

# January 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

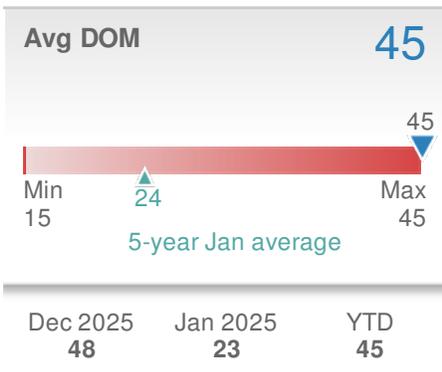
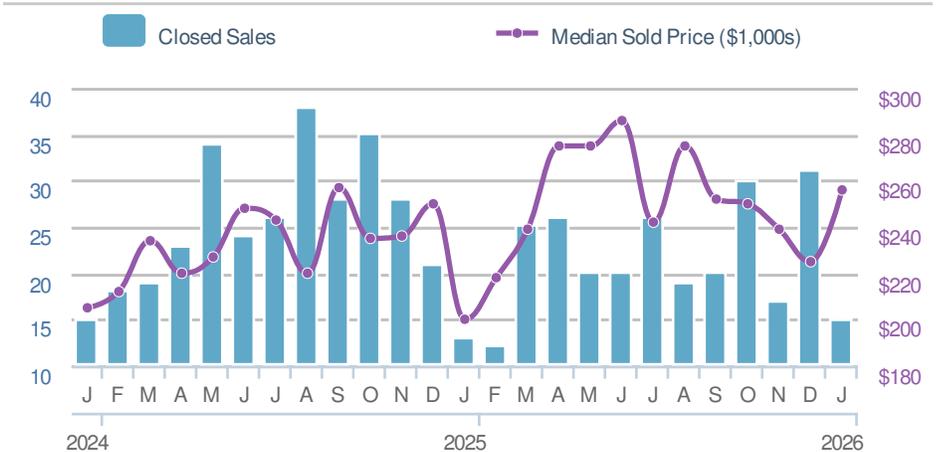
## Local Market Insight

### Pottstown (Montgomery, PA)

# January 2026

Pottstown (Montgomery, PA)

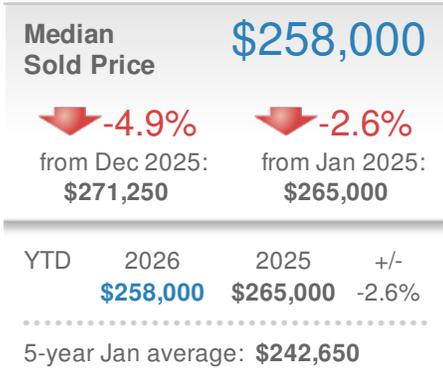
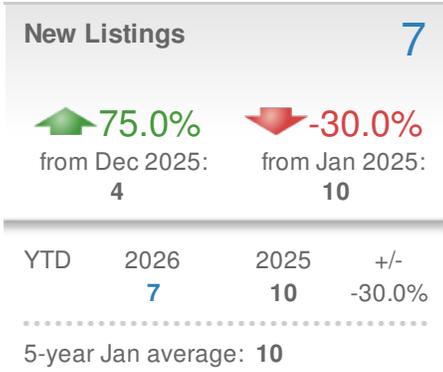
Email: ldavis@tcsr.realtor



# January 2026

## Pottstown (Montgomery, PA) - Detached

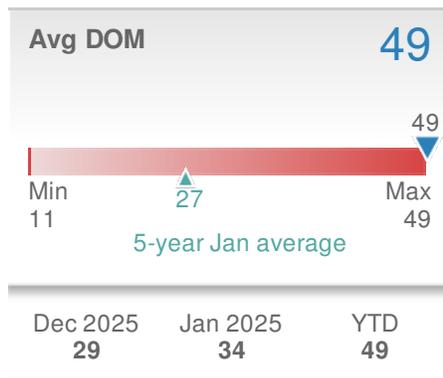
Tri-County Suburban REALTORS  
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### Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for January was \$258,000, representing a decrease of 4.9% compared to last month and a decrease of 2.6% from Jan 2025. The average days on market for units sold in January was 49 days, 84% above the 5-year January average of 27 days. There was a 55.6% month over month decrease in new contract activity with 4 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 8; and a 50% increase in supply to 12 active units.

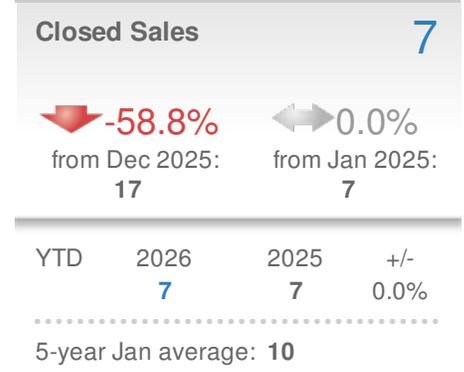
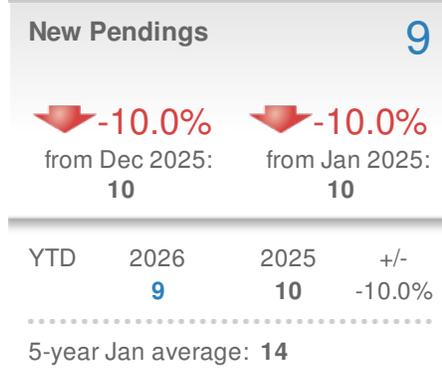
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.50 in December and a decrease from 0.75 in January 2025. The Contract Ratio is 44% lower than the 5-year January average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Pottstown (Montgomery, PA) - Attached

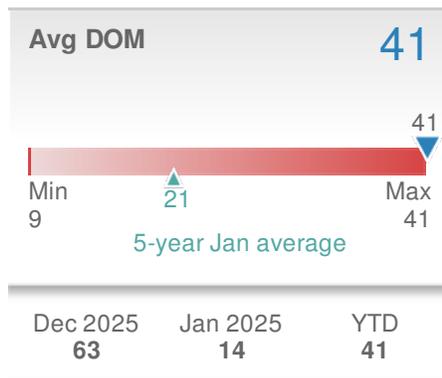
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**Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for January was \$255,000, representing an increase of 24.4% compared to last month and an increase of 40.5% from Jan 2025. The average days on market for units sold in January was 41 days, 95% above the 5-year January average of 21 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from December) to 10; and a 29.4% increase in supply to 22 active units.

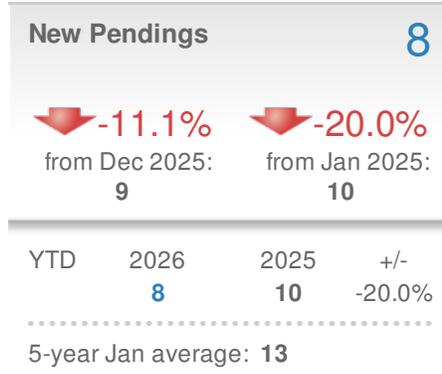
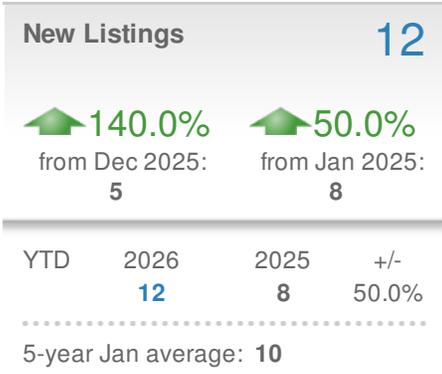
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.47 in December and a decrease from 0.64 in January 2025. The Contract Ratio is 69% lower than the 5-year January average of 1.46. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Pottstown (Montgomery, PA) - Attached/Townhouse

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**Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$255,000, representing an increase of 27.5% compared to last month and an increase of 39.2% from Jan 2025. The average days on market for units sold in January was 41 days, 86% above the 5-year January average of 22 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 8; and a 17.6% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.41 in December and a decrease from 0.69 in January 2025. The Contract Ratio is 73% lower than the 5-year January average of 1.47. 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.

