

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

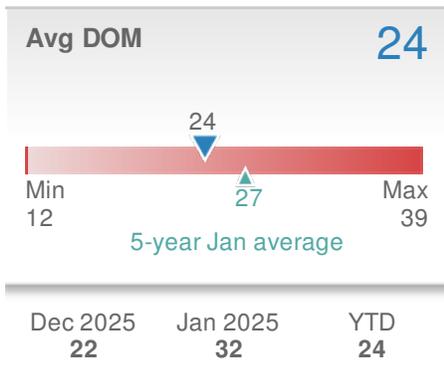
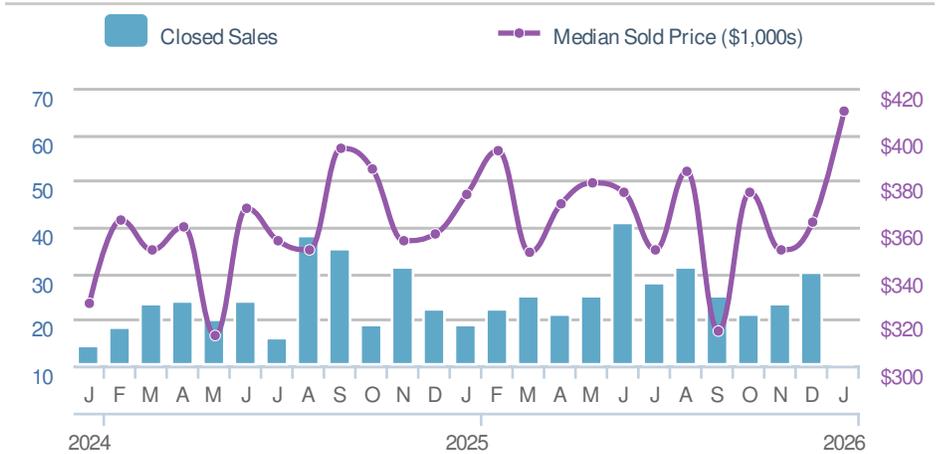
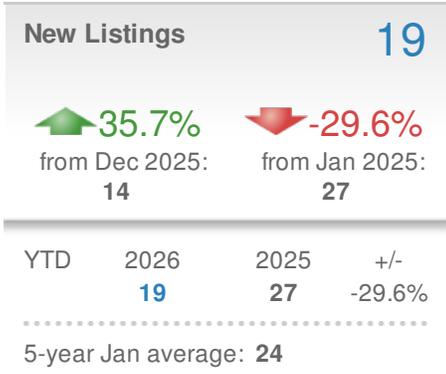
Local Market Insight

Pottsgrove (Montgomery, PA)

January 2026

Pottsgrove (Montgomery, PA)

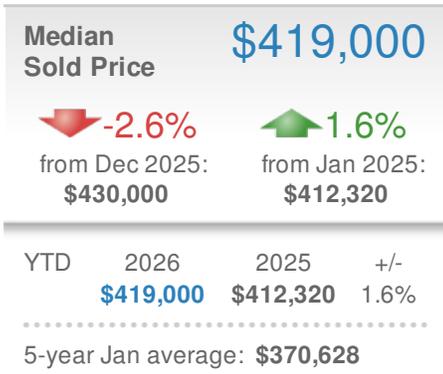
Email: ldavis@tcsr.realtor



January 2026

Pottsgrove (Montgomery, PA) - Detached

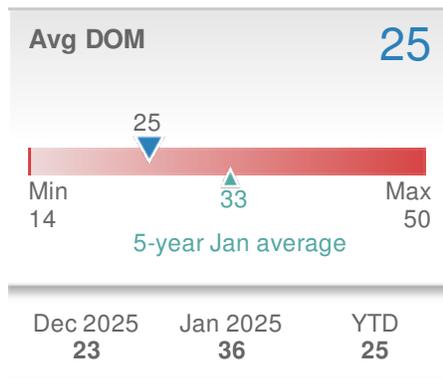
Tri-County Suburban REALTORS
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Summary

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for January was \$419,000, representing a decrease of 2.6% compared to last month and an increase of 1.6% from Jan 2025. The average days on market for units sold in January was 25 days, 23% below the 5-year January average of 33 days. There was a 43.8% month over month decrease in new contract activity with 9 New Pendings; a 3.6% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 27; and a 30% decrease in supply to 14 active units.

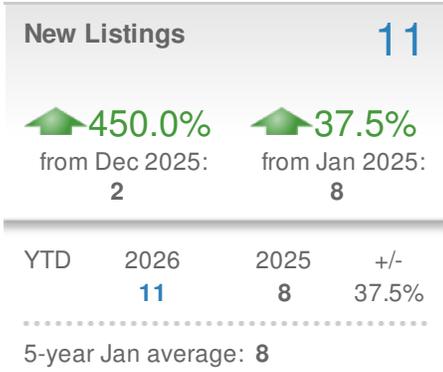
This activity resulted in a Contract Ratio of 1.93 pendings per active listing, up from 1.40 in December and an increase from 1.81 in January 2025. The Contract Ratio is 37% lower than the 5-year January average of 3.08. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Pottsgrove (Montgomery, PA) - Attached

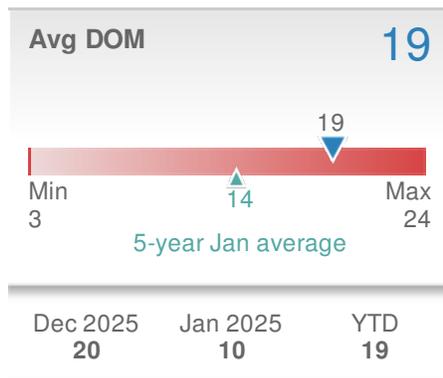
Tri-County Suburban REALTORS
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Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for January was \$271,000, representing a decrease of 1.5% compared to last month and an increase of 0.4% from Jan 2025. The average days on market for units sold in January was 19 days, 34% above the 5-year January average of 14 days. There was a 233.3% month over month increase in new contract activity with 10 New Pendings; a 266.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 11; and no change in supply with 5 active units.

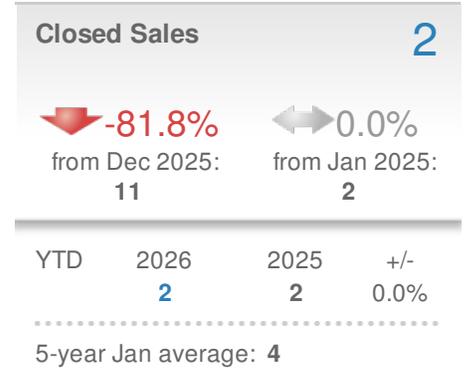
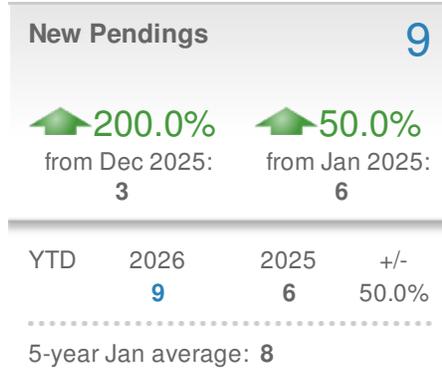
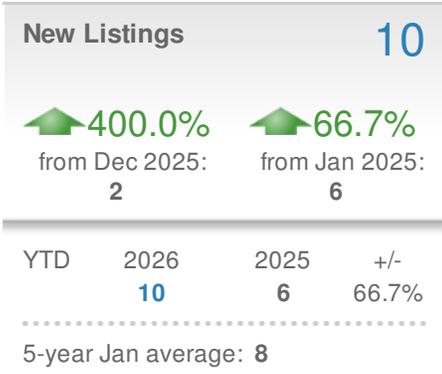
This activity resulted in a Contract Ratio of 2.20 pendings per active listing, up from 0.60 in December and an increase from 2.00 in January 2025. The Contract Ratio is 66% lower than the 5-year January average of 6.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Pottsgrove (Montgomery, PA) - Attached/Townhouse

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Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$271,000, representing a decrease of 1.5% compared to last month and a decrease of 12% from Jan 2025. The average days on market for units sold in January was 19 days, 27% above the 5-year January average of 15 days. There was a 200% month over month increase in new contract activity with 9 New Pendings; a 233.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 10; and no change in supply with 5 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.60 in December and a decrease from 3.33 in January 2025. The Contract Ratio is 70% lower than the 5-year January average of 6.77. 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.

