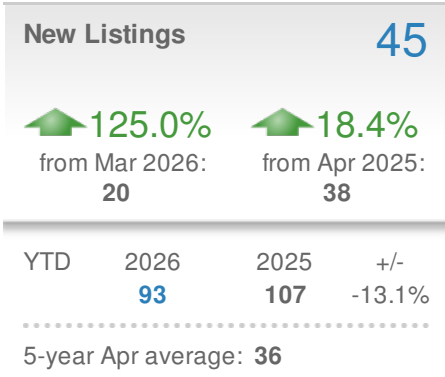
Email: ldavis@tcsr.realtor



April 2026

Souderton Area (Montgomery, PA) - Detached

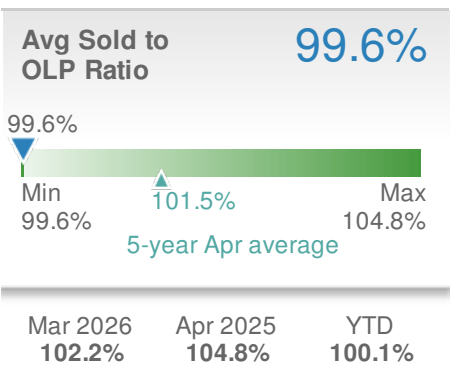
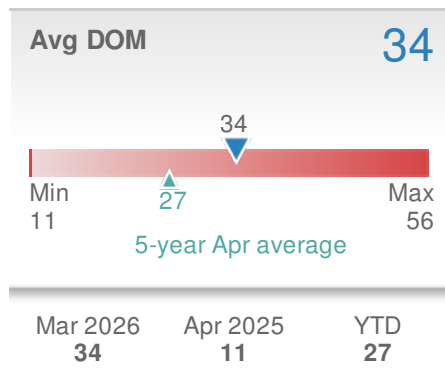
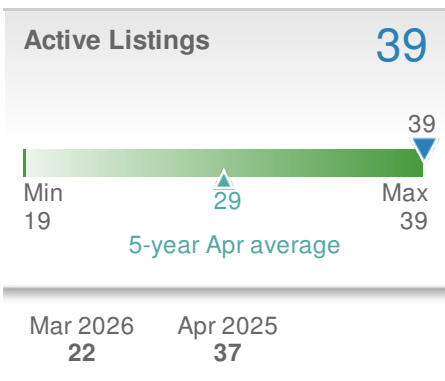
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for April was \$580,000, representing an increase of 3% compared to last month and an increase of 11% from Apr 2025. The average days on market for units sold in April was 34 days, 24% above the 5-year April average of 27 days. There was a 45% month over month increase in new contract activity with 29 New Pendings; a 54.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 37; and a 77.3% increase in supply to 39 active units.

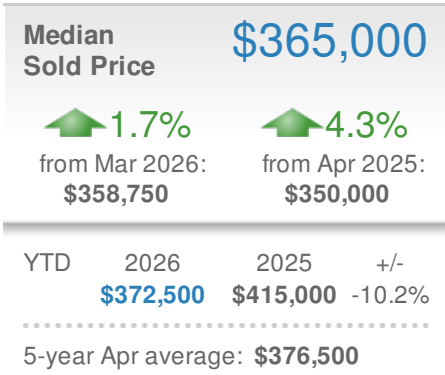
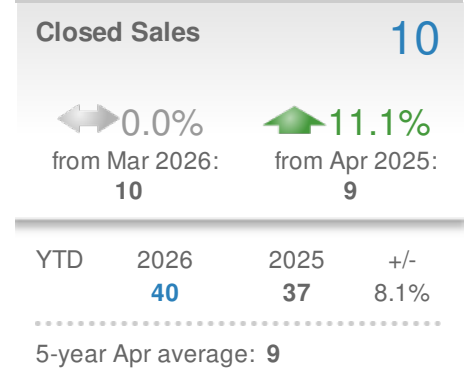
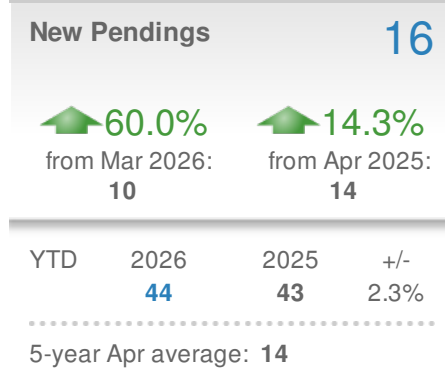
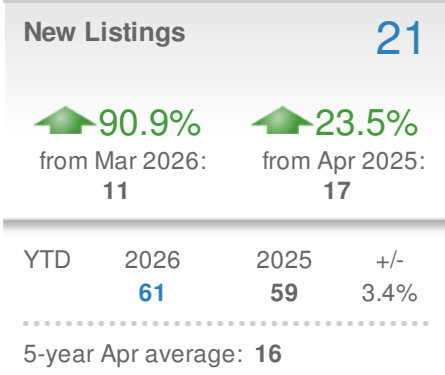
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.09 in March and a decrease from 1.00 in April 2025. The Contract Ratio is 44% lower than the 5-year April average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Souderton Area (Montgomery, PA) - Attached

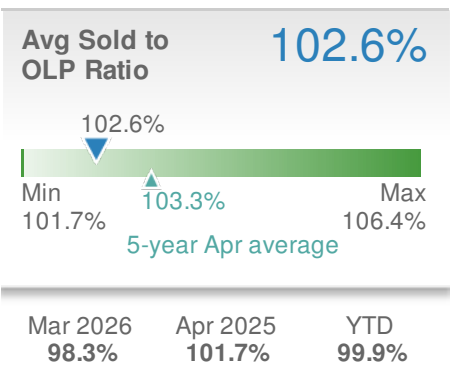
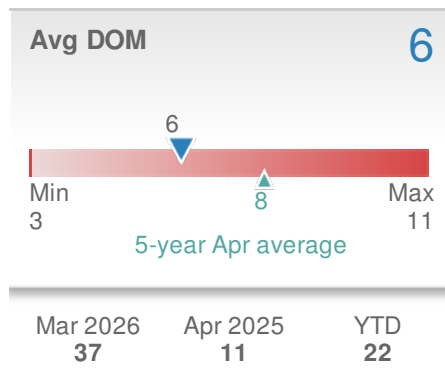
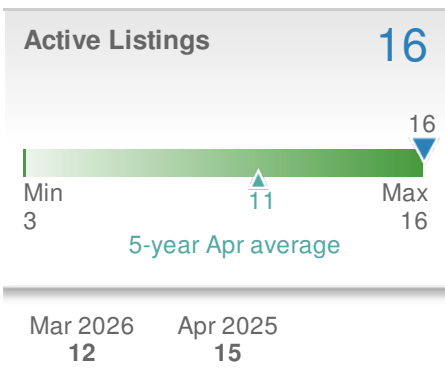
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for April was \$365,000, representing an increase of 1.7% compared to last month and an increase of 4.3% from Apr 2025. The average days on market for units sold in April was 6 days, 23% below the 5-year April average of 8 days. There was a 60% month over month increase in new contract activity with 16 New Pendings; a 38.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 18; and a 33.3% increase in supply to 16 active units.

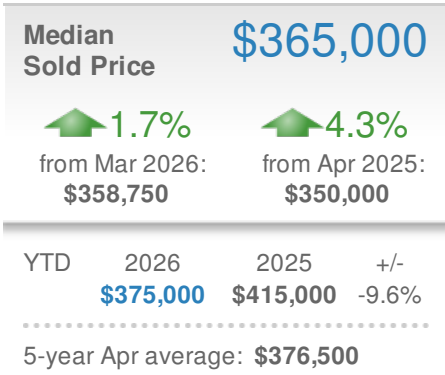
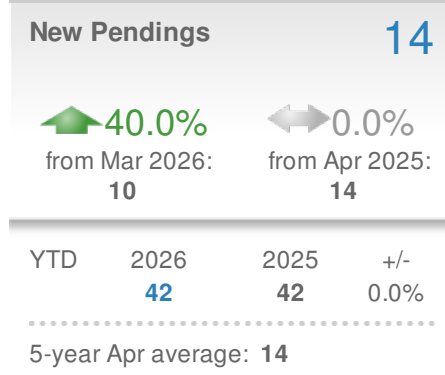
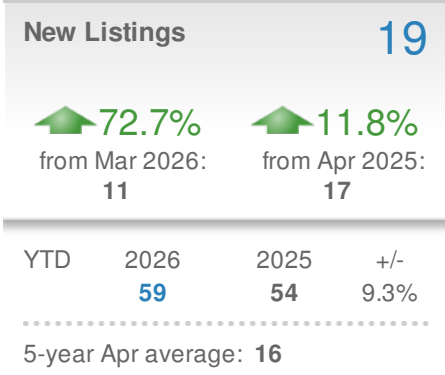
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 1.08 in March and a decrease from 1.33 in April 2025. The Contract Ratio is 59% lower than the 5-year April average of 2.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Souderton Area (Montgomery, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$365,000, representing an increase of 1.7% compared to last month and an increase of 4.3% from Apr 2025. The average days on market for units sold in April was 6 days, 23% below the 5-year April average of 8 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; a 23.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 16; and a 33.3% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.08 in March and a decrease from 1.82 in April 2025. The Contract Ratio is 65% lower than the 5-year April average of 2.86. 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.

