

Souderton 18964

ZIP code · PA · Pennsylvania > Montgomery County > Souderton

BUYER'S MARKET

\$427K

MEDIAN SALE PRICE

-8.9%

1-YR CHANGE

144

SALES (12 MO)

\$482K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



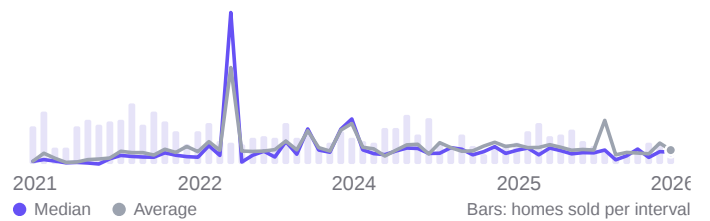
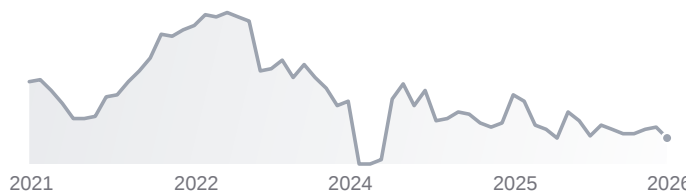
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$450K · Average \$483K

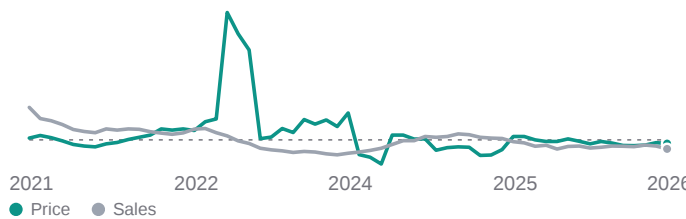


Growth (year over year)

Price -8.9% · Sales -22.2%

Price per square foot

\$276/ft²

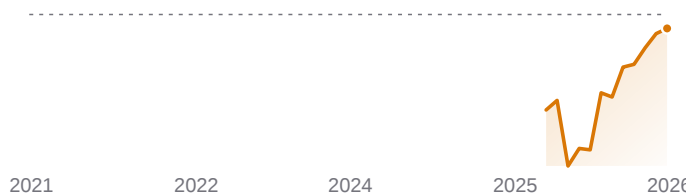


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

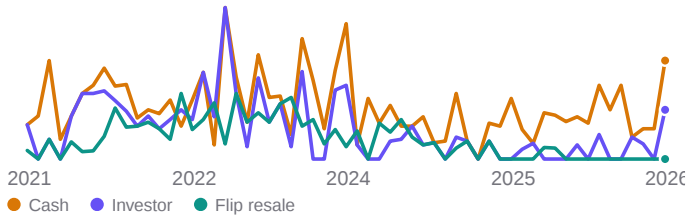
3.1%



BUYERS & OUTCOMES

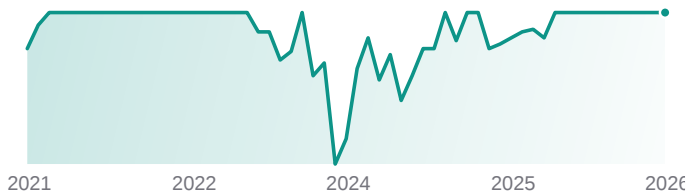
Buyer mix

Cash 50% · Investor 25% · Flip resale 0%



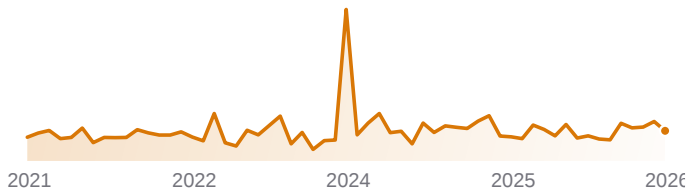
Sellers who sold at a gain

100%

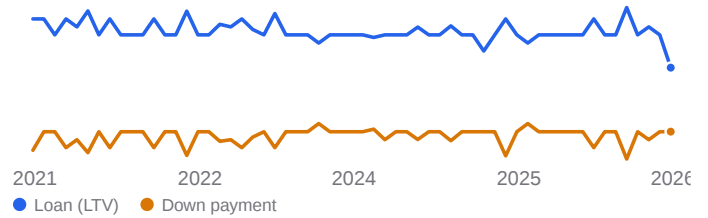


Median annualized return at resale

+4.5%

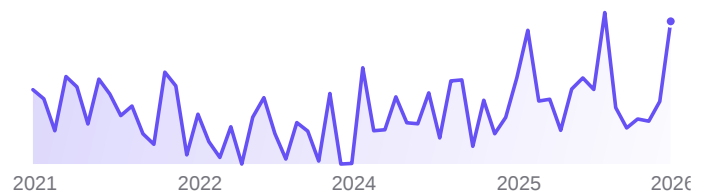


Financing (share of purchase price) Loan (LTV) 60% · Down payment 20%



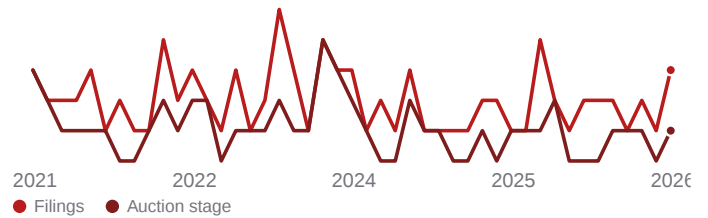
Typical hold before selling

20.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	4,713
Median value (AVM)	\$482K
Median size	1,845 ft²
Median bedrooms	3
Median year built	1976
Single family	81%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.7%
Owner occupied	85%
Company owned	5.6%
Median loan-to-value	48%

Typical ownership tenure

17.0 yrs

COMMUNITY

Population	16,990
Density	1,836 / mi²
Median household income	\$89K
Average household income	\$113K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	81
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	6.4%
Unemployment	0.9%
Average temp	52°F
Annual precip	47 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.