

December 2025

All Home Types
Detached
Attached

Local Market Insight

Pottstown (Montgomery, PA)

 **MarketStats**
by ShowingTime

Presented by
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December 2025

Pottstown (Montgomery, PA)

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New Listings	10	
↓-37.5%	↓-16.7%	
from Nov 2025: 16	from Dec 2024: 12	
YTD 2025 2024 +/-		
335	361	-7.2%
5-year Dec average: 17		

New Pendencies	19	
↓-29.6%	↑137.5%	
from Nov 2025: 27	from Dec 2024: 8	
YTD 2025 2024 +/-		
275	315	-12.7%
5-year Dec average: 22		

Closed Sales	31	
↑82.4%	↑47.6%	
from Nov 2025: 17	from Dec 2024: 21	
YTD 2025 2024 +/-		
266	322	-17.4%
5-year Dec average: 32		

Median Sold Price	\$225,000	
↓-5.9%	↓-10.0%	
from Nov 2025: \$239,000	from Dec 2024: \$250,000	
YTD 2025 2024 +/-		
\$250,000	\$235,000	6.4%
5-year Dec average: \$210,250		



Active Listings	25	
25		
Min 23	28	Max 35
5-year Dec average		
Nov 2025	Dec 2024	
38	35	

Avg DOM	48	
48		
Min 14	23	Max 48
5-year Dec average		
Nov 2025	Dec 2024	
14	14	
YTD 2025		
25		

Avg Sold to OLP Ratio	94.6%	
94.6%		
Min 94.6%	97.3%	Max 98.7%
5-year Dec average		
Nov 2025	Dec 2024	
98.4%	98.4%	
YTD 2025		
98.9%		

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New Listings	4
↓ -42.9%	↓ -33.3%
from Nov 2025: 7	from Dec 2024: 6
YTD 2025 178	2024 185 +/- -3.8%
5-year Dec average: 7	

New Pendencies	9
↓ -25.0%	↑ 350.0%
from Nov 2025: 12	from Dec 2024: 2
YTD 2025 160	2024 160 +/- 0.0%
5-year Dec average: 10	

Closed Sales	14
↑ 27.3%	↑ 16.7%
from Nov 2025: 11	from Dec 2024: 12
YTD 2025 153	2024 161 +/- -5.0%
5-year Dec average: 16	

Median Sold Price	\$271,250
↓ -3.1%	↓ -3.1%
from Nov 2025: \$280,000	from Dec 2024: \$279,950
YTD 2025 \$280,000	2024 \$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 Pendencies; a 33.3% MoM decrease in All Pendencies (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
8	
Min 7	Max 20
5-year Dec average	

Nov 2025 13 Dec 2024 20

Avg DOM	29
29	
Min 8	Max 29
5-year Dec average	

Nov 2025 9 Dec 2024 8 YTD 19

Avg Sold to OLP Ratio	99.5%
99.5%	
Min 94.1%	Max 99.5%
5-year Dec average	

Nov 2025 99.5% Dec 2024 99.2% YTD 100.1%

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New Listings	6	
 -33.3%	 0.0%	
from Nov 2025: 9	from Dec 2024: 6	
YTD 2025 2024 +/-		
157	176	-10.8%
5-year Dec average: 9		

New Pendlings	10	
 -33.3%	 66.7%	
from Nov 2025: 15	from Dec 2024: 6	
YTD 2025 2024 +/-		
115	155	-25.8%
5-year Dec average: 12		

Closed Sales	17	
 183.3%	 88.9%	
from Nov 2025: 6	from Dec 2024: 9	
YTD 2025 2024 +/-		
113	161	-29.8%
5-year Dec average: 16		

Median Sold Price	\$205,000	
 -6.8%	 12.3%	
from Nov 2025: \$219,950	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 Pendlings; a 52.9% MoM decrease in All Pendlings (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
 17	 17
Min 7	14
5-year Dec average	
Nov 2025 25	Dec 2024 15

Avg DOM	63
 63	 63
Min 14	27
5-year Dec average	
Nov 2025 23	Dec 2024 22
YTD 32	
Avg Sold to OLP Ratio	90.5%
 90.5%	 90.5%
Min 90.5%	97.2%
5-year Dec average	
Nov 2025 96.2%	Dec 2024 97.5%
YTD 97.2%	