August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Souderton Area (Montgomery, PA)

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

August 2026

Souderton Area (Montgomery, PA)

New Listings 30

-42.3% from Jul 2026: **52**

-36.2% from Aug 2025: **47**

YTD	2026	2025	+/-
	341	**381**	-10.5%

5-year Aug average: **41**

New Pendings 31

-24.4% from Jul 2026: **41**

-26.2% from Aug 2025: **42**

YTD	2026	2025	+/-
	281	**295**	-4.7%

5-year Aug average: **39**

Closed Sales 46

43.8% from Jul 2026: **32**

7.0% from Aug 2025: **43**

YTD	2026	2025	+/-
	265	**272**	-2.6%

5-year Aug average: **47**

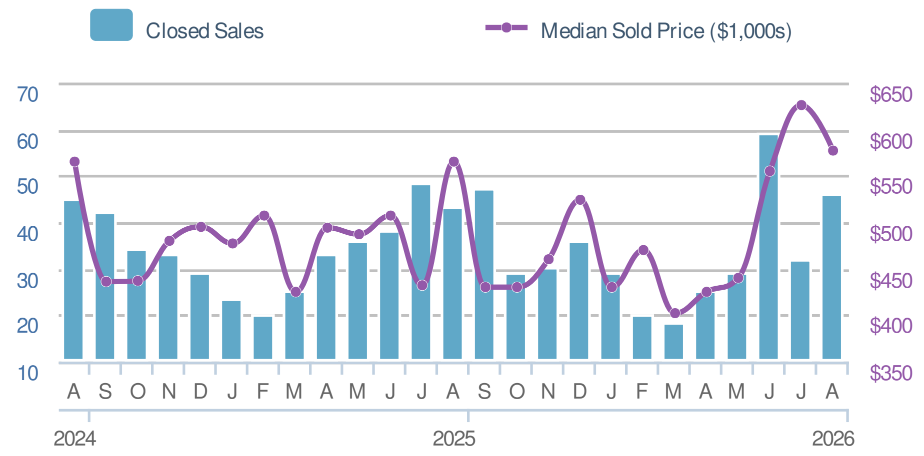
Median Sold Price $577,500

-7.7% from Jul 2026: **$626,000**

2.2% from Aug 2025: **$565,000**

YTD	2026	2025	+/-
	$520,000	**$478,750**	8.6%

5-year Aug average: **$509,500**



Active Listings 45

45

Min 34 | 46 | Max 56

5-year Aug average

Jul 2026	Aug 2025
48	**45**

Avg DOM 14

14

Min 12 | 15 | Max 21

5-year Aug average

Jul 2026	Aug 2025	YTD
16	**21**	**19**

Avg Sold to OLP Ratio 101.7%

101.7%

Min 100.9% | 102.1% | Max 104.4%

5-year Aug average

Jul 2026	Aug 2025	YTD
101.3%	**100.9%**	**101.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

August 2026

Souderton Area (Montgomery, PA) - Detached

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

New Listings 18

-50.0% from Jul 2026: **36**

-40.0% from Aug 2025: **30**

YTD	2026	2025	+/-
	211	**248**	-14.9%

5-year Aug average: **27**

New Pendings 20

-28.6% from Jul 2026: **28**

-25.9% from Aug 2025: **27**

YTD	2026	2025	+/-
	186	**189**	-1.6%

5-year Aug average: **25**

Closed Sales 32

45.5% from Jul 2026: **22**

3.2% from Aug 2025: **31**

YTD	2026	2025	+/-
	175	**173**	1.2%

5-year Aug average: **32**

Median Sold Price $721,500

8.8% from Jul 2026: **$663,250**

13.6% from Aug 2025: **$635,000**

YTD	2026	2025	+/-
	$606,000	**$550,000**	10.2%

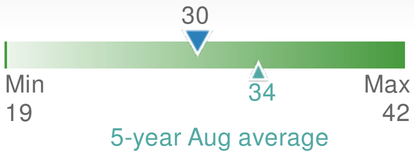
5-year Aug average: **$578,800**

Summary

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for August was $721,500, representing an increase of 8.8% compared to last month and an increase of 13.6% from Aug 2025. The average days on market for units sold in August was 11 days, 32% below the 5-year August average of 16 days. There was a 28.6% month over month decrease in new contract activity with 20 New Pendings; a 31.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 31; and a 16.7% decrease in supply to 30 active units.

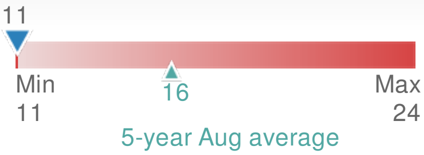
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, down from 1.25 in July and a decrease from 1.05 in August 2025. The Contract Ratio is 17% lower than the 5-year August average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 30



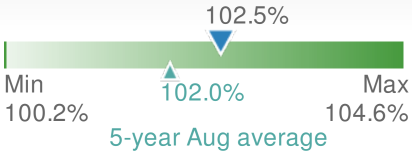
Jul 2026	Aug 2025
36	**37**

Avg DOM 11



Jul 2026	Aug 2025	YTD
20	**24**	**19**

Avg Sold to OLP Ratio 102.5%



Jul 2026	Aug 2025	YTD
101.5%	**100.2%**	**101.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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

August 2026

Souderton Area (Montgomery, PA) - Attached

New Listings 12

▼ -25.0% from Jul 2026: **16**

▼ -29.4% from Aug 2025: **17**

YTD	2026	2025	+/-
	130	**133**	-2.3%

5-year Aug average: **14**

New Pendings 11

▼ -15.4% from Jul 2026: **13**

▼ -26.7% from Aug 2025: **15**

YTD	2026	2025	+/-
	95	**106**	-10.4%

5-year Aug average: **14**

Closed Sales 14

▲ 40.0% from Jul 2026: **10**

▲ 16.7% from Aug 2025: **12**

YTD	2026	2025	+/-
	90	**99**	-9.1%

5-year Aug average: **15**

Median Sold Price $460,000

▲ 7.4% from Jul 2026: **$428,500**

▲ 11.5% from Aug 2025: **$412,500**

YTD	2026	2025	+/-
	$404,500	**$415,000**	-2.5%

5-year Aug average: **$415,240**

Summary

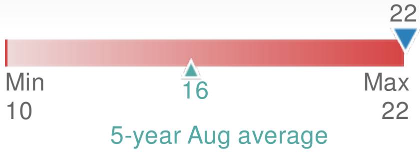
In Souderton Area (Montgomery, PA), the median sold price for Attached properties for August was $460,000, representing an increase of 7.4% compared to last month and an increase of 11.5% from Aug 2025. The average days on market for units sold in August was 22 days, 39% above the 5-year August average of 16 days. There was a 15.4% month over month decrease in new contract activity with 11 New Pendings; a 17.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 19; and a 25% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, down from 1.92 in July and a decrease from 2.63 in August 2025. The Contract Ratio is 43% lower than the 5-year August average of 2.23. 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 15

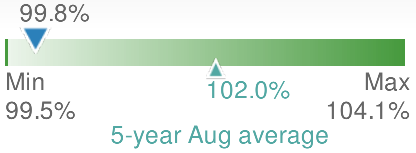
Jul 2026	Aug 2025
12	**8**

Avg DOM 22



Jul 2026	Aug 2025	YTD
8	**14**	**18**

Avg Sold to OLP Ratio 99.8%



Jul 2026	Aug 2025	YTD
100.9%	**103.0%**	**100.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by

Lauren Davis

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

August 2026

Souderton Area (Montgomery, PA) - Attached/Townhouse

New Listings 12

▼-25.0% from Jul 2026: **16**

▼-25.0% from Aug 2025: **16**

YTD	2026	2025	+/-
	128	**128**	0.0%

5-year Aug average: **13**

New Pendings 11

▼-15.4% from Jul 2026: **13**

▼-26.7% from Aug 2025: **15**

YTD	2026	2025	+/-
	93	**105**	-11.4%

5-year Aug average: **14**

Closed Sales 14

▲40.0% from Jul 2026: **10**

▲16.7% from Aug 2025: **12**

YTD	2026	2025	+/-
	87	**97**	-10.3%

5-year Aug average: **15**

Median Sold Price $460,000

▲7.4% from Jul 2026: **$428,500**

▲11.5% from Aug 2025: **$412,500**

YTD	2026	2025	+/-
	$410,000	**$415,000**	-1.2%

5-year Aug average: **$415,240**

Summary

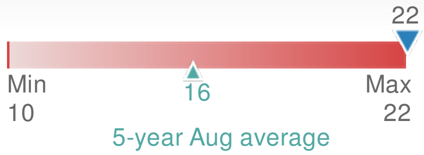
In Souderton Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $460,000, representing an increase of 7.4% compared to last month and an increase of 11.5% from Aug 2025. The average days on market for units sold in August was 22 days, 39% above the 5-year August average of 16 days. There was a 15.4% month over month decrease in new contract activity with 11 New Pendings; a 17.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 19; and a 25% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, down from 1.92 in July and a decrease from 2.63 in August 2025. The Contract Ratio is 44% lower than the 5-year August average of 2.27. 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 15

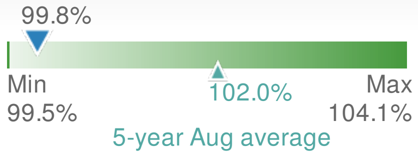
Jul 2026	Aug 2025
12	**8**

Avg DOM 22



Jul 2026	Aug 2025	YTD
8	**14**	**18**

Avg Sold to OLP Ratio 99.8%



Jul 2026	Aug 2025	YTD
100.9%	**103.0%**	**100.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.