August 2025

All Home Types
Detached
Attached

Local Market **Insight**

Pottstown (Montgomery, PA)

MarketStats
by ShowingTime

Presented by
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August 2025

Pottstown (Montgomery, PA)

New Listings 27

-10.0% from Jul 2025: **30**

-28.9% from Aug 2024: **38**

YTD	2025	2024	+/-
	236	**254**	-7.1%

5-year Aug average: **39**

New Pendings 21

-4.5% from Jul 2025: **22**

-43.2% from Aug 2024: **37**

YTD	2025	2024	+/-
	184	**230**	-20.0%

5-year Aug average: **34**

Closed Sales 19

-26.9% from Jul 2025: **26**

-50.0% from Aug 2024: **38**

YTD	2025	2024	+/-
	165	**207**	-20.3%

5-year Aug average: **32**

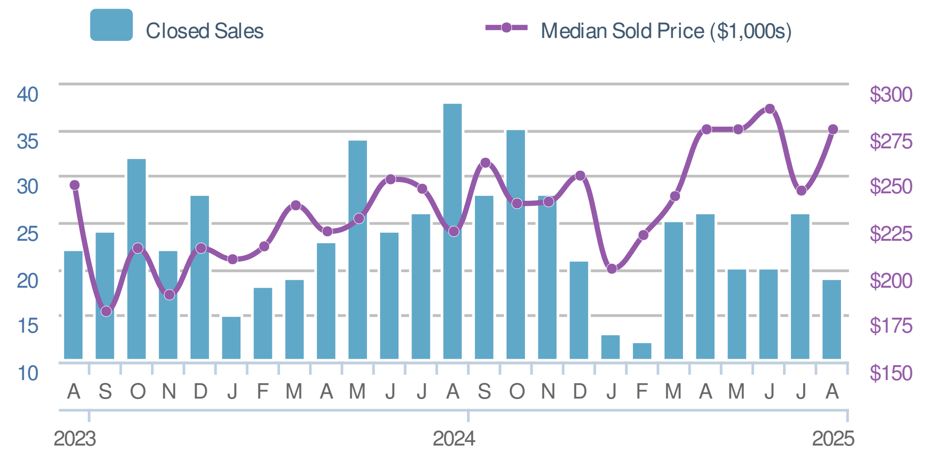
Median Sold Price $275,000

13.4% from Jul 2025: **$242,450**

24.7% from Aug 2024: **$220,500**

YTD	2025	2024	+/-
	$252,000	**$230,000**	9.6%

5-year Aug average: **$226,880**



Active Listings 49

49

Min 20 | 34 | Max 49

5-year Aug average

Jul 2025	Aug 2024
48	**30**

Avg DOM 21

21

Min 9 | 14 | Max 21

5-year Aug average

Jul 2025	Aug 2024	YTD
15	**12**	**22**

Avg Sold to OLP Ratio 99.1%

99.1%

Min 99.1% | 100.8% | Max 103.6%

5-year Aug average

Jul 2025	Aug 2024	YTD
98.9%	**100.0%**	**99.5%**

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

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August 2025

Pottstown (Montgomery, PA) - Detached

New Listings 13

▲ 18.2% from Jul 2025: **11**

▼ -27.8% from Aug 2024: **18**

YTD	2025	2024	+/-
	125	**132**	-5.3%

5-year Aug average: **17**

New Pendings 11

▼ -35.3% from Jul 2025: **17**

▼ -45.0% from Aug 2024: **20**

YTD	2025	2024	+/-
	111	**120**	-7.5%

5-year Aug average: **18**

Closed Sales 15

▼ -11.8% from Jul 2025: **17**

▼ -6.3% from Aug 2024: **16**

YTD	2025	2024	+/-
	100	**103**	-2.9%

5-year Aug average: **17**

Median Sold Price $275,000

▼ -1.8% from Jul 2025: **$280,000**

▲ 1.9% from Aug 2024: **$270,000**

YTD	2025	2024	+/-
	$281,000	**$255,000**	10.2%

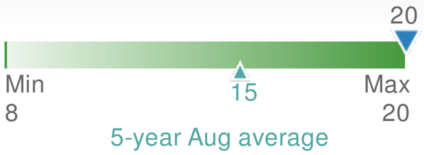
5-year Aug average: **$253,600**

Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for August was $275,000, representing a decrease of 1.8% compared to last month and an increase of 1.9% from Aug 2024. The average days on market for units sold in August was 15 days, 23% above the 5-year August average of 12 days. There was a 35.3% month over month decrease in new contract activity with 11 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 16; and a 33.3% increase in supply to 20 active units.

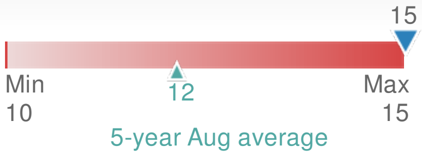
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.47 in July and a decrease from 1.35 in August 2024. The Contract Ratio is 57% lower than the 5-year August average of 1.87. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 20



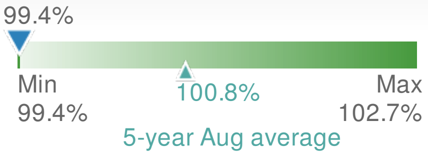
Jul 2025	Aug 2024
15	**17**

Avg DOM 15



Jul 2025	Aug 2024	YTD
15	**12**	**19**

Avg Sold to OLP Ratio 99.4%



Jul 2025	Aug 2024	YTD
99.5%	**99.9%**	**100.2%**

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

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August 2025

Pottstown (Montgomery, PA) - Attached

New Listings 14

-26.3% from Jul 2025: **19**

-30.0% from Aug 2024: **20**

YTD	2025	2024	+/-
	111	**122**	-9.0%

5-year Aug average: **22**

New Pendings 10

100.0% from Jul 2025: **5**

-41.2% from Aug 2024: **17**

YTD	2025	2024	+/-
	73	**110**	-33.6%

5-year Aug average: **17**

Closed Sales 4

-55.6% from Jul 2025: **9**

-81.8% from Aug 2024: **22**

YTD	2025	2024	+/-
	65	**104**	-37.5%

5-year Aug average: **15**

Median Sold Price $241,717

7.4% from Jul 2025: **$225,000**

31.0% from Aug 2024: **$184,500**

YTD	2025	2024	+/-
	$220,000	**$185,500**	18.6%

5-year Aug average: **$183,593**

Summary

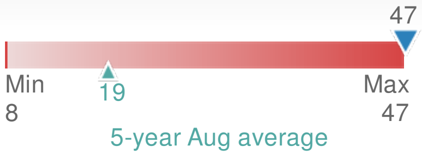
In Pottstown (Montgomery, PA), the median sold price for Attached properties for August was $241,717, representing an increase of 7.4% compared to last month and an increase of 31% from Aug 2024. The average days on market for units sold in August was 47 days, 153% above the 5-year August average of 19 days. There was a 100% month over month increase in new contract activity with 10 New Pendings; a 55.6% MoM increase in All Pendings (new contracts + contracts carried over from July) to 14; and a 12.1% decrease in supply to 29 active units.

This activity resulted in a Contract Ratio of 0.48 pendings per active listing, up from 0.27 in July and a decrease from 1.38 in August 2024. The Contract Ratio is 69% lower than the 5-year August average of 1.57. 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 29

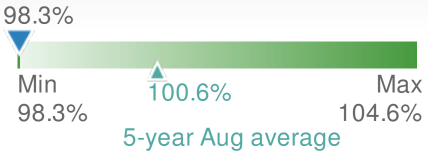
Jul 2025	Aug 2024
33	**13**

Avg DOM 47



Jul 2025	Aug 2024	YTD
14	**11**	**27**

Avg Sold to OLP Ratio 98.3%



Jul 2025	Aug 2024	YTD
97.9%	**100.2%**	**98.6%**

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