

September 2025

All Home Types
Detached
Attached

Local Market Insight

Pottstown (Montgomery, PA)

September 2025

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**22**

↓ -18.5% ↓ -21.4%
from Aug 2025: 27 from Sep 2024: 28

YTD	2025	2024	+/-
	263	285	-7.7%

5-year Sep average: **32****New Pendings****21**

↔ 0.0% ↓ -19.2%
from Aug 2025: 21 from Sep 2024: 26

YTD	2025	2024	+/-
	207	253	-18.2%

5-year Sep average: **30****Closed Sales****20**

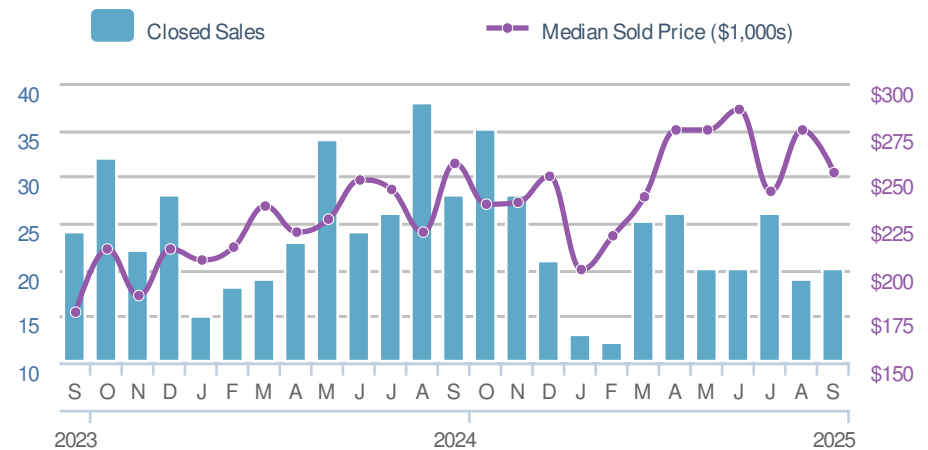
↑ 5.3% ↓ -28.6%
from Aug 2025: 19 from Sep 2024: 28

YTD	2025	2024	+/-
	186	234	-20.5%

5-year Sep average: **27****Median Sold Price****\$252,500**

↓ -8.2% ↓ -1.9%
from Aug 2025: \$275,000 from Sep 2024: \$257,500

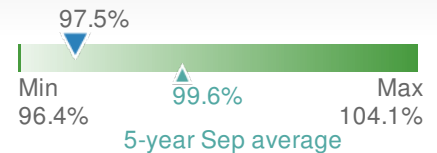
YTD	2025	2024	+/-
	\$253,500	\$234,500	8.1%

5-year Sep average: **\$211,990****Active Listings****44**

Aug 2025	Sep 2024
49	30

Avg DOM**39**

Aug 2025	Sep 2024	YTD
21	19	24

Avg Sold to OLP Ratio**97.5%**

Aug 2025	Sep 2024	YTD
99.1%	96.4%	99.3%

September 2025

Pottstown (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17** **30.8%**from Aug 2025:
13 **30.8%**from Sep 2024:
13

YTD	2025	2024	+/-
	144	148	-2.7%

5-year Sep average: **18****New Pendings****12** **9.1%**from Aug 2025:
11 **-25.0%**from Sep 2024:
16

YTD	2025	2024	+/-
	124	134	-7.5%

5-year Sep average: **16****Closed Sales****8** **-46.7%**from Aug 2025:
15 **-50.0%**from Sep 2024:
16

YTD	2025	2024	+/-
	109	119	-8.4%

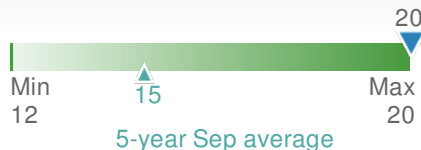
5-year Sep average: **15****Median
Sold Price****\$299,950** **9.1%**from Aug 2025:
\$275,000 **12.3%**from Sep 2024:
\$267,000

YTD	2025	2024	+/-
	\$283,000	\$260,000	8.8%

5-year Sep average: **\$239,790****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for September was \$299,950, representing an increase of 9.1% compared to last month and an increase of 12.3% from Sep 2024. The average days on market for units sold in September was 40 days, 80% above the 5-year September average of 22 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from August) to 20; and no change in supply with 20 active units.

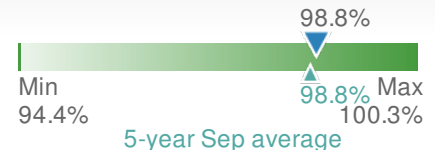
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.80 in August and a decrease from 1.75 in September 2024. The Contract Ratio is 39% lower than the 5-year September average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2025	Sep 2024
20	12

Avg DOM**40**

Aug 2025	Sep 2024	YTD
15	26	20

**Avg Sold to
OLP Ratio****98.8%**

Aug 2025	Sep 2024	YTD
99.4%	94.4%	100.1%

September 2025

Pottstown (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

 **-64.3%**
 from Aug 2025: **14**

 **-66.7%**
 from Sep 2024: **15**

YTD	2025	2024	+/-
	119	137	-13.1%

5-year Sep average: **15****New Pendings****9**

 **-10.0%**
 from Aug 2025: **10**

 **-10.0%**
 from Sep 2024: **10**

YTD	2025	2024	+/-
	83	119	-30.3%

5-year Sep average: **14****Closed Sales****12**

 **200.0%**
 from Aug 2025: **4**

 **0.0%**
 from Sep 2024: **12**

YTD	2025	2024	+/-
	77	115	-33.0%

5-year Sep average: **13****Median Sold Price****\$237,500**

 **-1.7%**
 from Aug 2025: **\$241,717**

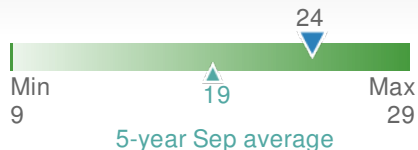
 **-2.1%**
 from Sep 2024: **\$242,500**

YTD	2025	2024	+/-
	\$225,000	\$190,000	18.4%

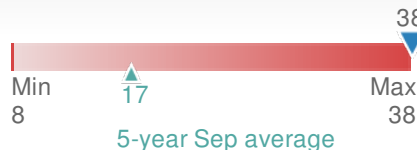
5-year Sep average: **\$198,290****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for September was \$237,500, representing a decrease of 1.7% compared to last month and a decrease of 2.1% from Sep 2024. The average days on market for units sold in September was 38 days, 121% above the 5-year September average of 17 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 12; and a 17.2% decrease in supply to 24 active units.

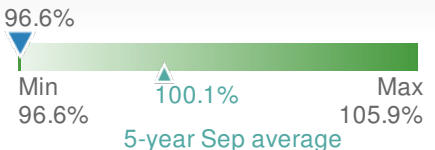
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.48 in August and a decrease from 0.89 in September 2024. The Contract Ratio is 59% lower than the 5-year September average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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**24**

Aug 2025	Sep 2024
29	18

Avg DOM**38**

Aug 2025	Sep 2024	YTD
47	9	29

Avg Sold to OLP Ratio**96.6%**

Aug 2025	Sep 2024	YTD
98.3%	99.1%	98.3%