

December 2025

All Home Types
Detached
Attached

Local Market Insight

Pottstown (Montgomery, PA)

December 2025

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**10**

↓ **-37.5%**
from Nov 2025:
16

↓ **-16.7%**
from Dec 2024:
12

YTD	2025	2024	+/-
	335	361	-7.2%

5-year Dec average: **17****New Pendings****19**

↓ **-29.6%**
from Nov 2025:
27

↑ **137.5%**
from Dec 2024:
8

YTD	2025	2024	+/-
	275	315	-12.7%

5-year Dec average: **22****Closed Sales****31**

↑ **82.4%**
from Nov 2025:
17

↑ **47.6%**
from Dec 2024:
21

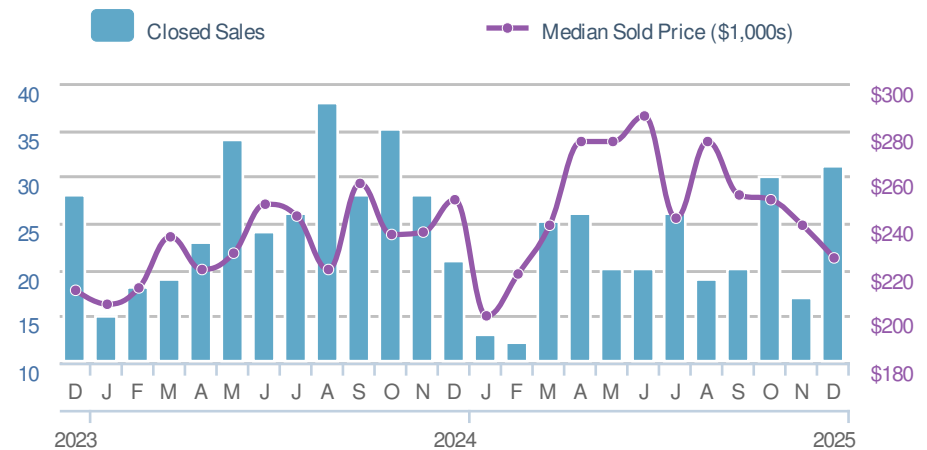
YTD	2025	2024	+/-
	266	322	-17.4%

5-year Dec average: **32****Median Sold Price****\$225,000**

↓ **-5.9%**
from Nov 2025:
\$239,000

↓ **-10.0%**
from Dec 2024:
\$250,000

YTD	2025	2024	+/-
	\$250,000	\$235,000	6.4%

5-year Dec average: **\$210,250****Active Listings****25**

Nov 2025	Dec 2024
38	35

Avg DOM**48**

Nov 2025	Dec 2024	YTD
14	14	25

Avg Sold to OLP Ratio**94.6%**

Nov 2025	Dec 2024	YTD
98.4%	98.4%	98.9%

December 2025**Pottstown (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****4**

 **-42.9%**
 from Nov 2025: **7**
 **-33.3%**
 from Dec 2024: **6**

YTD	2025	2024	+/-
	178	185	-3.8%

5-year Dec average: **7****New Pendings****9**

 **-25.0%**
 from Nov 2025: **12**
 **350.0%**
 from Dec 2024: **2**

YTD	2025	2024	+/-
	160	160	0.0%

5-year Dec average: **10****Closed Sales****14**

 **27.3%**
 from Nov 2025: **11**
 **16.7%**
 from Dec 2024: **12**

YTD	2025	2024	+/-
	153	161	-5.0%

5-year Dec average: **16****Median Sold Price****\$271,250**

 **-3.1%**
 from Nov 2025: **\$280,000**
 **-3.1%**
 from Dec 2024: **\$279,950**

YTD	2025	2024	+/-
	\$280,000	\$264,900	5.7%

5-year Dec average: **\$243,317****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for December was \$271,250, representing a decrease of 3.1% compared to last month and a decrease of 3.1% from Dec 2024. The average days on market for units sold in December was 29 days, 59% above the 5-year December average of 18 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 12; and a 38.5% decrease in supply to 8 active units.

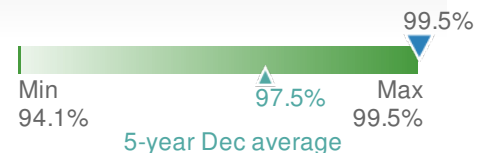
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.38 in November and an increase from 0.25 in December 2024. The Contract Ratio is 21% higher than the 5-year December average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared 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**8**

Nov 2025	Dec 2024
13	20

Avg DOM**29**

Nov 2025	Dec 2024	YTD
9	8	19

Avg Sold to OLP Ratio**99.5%**

Nov 2025	Dec 2024	YTD
99.5%	99.2%	100.1%

December 2025**Pottstown (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****6** **-33.3%**from Nov 2025:
9 **0.0%**from Dec 2024:
6

YTD	2025	2024	+/-
	157	176	-10.8%

5-year Dec average: **9****New Pendings****10** **-33.3%**from Nov 2025:
15 **66.7%**from Dec 2024:
6

YTD	2025	2024	+/-
	115	155	-25.8%

5-year Dec average: **12****Closed Sales****17** **183.3%**from Nov 2025:
6 **88.9%**from Dec 2024:
9

YTD	2025	2024	+/-
	113	161	-29.8%

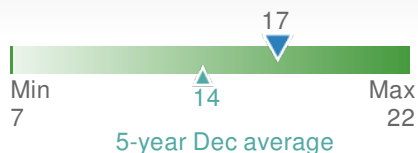
5-year Dec average: **16****Median
Sold Price****\$205,000** **-6.8%**from Nov 2025:
\$219,950 **12.3%**from Dec 2024:
\$182,500

YTD	2025	2024	+/-
	\$215,000	\$195,000	10.3%

5-year Dec average: **\$181,600****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for December was \$205,000, representing a decrease of 6.8% compared to last month and an increase of 12.3% from Dec 2024. The average days on market for units sold in December was 63 days, 130% above the 5-year December average of 27 days. There was a 33.3% month over month decrease in new contract activity with 10 New Pendings; a 52.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 8; and a 32% decrease in supply to 17 active units.

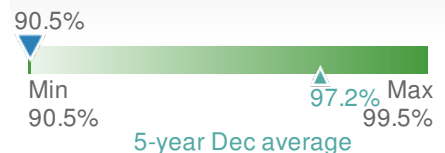
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.68 in November and an increase from 0.40 in December 2024. The Contract Ratio is 54% lower than the 5-year December average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared 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**17**

Nov 2025	Dec 2024
25	15

Avg DOM**63**

Nov 2025	Dec 2024	YTD
23	22	32

**Avg Sold to
OLP Ratio****90.5%**

Nov 2025	Dec 2024	YTD
96.2%	97.5%	97.2%