

# June 2024

All Home Types  
Detached  
Attached

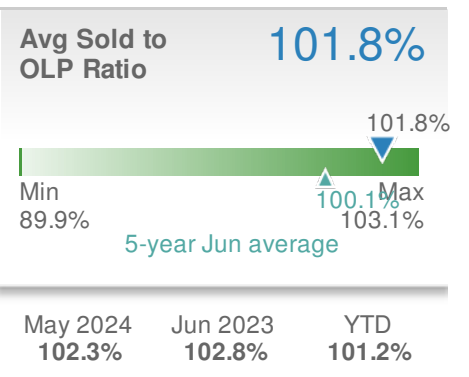
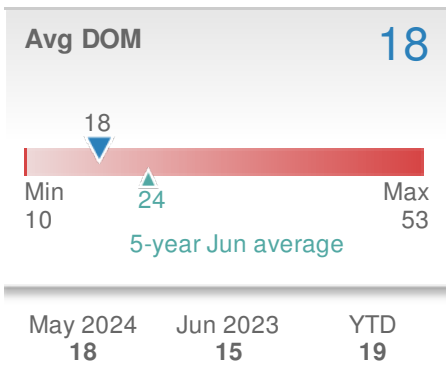
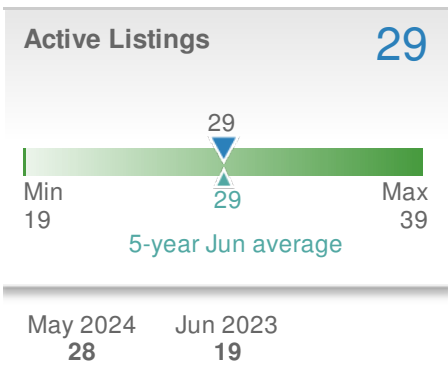
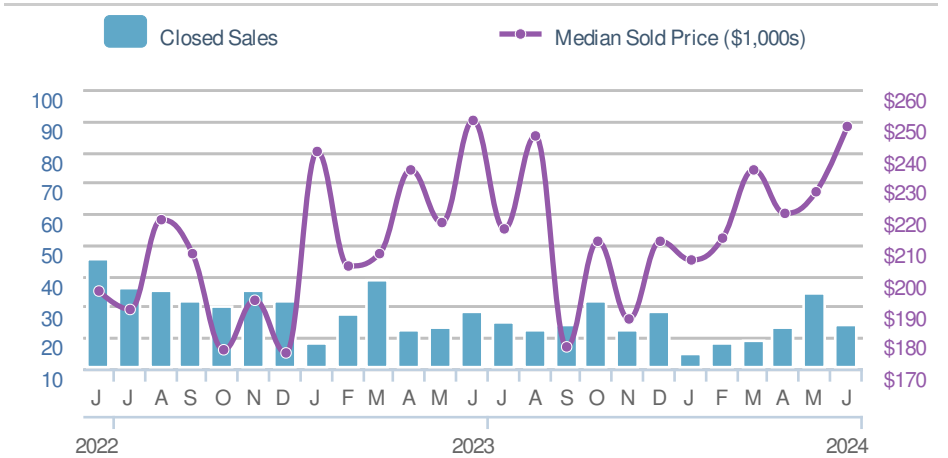
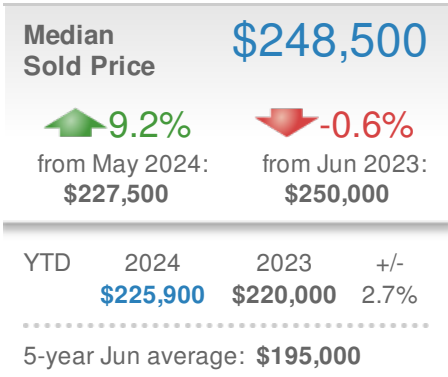
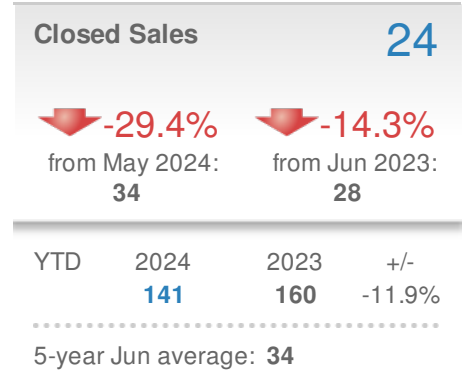
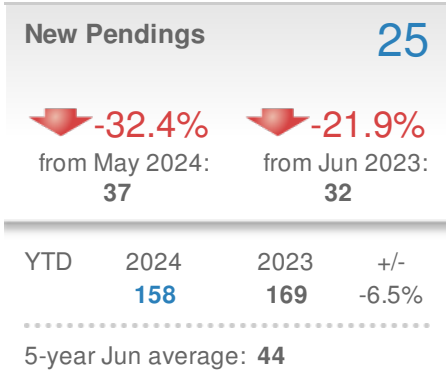
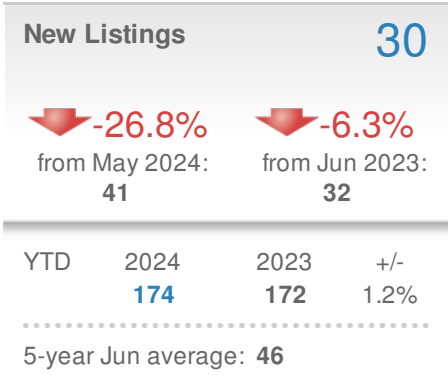
## Local Market Insight

### Pottstown (Montgomery, PA)

**June 2024**

Pottstown (Montgomery, PA)

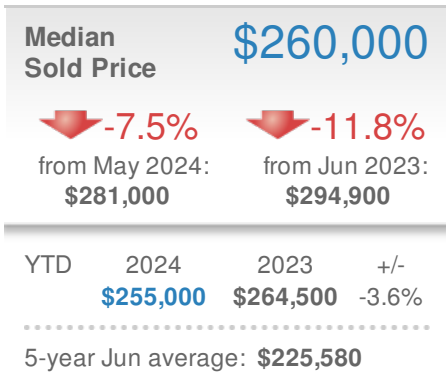
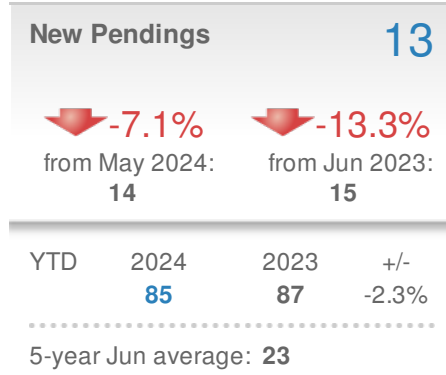
Email: ldavis@tcsr.realtor



**June 2024**

Pottstown (Montgomery, PA) - Detached

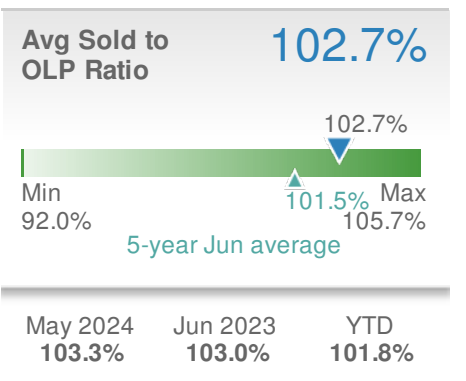
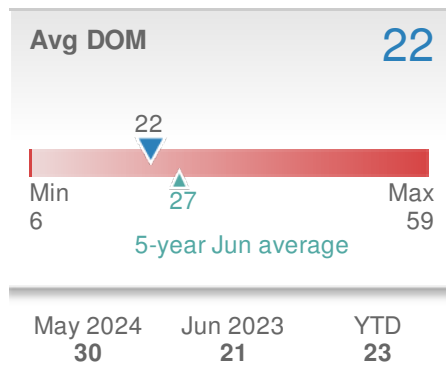
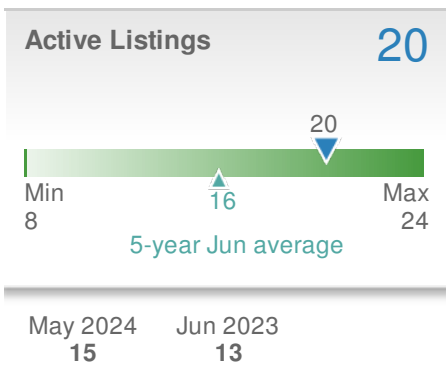
Tri-County Suburban REALTORS  
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**Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for June was \$260,000, representing a decrease of 7.5% compared to last month and a decrease of 11.8% from Jun 2023. The average days on market for units sold in June was 22 days, 17% below the 5-year June average of 27 days. There was a 7.1% month over month decrease in new contract activity with 13 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 15; and a 33.3% increase in supply to 20 active units.

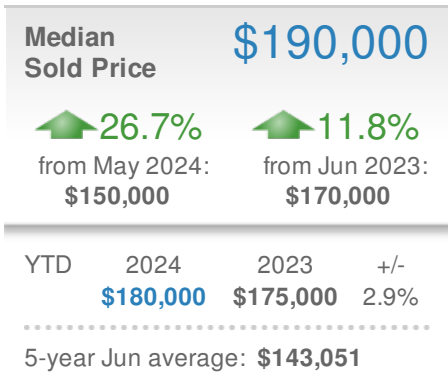
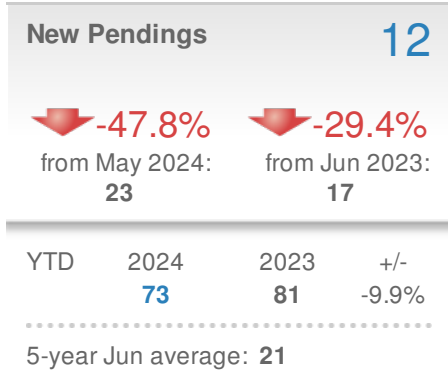
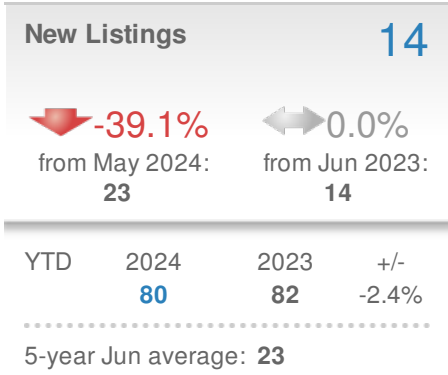
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 1.33 in May and a decrease from 1.00 in June 2023. The Contract Ratio is 63% lower than the 5-year June average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**June 2024**

Pottstown (Montgomery, PA) - Attached

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**Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for June was \$190,000, representing an increase of 26.7% compared to last month and an increase of 11.8% from Jun 2023. The average days on market for units sold in June was 9 days, 46% below the 5-year June average of 17 days. There was a 47.8% month over month decrease in new contract activity with 12 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 20; and a 30.8% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 2.22 pendings per active listing, up from 1.15 in May and a decrease from 3.00 in June 2023. The Contract Ratio is 1% lower than the 5-year June average of 2.25. 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.

