September 2025

All Home Types
Detached
Attached

Local Market **Insight**

Pottsgrove (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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September 2025

Pottsgrove (Montgomery, PA)

New Listings 38

- ▲52.0% from Aug 2025: **25**
- ▲31.0% from Sep 2024: **29**

YTD	2025	2024	+/-
	283	**281**	0.7%

5-year Sep average: **33**

New Pendings 29

- ▲3.6% from Aug 2025: **28**
- ▼-6.5% from Sep 2024: **31**

YTD	2025	2024	+/-
	254	**239**	6.3%

5-year Sep average: **30**

Closed Sales 25

- ▼-19.4% from Aug 2025: **31**
- ▼-28.6% from Sep 2024: **35**

YTD	2025	2024	+/-
	242	**216**	12.0%

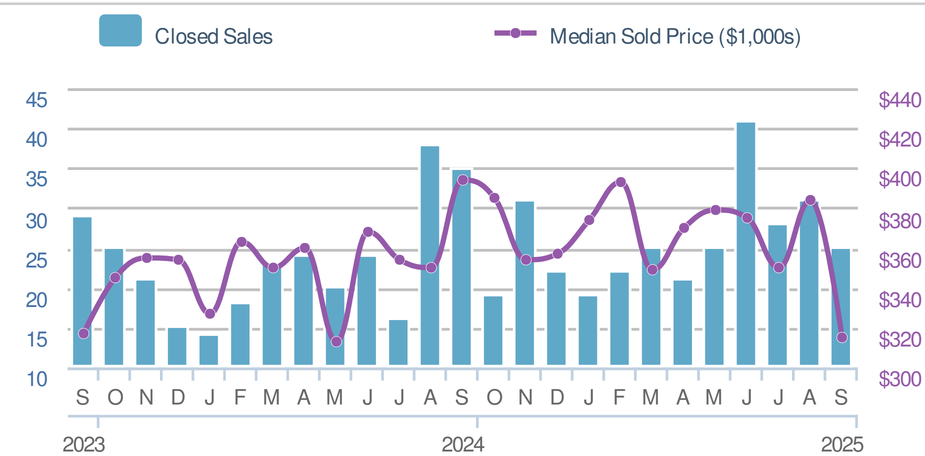
5-year Sep average: **34**

Median Sold Price $315,000

- ▼-18.2% from Aug 2025: **$384,900**
- ▼-20.2% from Sep 2024: **$394,640**

YTD	2025	2024	+/-
	$365,000	**$360,000**	1.4%

5-year Sep average: **$329,028**



Active Listings 32

32

Min	5-year Sep average	Max
18	29	35

Aug 2025	Sep 2024
25	**35**

Avg DOM 17

17

Min	5-year Sep average	Max
13	19	38

Aug 2025	Sep 2024	YTD
23	**38**	**20**

Avg Sold to OLP Ratio 98.2%

98.2%

Min	5-year Sep average	Max
97.9%	100.4%	103.4%

Aug 2025	Sep 2024	YTD
100.4%	**97.9%**	**100.2%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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New Listings — 31

82.4% from Aug 2025: **17**
29.2% from Sep 2024: **24**

YTD	2025	2024	+/-
	213	**215**	-0.9%

5-year Sep average: **26**

New Pendings — 23

9.5% from Aug 2025: **21**
-8.0% from Sep 2024: **25**

YTD	2025	2024	+/-
	189	**179**	5.6%

5-year Sep average: **23**

Closed Sales — 21

-12.5% from Aug 2025: **24**
-25.0% from Sep 2024: **28**

YTD	2025	2024	+/-
	183	**157**	16.6%

5-year Sep average: **26**

Median Sold Price — $325,000

-29.5% from Aug 2025: **$461,250**
-18.7% from Sep 2024: **$399,640**

YTD	2025	2024	+/-
	$395,000	**$399,640**	-1.2%

5-year Sep average: **$343,528**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for September was $325,000, representing a decrease of 29.5% compared to last month and a decrease of 18.7% from Sep 2024. The average days on market for units sold in September was 16 days, 27% below the 5-year September average of 22 days. There was a 9.5% month over month increase in new contract activity with 23 New Pendings; a 16% MoM increase in All Pendings (new contracts + contracts carried over from August) to 29; and a 38.9% increase in supply to 25 active units.

This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.39 in August and a decrease from 1.19 in September 2024. The Contract Ratio is 35% lower than the 5-year September average of 1.78. 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 — 25

25
Min 15 — 24 — Max 31
5-year Sep average

Aug 2025	Sep 2024
18	**31**

Avg DOM — 16

16
Min 15 — 22 — Max 46
5-year Sep average

Aug 2025	Sep 2024	YTD
28	**46**	**21**

Avg Sold to OLP Ratio — 97.9%

97.9%
Min 96.4% — 99.6% — Max 102.8%
5-year Sep average

Aug 2025	Sep 2024	YTD
100.0%	**96.4%**	**100.0%**

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Pottsgrove (Montgomery, PA) - Attached

New Listings — 7

-12.5% from Aug 2025: **8**
40.0% from Sep 2024: **5**

YTD	2025	2024	+/-
	70	**66**	6.1%

5-year Sep average: **7**

New Pendings — 6

-14.3% from Aug 2025: **7**
0.0% from Sep 2024: **6**

YTD	2025	2024	+/-
	65	**60**	8.3%

5-year Sep average: **7**

Closed Sales — 4

-42.9% from Aug 2025: **7**
-42.9% from Sep 2024: **7**

YTD	2025	2024	+/-
	59	**59**	0.0%

5-year Sep average: **8**

Median Sold Price — $280,000

-8.2% from Aug 2025: **$305,000**
20.2% from Sep 2024: **$233,000**

YTD	2025	2024	+/-
	$300,000	**$275,000**	9.1%

5-year Sep average: **$243,600**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for September was $280,000, representing a decrease of 8.2% compared to last month and an increase of 20.2% from Sep 2024. The average days on market for units sold in September was 19 days, 107% above the 5-year September average of 9 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from August) to 11; and no change in supply with 7 active units.

This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 1.29 in August and a decrease from 2.50 in September 2024. The Contract Ratio is 66% lower than the 5-year September average of 4.58. 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

7
Min 3 — 5 — Max 7
5-year Sep average

Aug 2025	Sep 2024
7	**4**

Avg DOM — 19

19
Min 4 — 9 — Max 19
5-year Sep average

Aug 2025	Sep 2024	YTD
5	**4**	**17**

Avg Sold to OLP Ratio — 99.9%

99.9%
Min 99.9% — 103.1% — Max 105.8%
5-year Sep average

Aug 2025	Sep 2024	YTD
101.6%	**104.0%**	**100.6%**