

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Souderton Area (Montgomery, PA)

September 2026

Souderton Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**44**

↑ **46.7%**
from Aug 2026:
30

↑ **10.0%**
from Sep 2025:
40

YTD	2026	2025	+/-
	389	430	-9.5%

5-year Sep average: **41****New Pendings****35**

↑ **12.9%**
from Aug 2026:
31

↓ **-7.9%**
from Sep 2025:
38

YTD	2026	2025	+/-
	312	331	-5.7%

5-year Sep average: **38****Closed Sales****34**

↓ **-26.1%**
from Aug 2026:
46

↓ **-27.7%**
from Sep 2025:
47

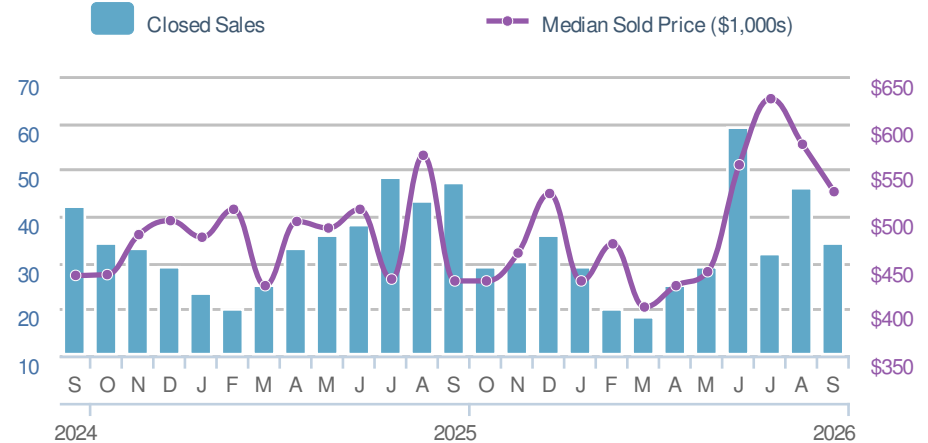
YTD	2026	2025	+/-
	300	321	-6.5%

5-year Sep average: **40****Median Sold Price****\$526,500**

↓ **-8.8%**
from Aug 2026:
\$577,500

↑ **22.4%**
from Sep 2025:
\$430,000

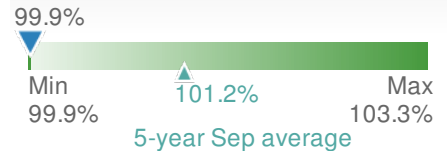
YTD	2026	2025	+/-
	\$520,000	\$470,000	10.6%

5-year Sep average: **\$451,200****Active Listings****60**

Aug 2026	Sep 2025
45	50

Avg DOM**24**

Aug 2026	Sep 2025	YTD
14	20	19

Avg Sold to OLP Ratio**99.9%**

Aug 2026	Sep 2025	YTD
101.7%	100.3%	101.1%

September 2026**Souderton Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****29**
 **61.1%**
from Aug 2026:
18
 **31.8%**
from Sep 2025:
22

YTD	2026	2025	+/-
	244	276	-11.6%

5-year Sep average: **27****New Pendings****24**
 **20.0%**
from Aug 2026:
20
 **-4.0%**
from Sep 2025:
25

YTD	2026	2025	+/-
	208	214	-2.8%

5-year Sep average: **26****Closed Sales****26**
 **-18.8%**
from Aug 2026:
32
 **-10.3%**
from Sep 2025:
29

YTD	2026	2025	+/-
	201	203	-1.0%

5-year Sep average: **28****Median
Sold Price****\$545,000**
 **-24.5%**
from Aug 2026:
\$721,500
 **12.4%**
from Sep 2025:
\$485,000

YTD	2026	2025	+/-
	\$585,000	\$540,000	8.3%

5-year Sep average: **\$503,700****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Detached properties for September was \$545,000, representing a decrease of 24.5% compared to last month and an increase of 12.4% from Sep 2025. The average days on market for units sold in September was 28 days, 59% above the 5-year September average of 18 days. There was a 20% month over month increase in new contract activity with 24 New Pendings; a 12.9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 27; and a 46.7% increase in supply to 44 active units.

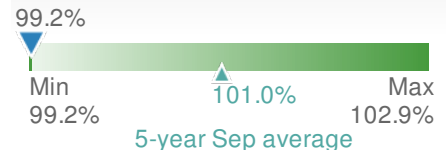
This activity resulted in a Contract Ratio of 0.61 pendings per active listing, down from 1.03 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 53% lower than the 5-year September average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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**44**

Aug 2026	Sep 2025
30	34

Avg DOM**28**

Aug 2026	Sep 2025	YTD
11	19	20

**Avg Sold to
OLP Ratio****99.2%**

Aug 2026	Sep 2025	YTD
102.5%	100.4%	101.4%

September 2026**Souderton Area (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****15** **25.0%**from Aug 2026:
12 **-16.7%**from Sep 2025:
18

YTD	2026	2025	+/-
	145	154	-5.8%

5-year Sep average: **14****New Pending****11** **0.0%**from Aug 2026:
11 **-15.4%**from Sep 2025:
13

YTD	2026	2025	+/-
	104	117	-11.1%

5-year Sep average: **12****Closed Sales****8** **-42.9%**from Aug 2026:
14 **-55.6%**from Sep 2025:
18

YTD	2026	2025	+/-
	99	118	-16.1%

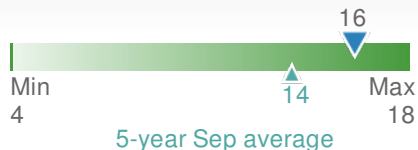
5-year Sep average: **12****Median
Sold Price****\$454,950** **-1.1%**from Aug 2026:
\$460,000 **9.6%**from Sep 2025:
\$415,250

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

5-year Sep average: **\$389,540****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached properties for September was \$454,950, representing a decrease of 1.1% compared to last month and an increase of 9.6% from Sep 2025. The average days on market for units sold in September was 12 days, 17% below the 5-year September average of 14 days. There was no month over month change in new contract activity with 11 New Pending; no MoM change in All Pending (new contracts + contracts carried over from August) with 19; and a 6.7% increase in supply to 16 active units.

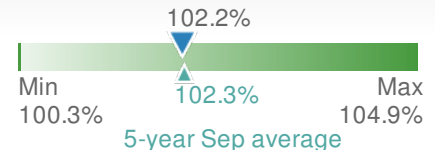
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, down from 1.27 in August and an increase from 0.81 in September 2025. The Contract Ratio is 40% lower than the 5-year September average of 1.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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**16**

Aug 2026	Sep 2025
15	16

Avg DOM**12**

Aug 2026	Sep 2025	YTD
22	21	18

**Avg Sold to
OLP Ratio****102.2%**

Aug 2026	Sep 2025	YTD
99.8%	100.3%	100.4%

September 2026**Souderton Area (Montgomery, PA) - Attached/Townhouse**

Tri-County Suburban REALTORS

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New Listings**15** **25.0%**from Aug 2026:
12 **-16.7%**from Sep 2025:
18

YTD	2026	2025	+/-
	143	149	-4.0%

5-year Sep average: **13****New Pending****11** **0.0%**from Aug 2026:
11 **-15.4%**from Sep 2025:
13

YTD	2026	2025	+/-
	102	116	-12.1%

5-year Sep average: **12****Closed Sales****8** **-42.9%**from Aug 2026:
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YTD	2026	2025	+/-
	96	116	-17.2%

5-year Sep average: **12****Median
Sold Price****\$454,950** **-1.1%**from Aug 2026:
\$460,000 **9.6%**from Sep 2025:
\$415,250

YTD	2026	2025	+/-
	\$415,000	\$415,250	-0.1%

5-year Sep average: **\$389,540****Summary**

In Souderton Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$454,950, representing a decrease of 1.1% compared to last month and an increase of 9.6% from Sep 2025. The average days on market for units sold in September was 12 days, 17% below the 5-year September average of 14 days. There was no month over month change in new contract activity with 11 New Pending; no MoM change in All Pending (new contracts + contracts carried over from August) with 19; and a 6.7% increase in supply to 16 active units.

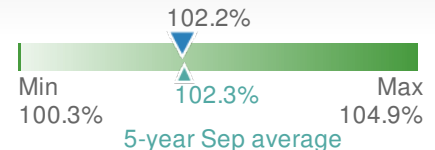
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, down from 1.27 in August and an increase from 0.81 in September 2025. The Contract Ratio is 40% lower than the 5-year September average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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**16**

Aug 2026	Sep 2025
15	16

Avg DOM**12**

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**Avg Sold to
OLP Ratio****102.2%**

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99.8%	100.3%	100.4%