

November 2025

All Home Types
Detached
Attached

Local Market Insight

Pottsgrove (Montgomery, PA)

 **MarketStats**
by ShowingTime

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November 2025

Pottsgrove (Montgomery, PA)

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New Listings	20
⬇️ -37.5%	⬆️ 42.9%
from Oct 2025: 32	from Nov 2024: 14
YTD 2025 338	2024 333 +/- 1.5%
5-year Nov average: 22	

New Pendencies	21
⬇️ -27.6%	⬇️ -16.0%
from Oct 2025: 29	from Nov 2024: 25
YTD 2025 304	2024 287 +/- 5.9%
5-year Nov average: 26	

Closed Sales	23
⬆️ 9.5%	⬇️ -25.8%
from Oct 2025: 21	from Nov 2024: 31
YTD 2025 287	2024 266 +/- 7.9%
5-year Nov average: 25	

Median Sold Price	\$350,000
⬇️ -6.7%	⬇️ -1.4%
from Oct 2025: \$375,000	from Nov 2024: \$354,900
YTD 2025 \$365,000	2024 \$360,000 +/- 1.4%
5-year Nov average: \$340,580	



Active Listings	31
Min 22	27
Max 31	31
5-year Nov average	

Avg DOM	20
Min 12	17
Max 20	20
5-year Nov average	

Avg Sold to OLP Ratio	100.7%
Min 98.1%	100.3%
Max 103.0%	100.7%
5-year Nov average	

November 2025

Pottsgrove (Montgomery, PA) - Detached

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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 Pendlings	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 Pendlings; a 13.9% MoM decrease in All Pendlings (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
Min 19	23
25	
5-year Nov average	
Oct 2025 27	Nov 2024 25

Avg DOM	21
Min 9	18
21	
5-year Nov average	
Oct 2025 7	Nov 2024 20
YTD 20	

Avg Sold to OLP Ratio	100.9%
Min 97.8%	100.2%
100.9%	
5-year Nov average	
Oct 2025 99.9%	Nov 2024 97.8%
YTD 100.1%	

November 2025

Pottsgrove (Montgomery, PA) - Attached

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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 Pendencies		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 Pendencies; a 16.7% MoM increase in All Pendencies (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
Min 1	4	Max 6
5-year Nov average		
Oct 2025 7	Nov 2024 5	

Avg DOM		15
Min 7	13	Max 19
5-year Nov average		
Oct 2025 27	Nov 2024 7	YTD 18

Avg Sold to OLP Ratio		99.6%
Min 98.9%	100.8%	Max 107.0%
5-year Nov average		
Oct 2025 102.0%	Nov 2024 99.2%	YTD 100.7%