# Souderton Area - Montgomery, PA

Market Trends Report | October 2026 · All Home Types

TRI-COUNTY SUBURBAN REALTORS®

## At a glance

| SALES ACTIVITY | OCT 2026 | OCT 2025 | CHANGE | 2026 YTD | 2025 YTD | CHANGE |
|---|---|---|---|---|---|---|
| Closed Sales | **35** | 31 | ▲ 12.9% | **356** | 371 | ▼ 4.0% |
| New Purchase Contracts | **38** | 29 | ▲ 31.0% | **389** | 402 | ▼ 3.2% |
| Showings | **378** | 360 | ▲ 5.0% | **5,051** | 5,041 | ▲ 0.2% |

| PRICE & PACE | OCT 2026 | OCT 2025 | CHANGE | 2026 YTD | 2025 YTD | CHANGE |
|---|---|---|---|---|---|---|
| Median Sale Price | **$518,500** | $430,000 | ▲ 20.6% | **$510,000** | $465,000 | ▲ 9.7% |
| Avg. Sale to Orig. List Price Ratio | **101.4%** | 102.4% | ▼ 1.0 pp | **101.1%** | 100.9% | ▲ 0.2 pp |
| Median Days on Market | **7 days** | 7 days | 0 days | **7 days** | 7 days | 0 days |

| INVENTORY | OCT 2026 | OCT 2025 | CHANGE | 2026 YTD | 2025 YTD | CHANGE |
|---|---|---|---|---|---|---|
| New Listings | **35** | 41 | ▼ 14.6% | **445** | 500 | ▼ 11.0% |
| Active Listings | **54** | 59 | ▼ 8.5% | **54** | 59 | ▼ 8.5% |
| Months of Supply | **1.5** | 1.6 | ▼ 0.1 mos | **1.5** | 1.6 | ▼ 0.1 mos |

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# Sales Activity

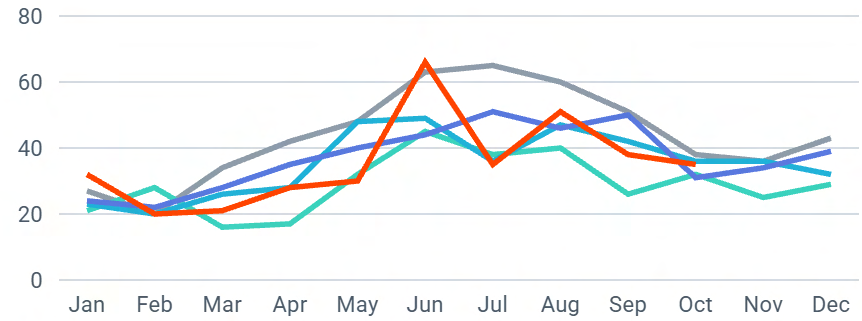
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

## Closed Sales

**35**
homes sold

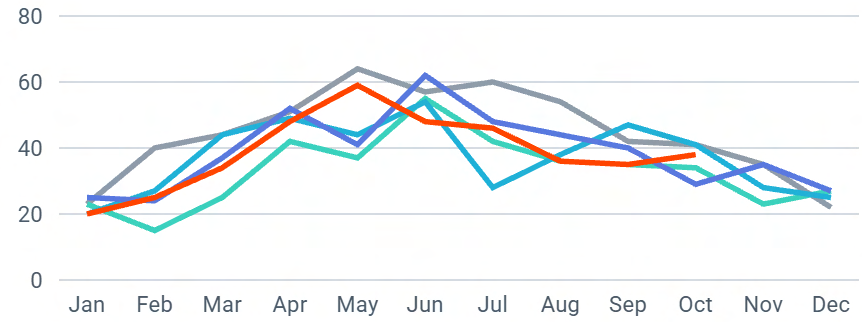
▲ **12.9%** vs. Oct 2025
▼ **7.9%** vs. Sep 2026
▼ **4.0%** 2026 YTD vs. 2025 YTD




## New Purchase Contracts

**38**
homes went under contract

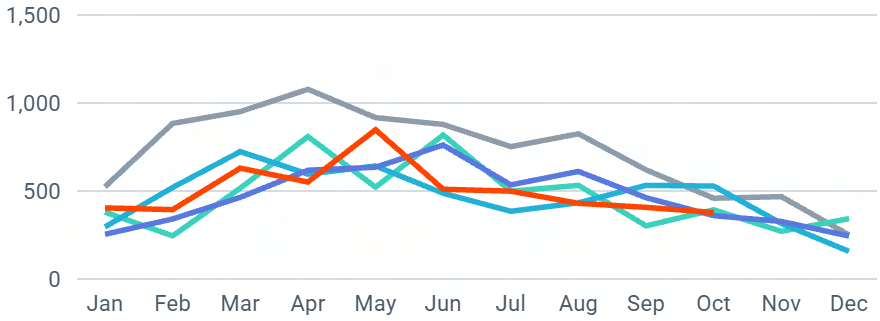
▲ **31.0%** vs. Oct 2025
▲ **8.6%** vs. Sep 2026
▼ **3.2%** 2026 YTD vs. 2025 YTD




## Showings

**378**
home showings

▲ **5.0%** vs. Oct 2025
▼ **7.1%** vs. Sep 2026
▲ **0.2%** 2026 YTD vs. 2025 YTD

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# Price and Pace

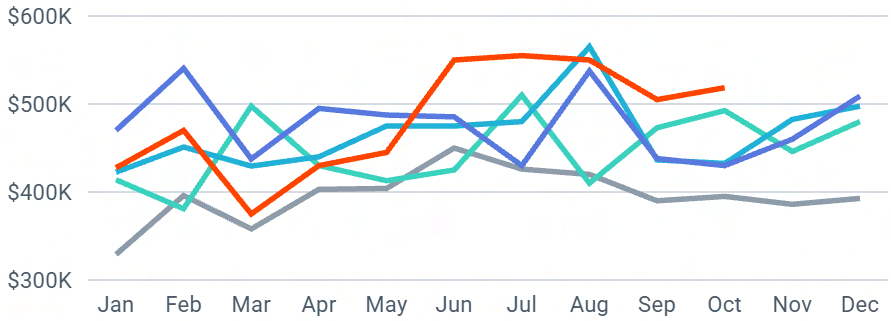
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

## Median Sale Price

**$518,500**
median sale price

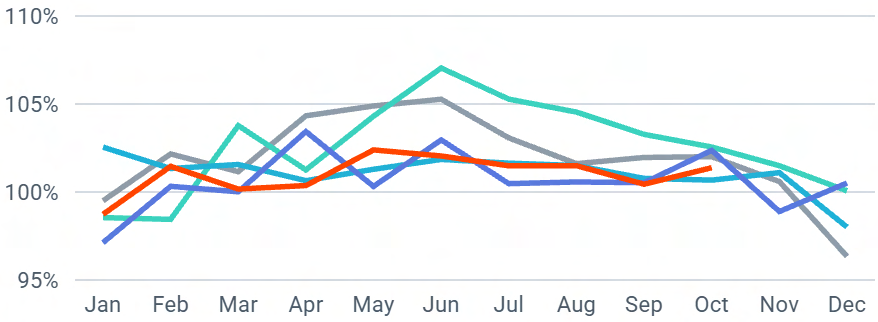
▲ **20.6%** vs. Oct 2025
▲ **2.7%** vs. Sep 2026
▲ **9.7%** 2026 YTD vs. 2025 YTD




## Average Sale to Orig. List Price Ratio

**101.4%**
of original list price, on average

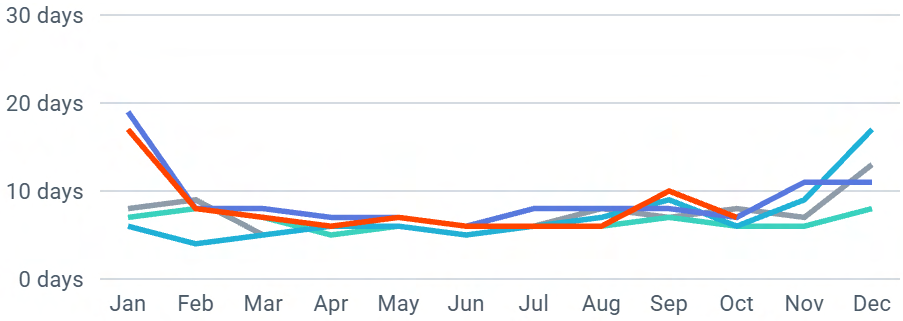
▼ **1.0 pp** vs. Oct 2025
▲ **0.9 pp** vs. Sep 2026
▲ **0.2 pp** 2026 YTD vs. 2025 YTD




## Median Days on Market

**7 days**
median days on market

**0 days** vs. Oct 2025
▼ **3 days** vs. Sep 2026
**0 days** 2026 YTD vs. 2025 YTD

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# Inventory

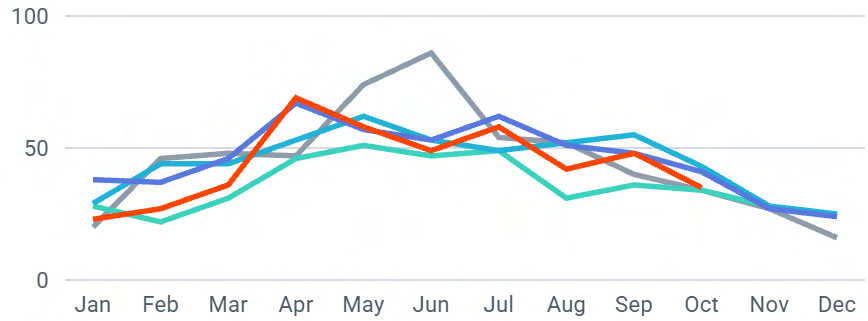
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

## New Listings

**35**
homes newly listed

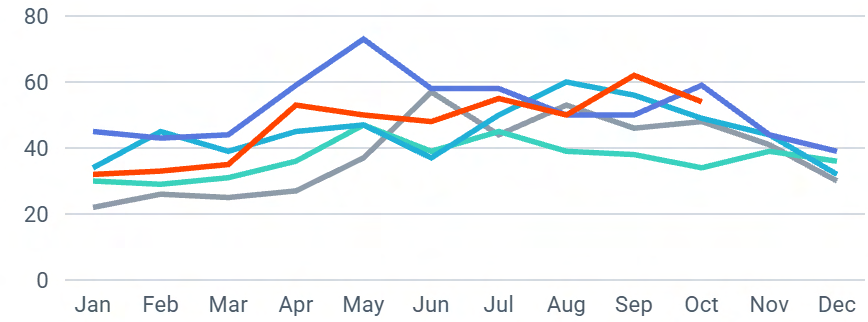
- ▼ **14.6%** vs. Oct 2025
- ▼ **27.1%** vs. Sep 2026
- ▼ **11.0%** 2026 YTD vs. 2025 YTD




## Active Listings

**54**
homes for sale at month end

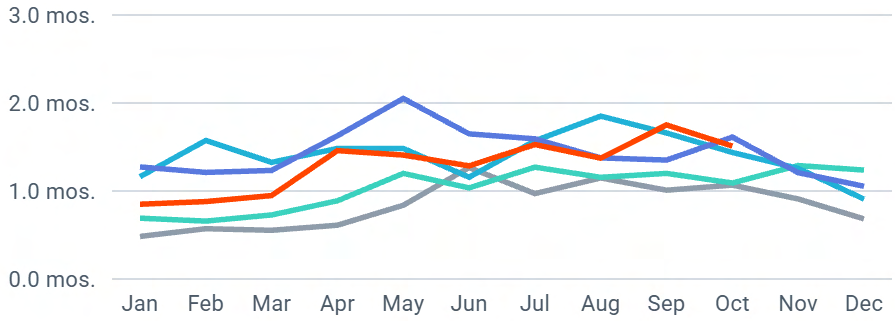
- ▼ **8.5%** vs. Oct 2025
- ▼ **12.9%** vs. Sep 2026
- ▼ **8.5%** 2026 YTD vs. 2025 YTD




## Months of Supply

**1.5**
months of supply at the current sales pace

- ▼ **0.1 mos** vs. Oct 2025
- ▼ **0.2 mos** vs. Sep 2026
- ▼ **0.1 mos** 2026 YTD vs. 2025 YTD

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