August 2025

All Home Types
Detached
Attached

Local Market **Insight**

Pottsgrove (Montgomery, PA)

MarketStats
by ShowingTime

Presented by
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August 2025

Pottsgrove (Montgomery, PA)

New Listings 25

▲ 31.6% from Jul 2025: **19**

▼ -16.7% from Aug 2024: **30**

YTD	2025	2024	+/-
	243	**242**	0.4%

5-year Aug average: **39**

New Pendings 28

▲ 21.7% from Jul 2025: **23**

▲ 7.7% from Aug 2024: **26**

YTD	2025	2024	+/-
	224	**201**	11.4%

5-year Aug average: **37**

Closed Sales 31

▲ 10.7% from Jul 2025: **28**

▼ -18.4% from Aug 2024: **38**

YTD	2025	2024	+/-
	218	**181**	20.4%

5-year Aug average: **34**

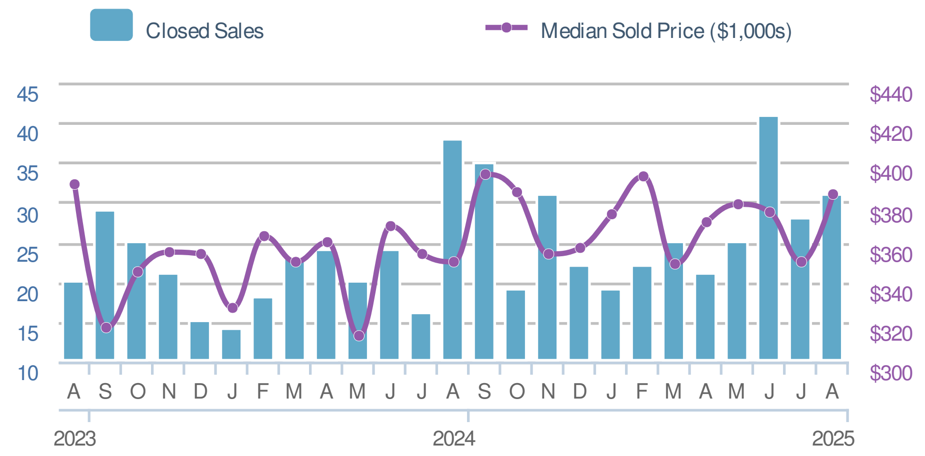
Median Sold Price $384,900

▲ 9.8% from Jul 2025: **$350,500**

▲ 10.0% from Aug 2024: **$350,000**

YTD	2025	2024	+/-
	$370,000	**$355,000**	4.2%

5-year Aug average: **$342,779**



Active Listings 25

25

Min 24 | 28 | Max 35

5-year Aug average

Jul 2025	Aug 2024
25	**35**

Avg DOM 23

23

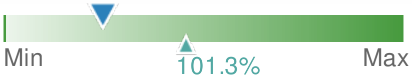
Min 6 | 17 | Max 23

5-year Aug average

Jul 2025	Aug 2024	YTD
20	**23**	**21**

Avg Sold to OLP Ratio 100.4%

100.4%



Min 99.4% | 101.3% | Max 103.5%

5-year Aug average

Jul 2025	Aug 2024	YTD
100.0%	**99.4%**	**100.4%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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August 2025

Pottsgrove (Montgomery, PA) - Detached

New Listings 17

▲30.8% from Jul 2025: **13**

▼-32.0% from Aug 2024: **25**

YTD	2025	2024	+/-
	180	**182**	-1.1%

5-year Aug average: **28**

New Pendings 21

▲31.3% from Jul 2025: **16**

◆0.0% from Aug 2024: **21**

YTD	2025	2024	+/-
	165	**147**	12.2%

5-year Aug average: **28**

Closed Sales 24

▲20.0% from Jul 2025: **20**

▼-14.3% from Aug 2024: **28**

YTD	2025	2024	+/-
	163	**129**	26.4%

5-year Aug average: **25**

Median Sold Price $461,250

▲2.6% from Jul 2025: **$449,661**

▲21.4% from Aug 2024: **$380,000**

YTD	2025	2024	+/-
	$415,000	**$399,640**	3.8%

5-year Aug average: **$381,629**

Summary

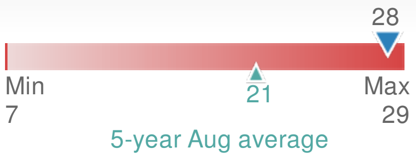
In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for August was $461,250, representing an increase of 2.6% compared to last month and an increase of 21.4% from Aug 2024. The average days on market for units sold in August was 28 days, 33% above the 5-year August average of 21 days. There was a 31.3% month over month increase in new contract activity with 21 New Pendings; a 7.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 25; and a 10% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.39 pendings per active listing, up from 1.35 in July and an increase from 1.13 in August 2024. The Contract Ratio is 35% lower than the 5-year August average of 2.13. 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 18

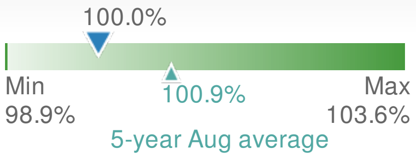
Jul 2025	Aug 2024
20	**30**

Avg DOM 28



Jul 2025	Aug 2024	YTD
23	**28**	**22**

Avg Sold to OLP Ratio 100.0%



Jul 2025	Aug 2024	YTD
99.7%	**98.9%**	**100.3%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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August 2025

Pottsgrove (Montgomery, PA) - Attached

New Listings 8

▲33.3% from Jul 2025: **6**

▲60.0% from Aug 2024: **5**

YTD	2025	2024	+/-
	63	**60**	5.0%

5-year Aug average: **10**

New Pendings 7

↔0.0% from Jul 2025: **7**

▲40.0% from Aug 2024: **5**

YTD	2025	2024	+/-
	59	**54**	9.3%

5-year Aug average: **9**

Closed Sales 7

▼-12.5% from Jul 2025: **8**

▼-30.0% from Aug 2024: **10**

YTD	2025	2024	+/-
	55	**52**	5.8%

5-year Aug average: **8**

Median Sold Price $305,000

▲11.9% from Jul 2025: **$272,500**

▲13.0% from Aug 2024: **$270,000**

YTD	2025	2024	+/-
	$300,000	**$277,000**	8.3%

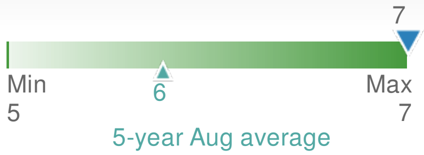
5-year Aug average: **$254,000**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for August was $305,000, representing an increase of 11.9% compared to last month and an increase of 13% from Aug 2024. The average days on market for units sold in August was 5 days, 29% below the 5-year August average of 7 days. There was no month over month change in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 9; and a 40% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.80 in July and a decrease from 2.20 in August 2024. The Contract Ratio is 67% lower than the 5-year August average of 3.92. 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 7

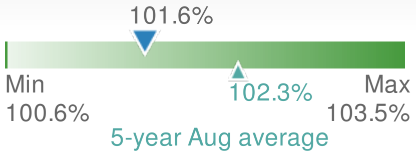


Jul 2025	Aug 2024
5	**5**

Avg DOM 5

Jul 2025	Aug 2024	YTD
12	**9**	**17**

Avg Sold to OLP Ratio 101.6%



Jul 2025	Aug 2024	YTD
100.5%	**100.6%**	**100.7%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.