

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

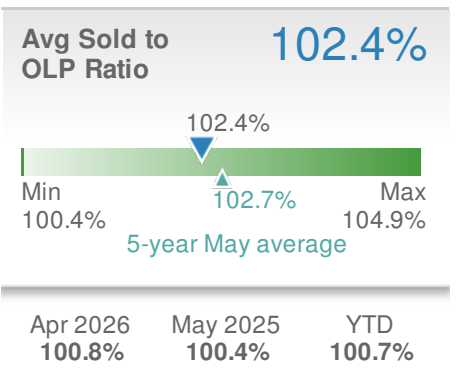
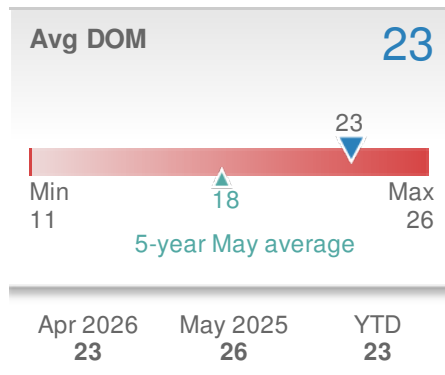
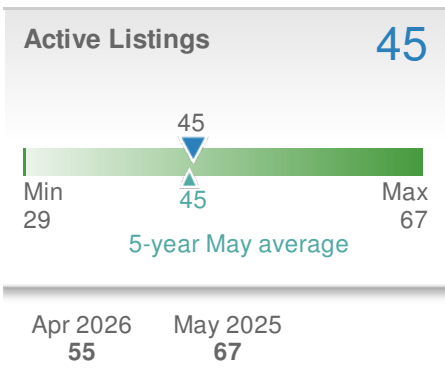
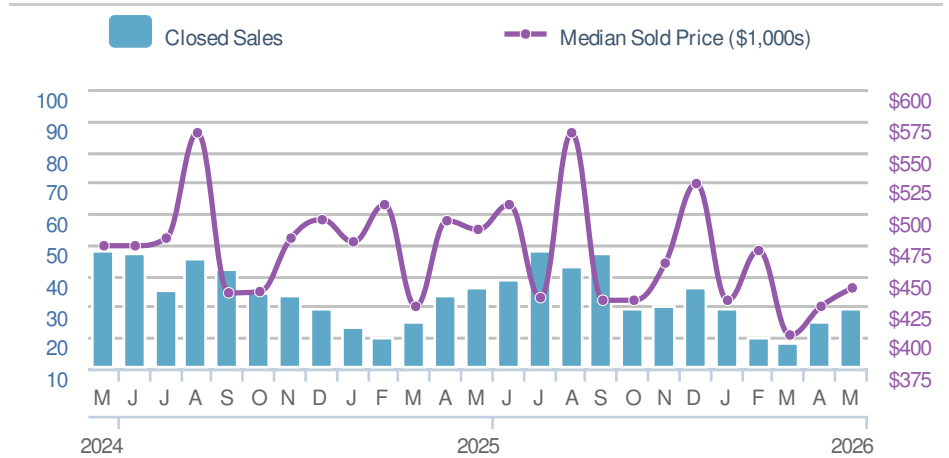
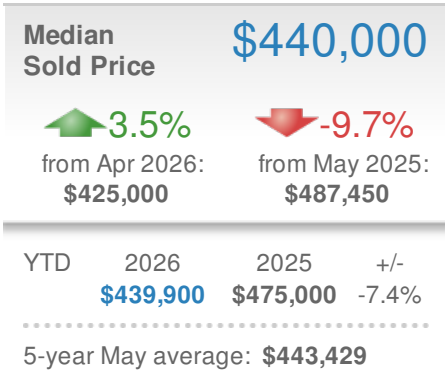
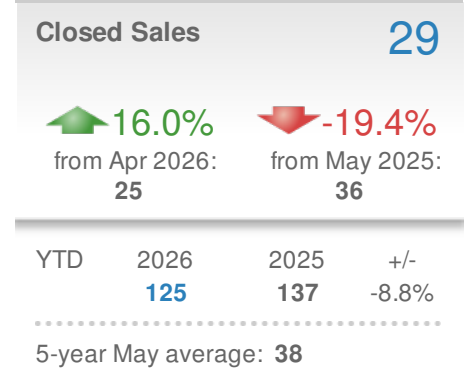
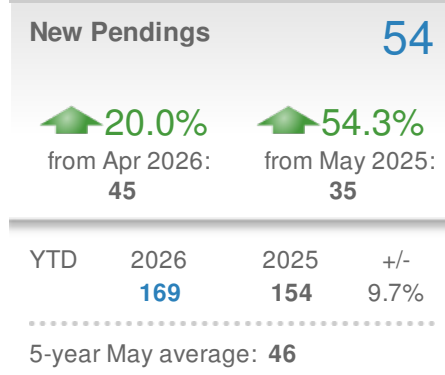
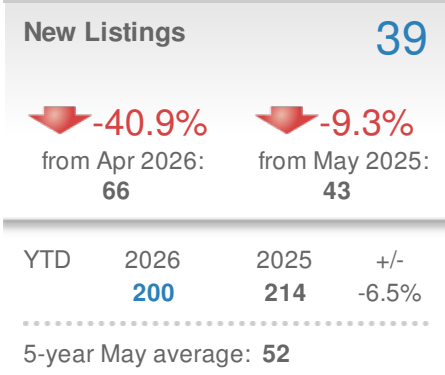
## Local Market Insight

### Souderton Area (Montgomery, PA)

**May 2026**

Souderton Area (Montgomery, PA)

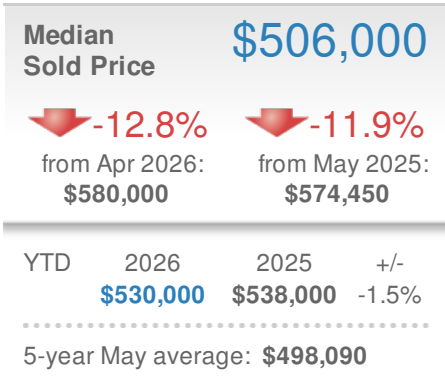
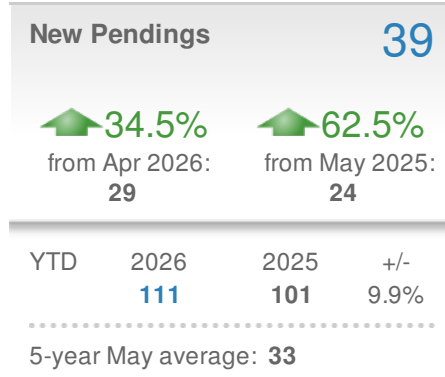
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**May 2026**

Souderton Area (Montgomery, PA) - Detached

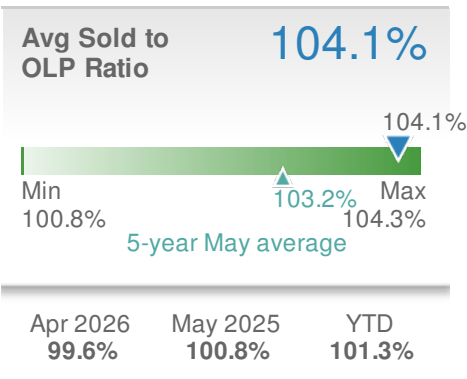
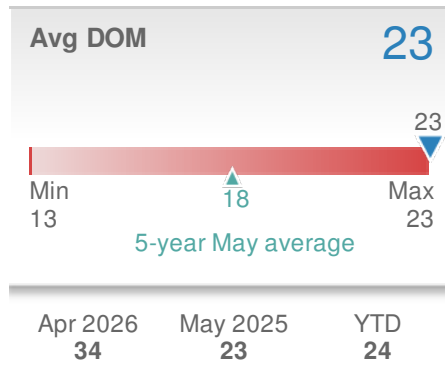
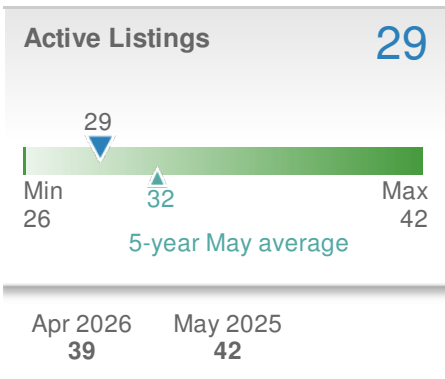
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**Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for May was \$506,000, representing a decrease of 12.8% compared to last month and a decrease of 11.9% from May 2025. The average days on market for units sold in May was 23 days, 26% above the 5-year May average of 18 days. There was a 34.5% month over month increase in new contract activity with 39 New Pendings; a 54.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 57; and a 25.6% decrease in supply to 29 active units.

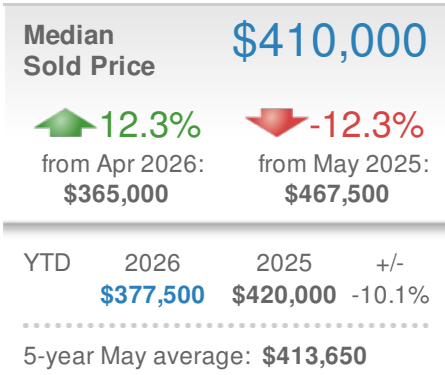
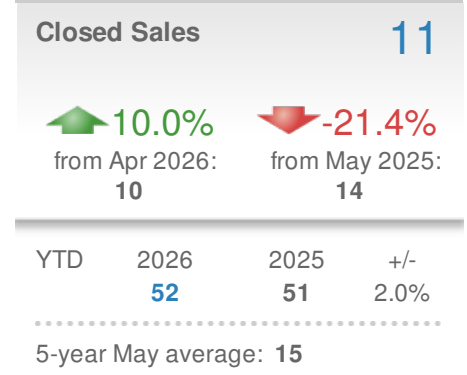
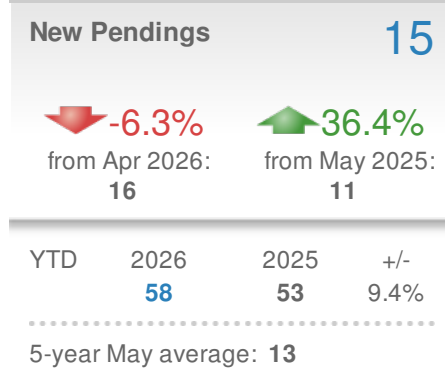
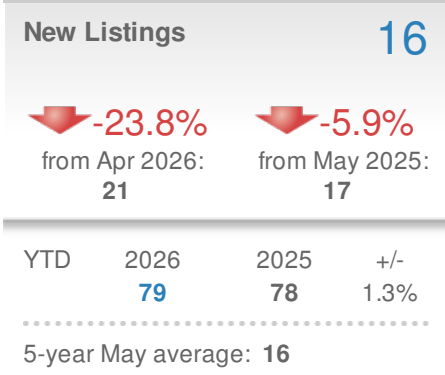
This activity resulted in a Contract Ratio of 1.97 pendings per active listing, up from 0.95 in April and an increase from 0.90 in May 2025. The Contract Ratio is 15% higher than the 5-year May average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Souderton Area (Montgomery, PA) - Attached

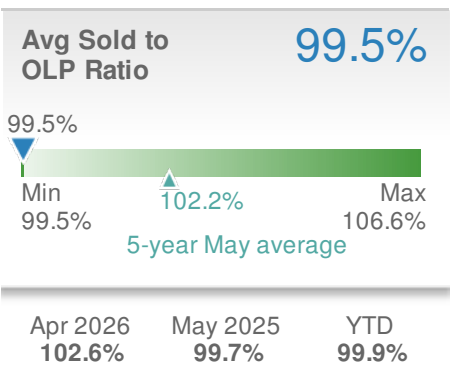
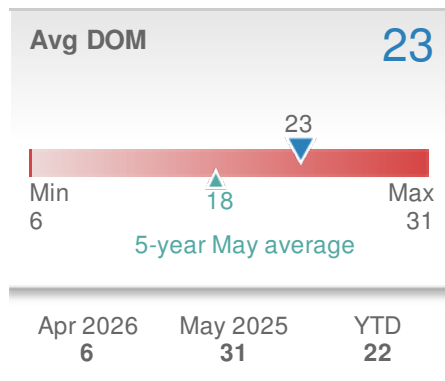
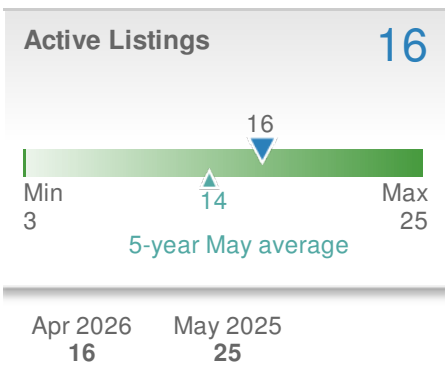
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**Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for May was \$410,000, representing an increase of 12.3% compared to last month and a decrease of 12.3% from May 2025. The average days on market for units sold in May was 23 days, 28% above the 5-year May average of 18 days. There was a 6.3% month over month decrease in new contract activity with 15 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 20; and no change in supply with 16 active units.

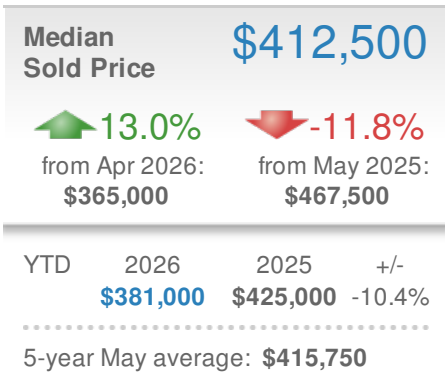
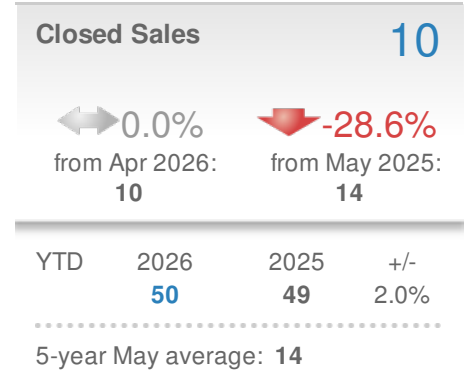
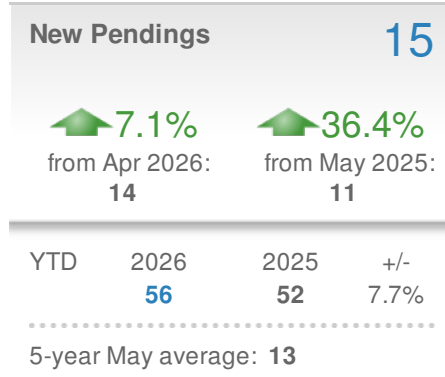
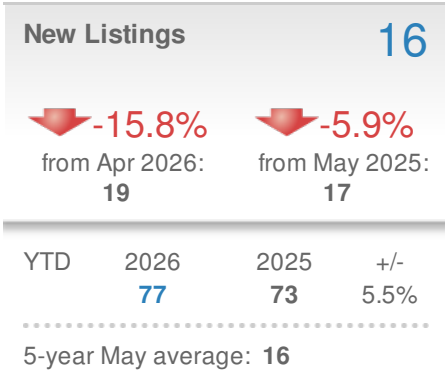
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 1.13 in April and an increase from 0.64 in May 2025. The Contract Ratio is 55% lower than the 5-year May average of 2.77. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 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 May was \$412,500, representing an increase of 13% compared to last month and a decrease of 11.8% from May 2025. The average days on market for units sold in May was 25 days, 34% above the 5-year May average of 19 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; an 18.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 19; and no change in supply with 16 active units.

This activity resulted in a Contract Ratio of 1.19 pendings per active listing, up from 1.00 in April and an increase from 0.76 in May 2025. The Contract Ratio is 57% lower than the 5-year May average of 2.78. 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.

