December 2025

All Home Types
Detached
Attached

Local Market Insight

Pottsgrove (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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New Listings: 14

-30.0% from Nov 2025: **20**
75.0% from Dec 2024: **8**

YTD	2025	2024	+/-
	356	**342**	4.1%

5-year Dec average: **21**

New Pendings: 19

-9.5% from Nov 2025: **21**
26.7% from Dec 2024: **15**

YTD	2025	2024	+/-
	321	**297**	8.1%

5-year Dec average: **22**

Closed Sales: 30

30.4% from Nov 2025: **23**
36.4% from Dec 2024: **22**

YTD	2025	2024	+/-
	318	**290**	9.7%

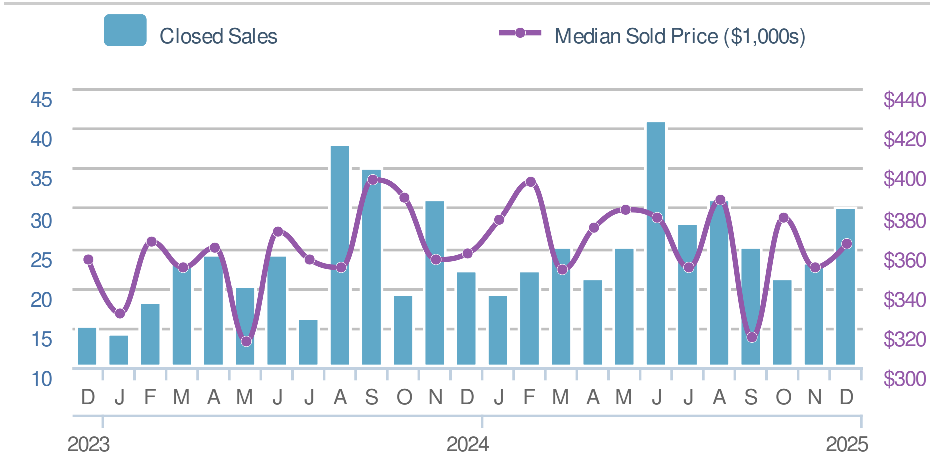
5-year Dec average: **26**

Median Sold Price: $362,500

3.6% from Nov 2025: **$350,000**
1.4% from Dec 2024: **$357,500**

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

5-year Dec average: **$354,279**



Active Listings: 25

25
Min 15
23
Max 35
5-year Dec average

Nov 2025	Dec 2024
31	**23**

Avg DOM: 22

22
Min 10
19
Max 23
5-year Dec average

Nov 2025	Dec 2024	YTD
20	**23**	**20**

Avg Sold to OLP Ratio: 98.1%

98.1%
Min 97.7%
99.3%
Max 101.7%
5-year Dec average

Nov 2025	Dec 2024	YTD
100.7%	**97.7%**	**100.0%**

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New Listings — 12

0.0% from Nov 2025: **12**
71.4% from Dec 2024: **7**

YTD	2025	2024	+/-
	266	**256**	3.9%

5-year Dec average: **12**

New Pendings — 16

14.3% from Nov 2025: **14**
45.5% from Dec 2024: **11**

YTD	2025	2024	+/-
	239	**220**	8.6%

5-year Dec average: **12**

Closed Sales — 19

0.0% from Nov 2025: **19**
18.8% from Dec 2024: **16**

YTD	2025	2024	+/-
	234	**213**	9.9%

5-year Dec average: **20**

Median Sold Price — $430,000

-2.3% from Nov 2025: **$440,000**
5.1% from Dec 2024: **$408,950**

YTD	2025	2024	+/-
	$400,000	**$400,000**	0.0%

5-year Dec average: **$383,760**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for December was $430,000, representing a decrease of 2.3% compared to last month and an increase of 5.1% from Dec 2024. The average days on market for units sold in December was 23 days, 24% above the 5-year December average of 19 days. There was a 14.3% month over month increase in new contract activity with 16 New Pendings; a 9.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 28; and a 20% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 1.40 pendings per active listing, up from 1.24 in November and an increase from 1.10 in December 2024. The Contract Ratio is 29% lower than the 5-year December average of 1.97. 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

20
Min 11 — 19 (5-year Dec average) — Max 34

Nov 2025	Dec 2024
25	**20**

Avg DOM — 23

23
Min 9 — 19 (5-year Dec average) — Max 23

Nov 2025	Dec 2024	YTD
21	**20**	**21**

Avg Sold to OLP Ratio — 97.8%

97.8%
Min 96.7% — 98.9% (5-year Dec average) — Max 102.0%

Nov 2025	Dec 2024	YTD
100.9%	**96.7%**	**99.9%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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New Listings 2

-75.0% from Nov 2025: 8
100.0% from Dec 2024: 1

YTD	2025	2024	+/-
	90	**86**	4.7%

5-year Dec average: **9**

New Pendings 3

-57.1% from Nov 2025: 7
-25.0% from Dec 2024: 4

YTD	2025	2024	+/-
	82	**77**	6.5%

5-year Dec average: **9**

Closed Sales 11

175.0% from Nov 2025: 4
83.3% from Dec 2024: 6

YTD	2025	2024	+/-
	84	**77**	9.1%

5-year Dec average: **7**

Median Sold Price $275,000

-5.3% from Nov 2025: **$290,500**
11.8% from Dec 2024: **$246,000**

YTD	2025	2024	+/-
	$292,500	**$266,500**	9.8%

5-year Dec average: **$258,180**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for December was $275,000, representing a decrease of 5.3% compared to last month and an increase of 11.8% from Dec 2024. The average days on market for units sold in December was 20 days, 8% above the 5-year December average of 19 days. There was a 57.1% month over month decrease in new contract activity with 3 New Pendings; a 78.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 3; and a 16.7% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 2.33 in November and a decrease from 3.00 in December 2024. The Contract Ratio is 94% lower than the 5-year December average of 9.25. 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 5

5
Min 1 — 3 (5-year Dec average) — Max 5

Nov 2025	Dec 2024
6	**3**

Avg DOM 20

20
Min 6 — 19 (5-year Dec average) — Max 32

Nov 2025	Dec 2024	YTD
15	**32**	**19**

Avg Sold to OLP Ratio 98.6%

98.6%
Min 98.6% — 100.8% (5-year Dec average) — Max 105.2%

Nov 2025	Dec 2024	YTD
99.6%	**100.4%**	**100.2%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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