June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Souderton Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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June 2026

Souderton Area (Montgomery, PA)

New Listings — 44

12.8%	-2.2%
from May 2026: **39**	from Jun 2025: **45**

YTD	2026	2025	+/-
	248	**263**	-5.7%

5-year Jun average: **56**

New Pendings — 42

-22.2%	-23.6%
from May 2026: **54**	from Jun 2025: **55**

YTD	2026	2025	+/-
	209	**208**	0.5%

5-year Jun average: **54**

Closed Sales — 59

103.4%	55.3%
from May 2026: **29**	from Jun 2025: **38**

YTD	2026	2025	+/-
	184	**177**	4.0%

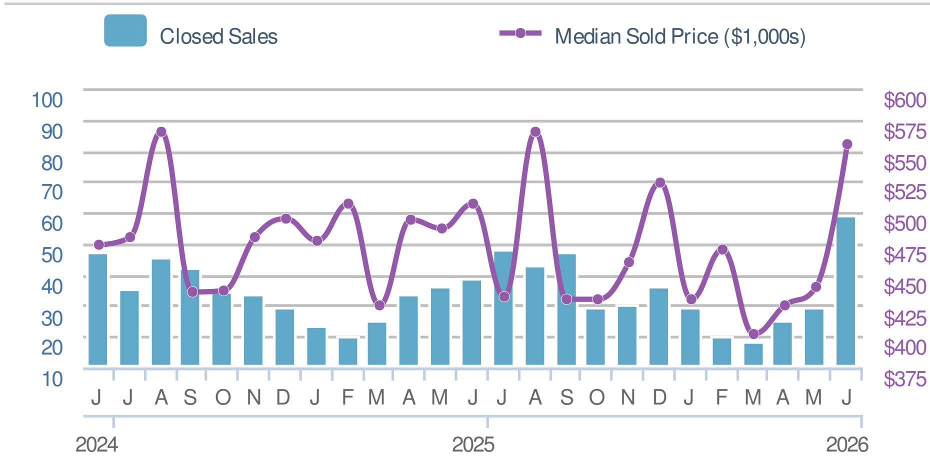
5-year Jun average: **50**

Median Sold Price — $555,000

26.1%	9.3%
from May 2026: **$440,000**	from Jun 2025: **$507,875**

YTD	2026	2025	+/-
	$484,750	**$477,500**	1.5%

5-year Jun average: **$482,973**



Active Listings — 46

46
Min 33 | 45 | Max 57
5-year Jun average

May 2026	Jun 2025
45	**49**

Avg DOM — 14

14
Min 10 | 14 | Max 24
5-year Jun average

May 2026	Jun 2025	YTD
23	**10**	**20**

Avg Sold to OLP Ratio — 102.1%

102.1%
Min 102.0% | 103.9% | Max 106.9%
5-year Jun average

May 2026	Jun 2025	YTD
102.4%	**103.3%**	**101.2%**

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Souderton Area (Montgomery, PA) - Detached

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New Listings 27

17.4% from May 2026: **23**
-6.9% from Jun 2025: **29**

YTD	2026	2025	+/-
	151	**167**	-9.6%

5-year Jun average: **36**

New Pendings 28

-28.2% from May 2026: **39**
0.0% from Jun 2025: **28**

YTD	2026	2025	+/-
	138	**129**	7.0%

5-year Jun average: **34**

Closed Sales 46

155.6% from May 2026: **18**
64.3% from Jun 2025: **28**

YTD	2026	2025	+/-
	119	**115**	3.5%

5-year Jun average: **37**

Median Sold Price $609,500

20.5% from May 2026: **$506,000**
15.5% from Jun 2025: **$527,500**

YTD	2026	2025	+/-
	$555,000	**$531,000**	4.5%

5-year Jun average: **$514,500**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for June was $609,500, representing an increase of 20.5% compared to last month and an increase of 15.5% from Jun 2025. The average days on market for units sold in June was 16 days, 7% below the 5-year June average of 17 days. There was a 28.2% month over month decrease in new contract activity with 28 New Pendings; a 31.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 39; and no change in supply with 29 active units.

This activity resulted in a Contract Ratio of 1.34 pendings per active listing, down from 1.97 in May and an increase from 1.00 in June 2025. The Contract Ratio is 14% lower than the 5-year June average of 1.56. 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.

Active Listings 29

29
Min 22 | 32 5-year Jun average | Max 47

May 2026	Jun 2025
29	**37**

Avg DOM 16

16
Min 11 | 17 5-year Jun average | Max 30

May 2026	Jun 2025	YTD
23	**11**	**21**

Avg Sold to OLP Ratio 102.4%

102.4%
Min 101.9% | 103.9% 5-year Jun average | Max 107.2%

May 2026	Jun 2025	YTD
104.1%	**103.8%**	**101.7%**

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Souderton Area (Montgomery, PA) - Attached

New Listings 17

6.3% from May 2026: **16**

6.3% from Jun 2025: **16**

YTD	2026	2025	+/-
	97	**96**	1.0%

5-year Jun average: **20**

New Pendings 14

-6.7% from May 2026: **15**

-48.1% from Jun 2025: **27**

YTD	2026	2025	+/-
	71	**79**	-10.1%

5-year Jun average: **20**

Closed Sales 13

18.2% from May 2026: **11**

30.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	65	**62**	4.8%

5-year Jun average: **13**

Median Sold Price $430,000

4.9% from May 2026: **$410,000**

21.6% from Jun 2025: **$353,750**

YTD	2026	2025	+/-
	$390,000	**$416,500**	-6.4%

5-year Jun average: **$396,450**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for June was $430,000, representing an increase of 4.9% compared to last month and an increase of 21.6% from Jun 2025. The average days on market for units sold in June was 8 days, 11% above the 5-year June average of 7 days. There was a 6.7% month over month decrease in new contract activity with 14 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 20; and a 6.3% increase in supply to 17 active units.

This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.25 in May and a decrease from 2.58 in June 2025. The Contract Ratio is 48% lower than the 5-year June average of 2.28. 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.

Active Listings 17

17

Min 8 — 13 — Max 17

5-year Jun average

May 2026	Jun 2025
16	**12**

Avg DOM 8

8

Min 5 — 7 — Max 9

5-year Jun average

May 2026	Jun 2025	YTD
23	**7**	**19**

Avg Sold to OLP Ratio 101.2%

101.2%

Min 101.2% — 103.7% — Max 107.3%

5-year Jun average

May 2026	Jun 2025	YTD
99.5%	**102.0%**	**100.2%**

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June 2026

Souderton Area (Montgomery, PA) - Attached/Townhouse

New Listings — 17

▲ 6.3% from May 2026: **16**
▲ 6.3% from Jun 2025: **16**

YTD	2026	2025	+/-
	95	**91**	4.4%

5-year Jun average: **20**

New Pendings — 14

▼ -6.7% from May 2026: **15**
▼ -48.1% from Jun 2025: **27**

YTD	2026	2025	+/-
	69	**78**	-11.5%

5-year Jun average: **20**

Closed Sales — 12

▲ 20.0% from May 2026: **10**
▲ 20.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	62	**60**	3.3%

5-year Jun average: **12**

Median Sold Price — $440,000

▲ 6.7% from May 2026: **$412,500**
▲ 24.4% from Jun 2025: **$353,750**

YTD	2026	2025	+/-
	$395,000	**$418,500**	-5.6%

5-year Jun average: **$398,450**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $440,000, representing an increase of 6.7% compared to last month and an increase of 24.4% from Jun 2025. The average days on market for units sold in June was 9 days, 22% above the 5-year June average of 7 days. There was a 6.7% month over month decrease in new contract activity with 14 New Pendings; a 5.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 20; and a 6.3% increase in supply to 17 active units.

This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.19 in May and a decrease from 3.44 in June 2025. The Contract Ratio is 52% lower than the 5-year June average of 2.45. 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.

Active Listings — 17

17
Min 8 — 12 (5-year Jun average) — Max 17

May 2026	Jun 2025
16	**9**

Avg DOM — 9

9
Min 5 — 7 (5-year Jun average) — Max 9

May 2026	Jun 2025	YTD
25	**7**	**20**

Avg Sold to OLP Ratio — 101.1%

101.1%
Min 101.1% — 103.7% (5-year Jun average) — Max 107.3%

May 2026	Jun 2025	YTD
99.3%	**102.0%**	**100.1%**

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