

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

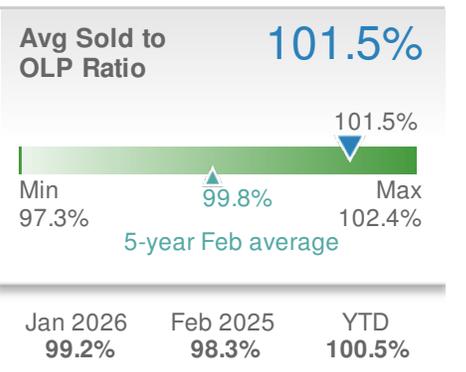
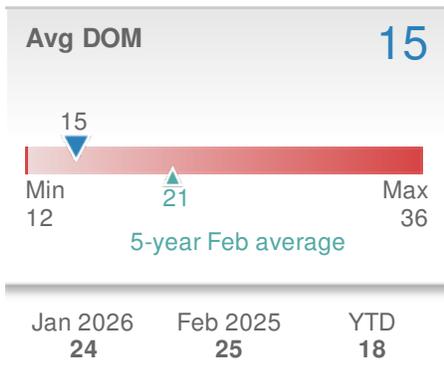
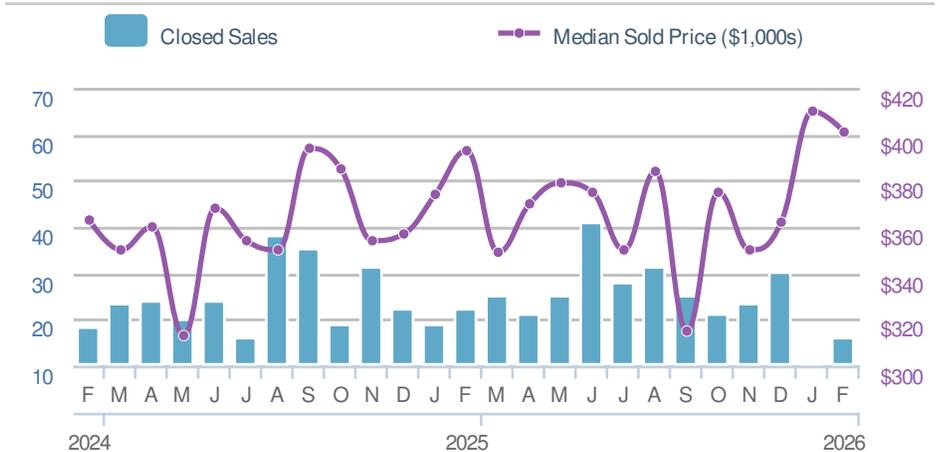
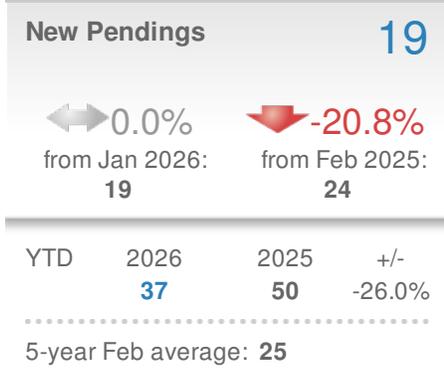
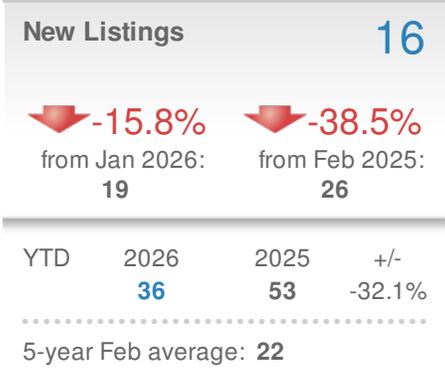
Local Market Insight

Pottsgrove (Montgomery, PA)

February 2026

Pottsgrove (Montgomery, PA)

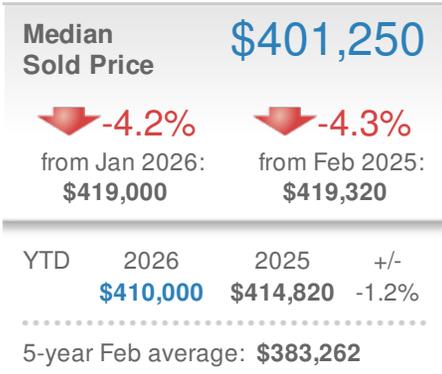
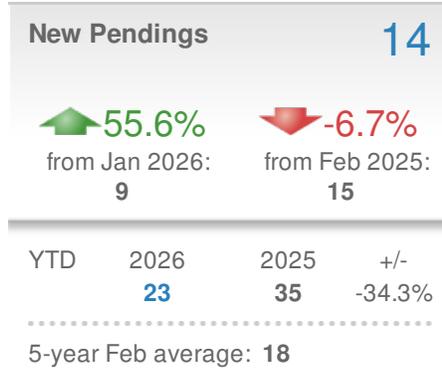
Email: ldavis@tcsr.realtor



February 2026

Pottsgrove (Montgomery, PA) - Detached

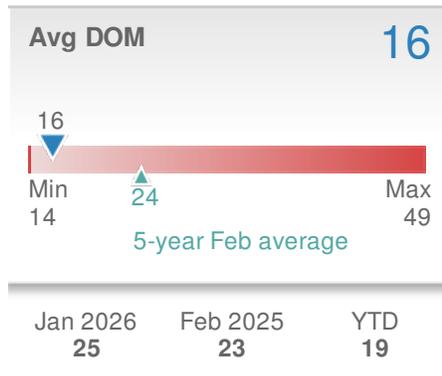
Tri-County Suburban REALTORS
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Summary

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for February was \$401,250, representing a decrease of 4.2% compared to last month and a decrease of 4.3% from Feb 2025. The average days on market for units sold in February was 16 days, 34% below the 5-year February average of 24 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; a 3.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 26; and a 14.3% decrease in supply to 12 active units.

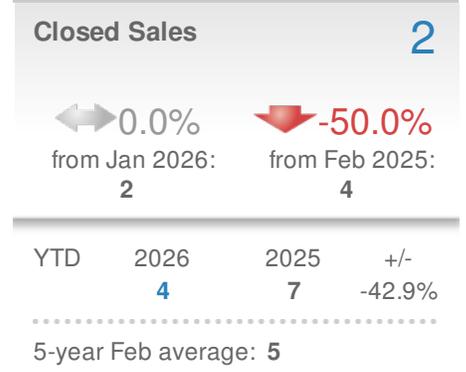
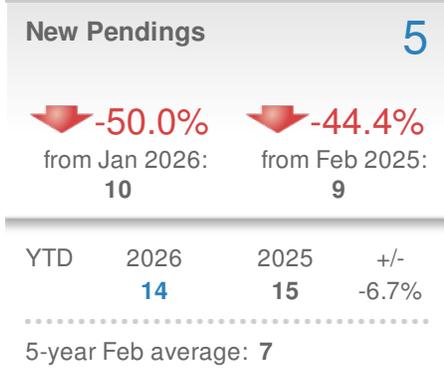
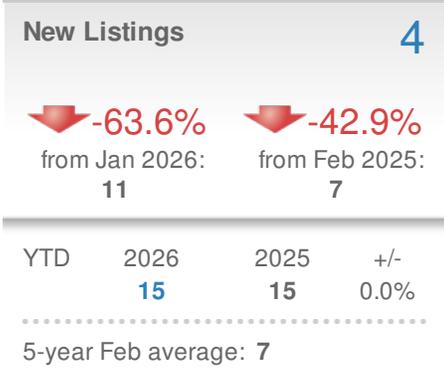
This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 1.93 in January and an increase from 1.39 in February 2025. The Contract Ratio is 22% lower than the 5-year February average of 2.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Pottsgrove (Montgomery, PA) - Attached

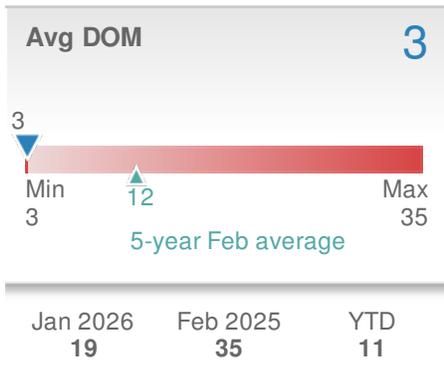
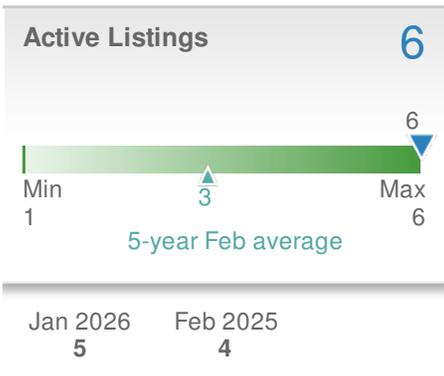
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Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for February was \$330,000, representing an increase of 21.8% compared to last month and an increase of 14% from Feb 2025. The average days on market for units sold in February was 3 days, 75% below the 5-year February average of 12 days. There was a 50% month over month decrease in new contract activity with 5 New Pendings; an 18.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 13; and a 20% increase in supply to 6 active units.

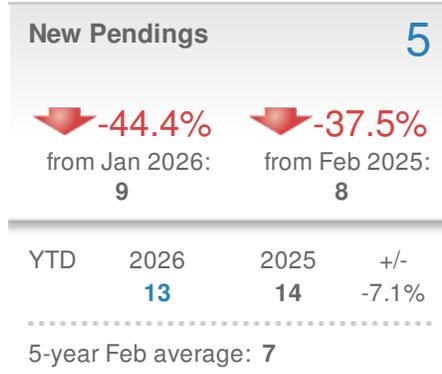
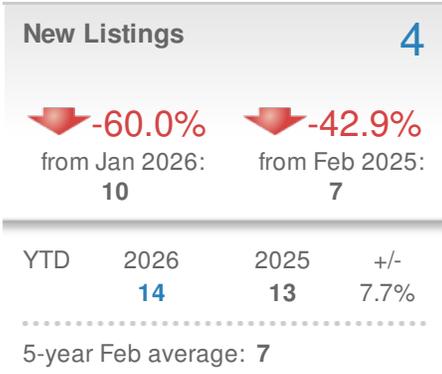
This activity resulted in a Contract Ratio of 2.17 pendings per active listing, down from 2.20 in January and a decrease from 3.75 in February 2025. The Contract Ratio is 76% lower than the 5-year February average of 8.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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 February was \$420,000, representing an increase of 55% compared to last month and an increase of 20% from Feb 2025. The average days on market for units sold in February was 2 days, 84% below the 5-year February average of 12 days. There was a 44.4% month over month decrease in new contract activity with 5 New Pendings; a 30% MoM increase in All Pendings (new contracts + contracts carried over from January) to 13; and a 20% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 2.00 in January and a decrease from 5.00 in February 2025. The Contract Ratio is 77% lower than the 5-year February average of 9.23. 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.

