

November 2025

All Home Types
Detached
Attached

Local Market Insight

Pottsgrove (Montgomery, PA)

November 2025

Pottsgrove (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**20****↓ -37.5%**from Oct 2025:
32**↑ 42.9%**from Nov 2024:
14

YTD	2025	2024	+/-
	338	333	1.5%

5-year Nov average: **22****New Pendings****21****↓ -27.6%**from Oct 2025:
29**↓ -16.0%**from Nov 2024:
25

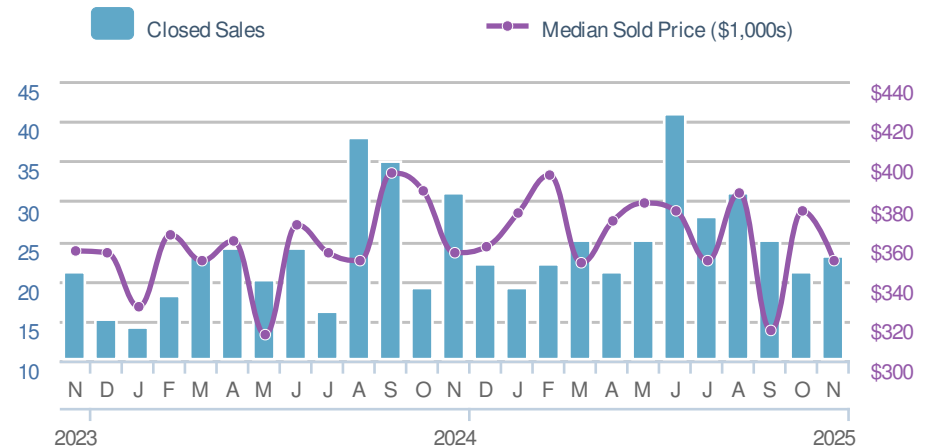
YTD	2025	2024	+/-
	304	287	5.9%

5-year Nov average: **26****Closed Sales****23****↑ 9.5%**from Oct 2025:
21**↓ -25.8%**from Nov 2024:
31

YTD	2025	2024	+/-
	287	266	7.9%

5-year Nov average: **25****Median Sold Price****\$350,000****↓ -6.7%**from Oct 2025:
\$375,000**↓ -1.4%**from Nov 2024:
\$354,900

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

5-year Nov average: **\$340,580****Active Listings****31**

Oct 2025	Nov 2024
34	30

Avg DOM**20**

Oct 2025	Nov 2024	YTD
15	17	20

Avg Sold to OLP Ratio**100.7%**

Oct 2025	Nov 2024	YTD
100.7%	98.1%	100.2%

November 2025**Pottsgrove (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****12**

 **-45.5%**  **71.4%**
 from Oct 2025: **22** from Nov 2024: **7**

YTD	2025	2024	+/-
	250	248	0.8%

5-year Nov average: **16****New Pendings****14**

 **-30.0%**  **-22.2%**
 from Oct 2025: **20** from Nov 2024: **18**

YTD	2025	2024	+/-
	223	213	4.7%

5-year Nov average: **19****Closed Sales****19**

 **46.2%**  **-17.4%**
 from Oct 2025: **13** from Nov 2024: **23**

YTD	2025	2024	+/-
	215	195	10.3%

5-year Nov average: **19****Median Sold Price****\$440,000**

 **-4.3%**  **6.0%**
 from Oct 2025: **\$460,000** from Nov 2024: **\$415,000**

YTD	2025	2024	+/-
	\$400,000	\$399,990	0.0%

5-year Nov average: **\$391,370****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for November was \$440,000, representing a decrease of 4.3% compared to last month and an increase of 6% from Nov 2024. The average days on market for units sold in November was 21 days, 17% above the 5-year November average of 18 days. There was a 30% month over month decrease in new contract activity with 14 New Pendings; a 13.9% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 31; and a 7.4% decrease in supply to 25 active units.

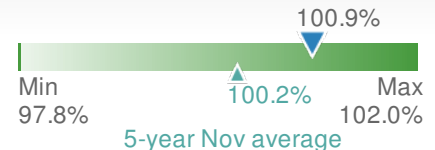
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, down from 1.33 in October and a decrease from 1.32 in November 2024. The Contract Ratio is 32% lower than the 5-year November average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2025	Nov 2024
27	25

Avg DOM**21**

Oct 2025	Nov 2024	YTD
7	20	20

Avg Sold to OLP Ratio**100.9%**

Oct 2025	Nov 2024	YTD
99.9%	97.8%	100.1%

November 2025**Pottsgrove (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8**

 **-20.0%**
 **14.3%**
 from Oct 2025: **10** from Nov 2024: **7**

YTD	2025	2024	+/-
	88	85	3.5%

5-year Nov average: **6****New Pendings****7**

 **-22.2%**
 **0.0%**
 from Oct 2025: **9** from Nov 2024: **7**

YTD	2025	2024	+/-
	81	74	9.5%

5-year Nov average: **7****Closed Sales****4**

 **-50.0%**
 **-50.0%**
 from Oct 2025: **8** from Nov 2024: **8**

YTD	2025	2024	+/-
	72	71	1.4%

5-year Nov average: **6****Median Sold Price****\$290,500**

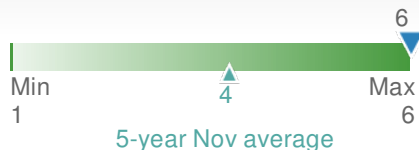
 **-6.3%**
 **21.0%**
 from Oct 2025: **\$310,000** from Nov 2024: **\$240,000**

YTD	2025	2024	+/-
	\$300,000	\$270,000	11.1%

5-year Nov average: **\$244,449****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for November was \$290,500, representing a decrease of 6.3% compared to last month and an increase of 21% from Nov 2024. The average days on market for units sold in November was 15 days, 14% above the 5-year November average of 13 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from October) to 14; and a 14.3% decrease in supply to 6 active units.

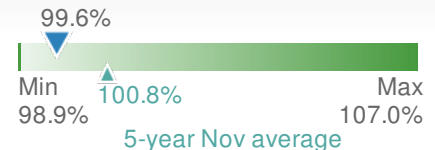
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 1.71 in October and a decrease from 2.40 in November 2024. The Contract Ratio is 68% lower than the 5-year November average of 7.25. A higher Contract Ratio signifies a relative increase in contract activity compared 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.

Active Listings**6**

Oct 2025	Nov 2024
7	5

Avg DOM**15**

Oct 2025	Nov 2024	YTD
27	7	18

Avg Sold to OLP Ratio**99.6%**

Oct 2025	Nov 2024	YTD
102.0%	99.2%	100.7%