July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Souderton Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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July 2026

Souderton Area (Montgomery, PA)

New Listings — 52

18.2% from Jun 2026: **44**	-3.7% from Jul 2025: **54**

YTD	2026	2025	+/-
	304	**330**	-7.9%

5-year Jul average: **53**

New Pendings — 41

-2.4% from Jun 2026: **42**	-8.9% from Jul 2025: **45**

YTD	2026	2025	+/-
	250	**254**	-1.6%

5-year Jul average: **43**

Closed Sales — 32

-45.8% from Jun 2026: **59**	-33.3% from Jul 2025: **48**

YTD	2026	2025	+/-
	216	**228**	-5.3%

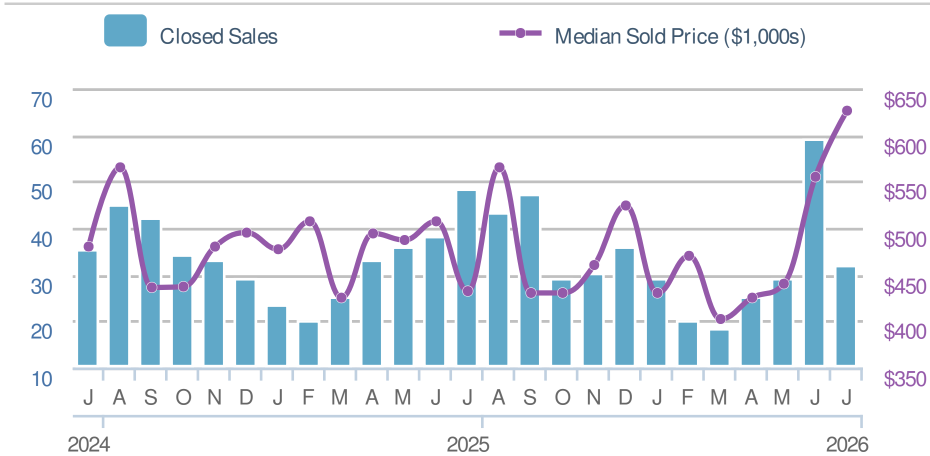
5-year Jul average: **43**

Median Sold Price — $626,000

12.8% from Jun 2026: **$555,000**	44.7% from Jul 2025: **$432,500**

YTD	2026	2025	+/-
	$500,000	**$470,000**	6.4%

5-year Jul average: **$495,300**



Active Listings — 48

48

Min 41 — 47 5-year Jul average — Max 54

Jun 2026	Jul 2025
46	**54**

Avg DOM — 16

16

Min 8 — 14 5-year Jul average — Max 19

Jun 2026	Jul 2025	YTD
14	**17**	**20**

Avg Sold to OLP Ratio — 101.3%

101.3%

Min 100.2% — 102.2% 5-year Jul average — Max 104.9%

Jun 2026	Jul 2025	YTD
102.1%	**100.2%**	**101.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Souderton Area (Montgomery, PA) - Detached

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New Listings — 36

33.3% from Jun 2026: **27**
0.0% from Jul 2025: **36**

YTD	2026	2025	+/-
	191	**215**	-11.2%

5-year Jul average: **35**

New Pendings — 28

0.0% from Jun 2026: **28**
-9.7% from Jul 2025: **31**

YTD	2026	2025	+/-
	166	**162**	2.5%

5-year Jul average: **30**

Closed Sales — 22

-52.2% from Jun 2026: **46**
-4.3% from Jul 2025: **23**

YTD	2026	2025	+/-
	141	**141**	0.0%

5-year Jul average: **28**

Median Sold Price — $663,250

8.8% from Jun 2026: **$609,500**
28.8% from Jul 2025: **$515,000**

YTD	2026	2025	+/-
	$580,000	**$540,000**	7.4%

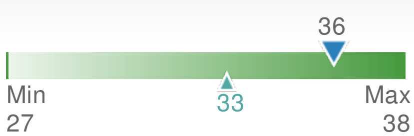
5-year Jul average: **$535,950**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for July was $663,250, representing an increase of 8.8% compared to last month and an increase of 28.8% from Jul 2025. The average days on market for units sold in July was 20 days, 19% above the 5-year July average of 17 days. There was no month over month change in new contract activity with 28 New Pendings; a 15.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 45; and a 24.1% increase in supply to 36 active units.

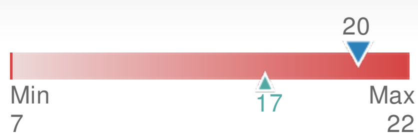
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 1.34 in June and an increase from 1.16 in July 2025. The Contract Ratio is 15% lower than the 5-year July average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 — 36



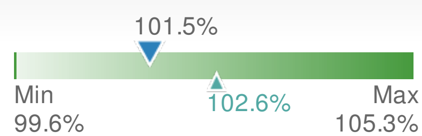
Jun 2026	Jul 2025
29	**38**

Avg DOM — 20



Jun 2026	Jul 2025	YTD
16	**22**	**21**

Avg Sold to OLP Ratio — 101.5%



Jun 2026	Jul 2025	YTD
102.4%	**99.6%**	**101.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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July 2026

Souderton Area (Montgomery, PA) - Attached

New Listings 16

-5.9% from Jun 2026: **17**
-11.1% from Jul 2025: **18**

YTD	2026	2025	+/-
	113	**115**	-1.7%

5-year Jul average: **18**

New Pendings 13

-7.1% from Jun 2026: **14**
-7.1% from Jul 2025: **14**

YTD	2026	2025	+/-
	84	**92**	-8.7%

5-year Jul average: **13**

Closed Sales 10

-23.1% from Jun 2026: **13**
-60.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	75	**87**	-13.8%

5-year Jul average: **15**

Median Sold Price $428,500

-0.3% from Jun 2026: **$430,000**
4.4% from Jul 2025: **$410,500**

YTD	2026	2025	+/-
	$400,000	**$415,000**	-3.6%

5-year Jul average: **$393,300**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for July was $428,500, representing a decrease of 0.3% compared to last month and an increase of 4.4% from Jul 2025. The average days on market for units sold in July was 8 days, 23% below the 5-year July average of 10 days. There was a 7.1% month over month decrease in new contract activity with 13 New Pendings; a 15% MoM increase in All Pendings (new contracts + contracts carried over from June) to 23; and a 29.4% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.92 pendings per active listing, up from 1.18 in June and an increase from 1.19 in July 2025. The Contract Ratio is 7% lower than the 5-year July average of 2.06. 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 12

12
Min 6 — 14 (5-year Jul average) — Max 19

Jun 2026	Jul 2025
17	**16**

Avg DOM 8

8
Min 8 — 10 (5-year Jul average) — Max 13

Jun 2026	Jul 2025	YTD
8	**13**	**18**

Avg Sold to OLP Ratio 100.9%

100.9%
Min 99.7% — 101.4% (5-year Jul average) — Max 104.0%

Jun 2026	Jul 2025	YTD
101.2%	**100.7%**	**100.3%**

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July 2026

Souderton Area (Montgomery, PA) - Attached/Townhouse

New Listings — 16

-5.9% from Jun 2026: **17**
-11.1% from Jul 2025: **18**

YTD	2026	2025	+/-
	111	**110**	0.9%

5-year Jul average: **18**

New Pendings — 13

-7.1% from Jun 2026: **14**
-7.1% from Jul 2025: **14**

YTD	2026	2025	+/-
	82	**91**	-9.9%

5-year Jul average: **13**

Closed Sales — 10

-16.7% from Jun 2026: **12**
-60.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	72	**85**	-15.3%

5-year Jul average: **15**

Median Sold Price — $428,500

-2.6% from Jun 2026: **$440,000**
4.4% from Jul 2025: **$410,500**

YTD	2026	2025	+/-
	$400,000	**$415,000**	-3.6%

5-year Jul average: **$393,300**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $428,500, representing a decrease of 2.6% compared to last month and an increase of 4.4% from Jul 2025. The average days on market for units sold in July was 8 days, 23% below the 5-year July average of 10 days. There was a 7.1% month over month decrease in new contract activity with 13 New Pendings; a 15% MoM increase in All Pendings (new contracts + contracts carried over from June) to 23; and a 29.4% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.92 pendings per active listing, up from 1.18 in June and an increase from 1.36 in July 2025. The Contract Ratio is 9% lower than the 5-year July average of 2.10. 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 — 12

12
Min 6 — 13 (5-year Jul average) — Max 19

Jun 2026	Jul 2025
17	**14**

Avg DOM — 8

8
Min 8 — 10 (5-year Jul average) — Max 13

Jun 2026	Jul 2025	YTD
9	**13**	**18**

Avg Sold to OLP Ratio — 100.9%

100.9%
Min 99.7% — 101.4% (5-year Jul average) — Max 104.0%

Jun 2026	Jul 2025	YTD
101.1%	**100.7%**	**100.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.