

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

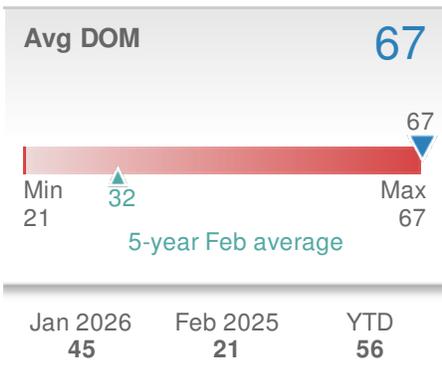
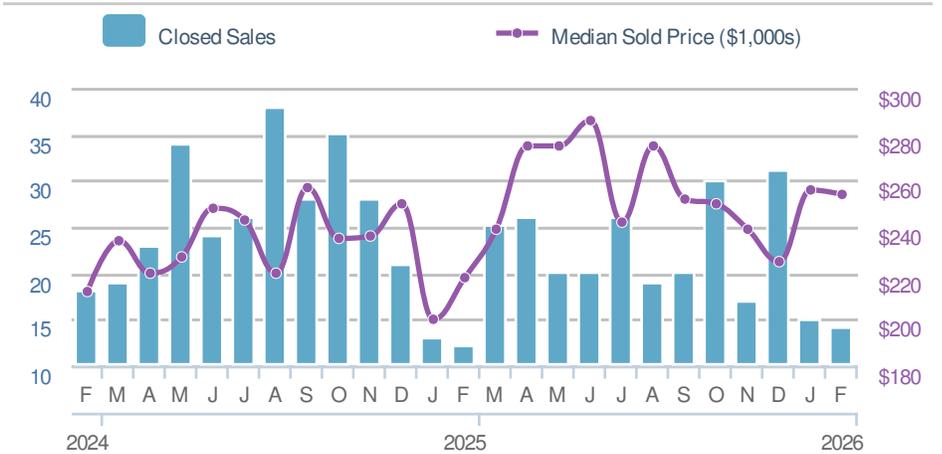
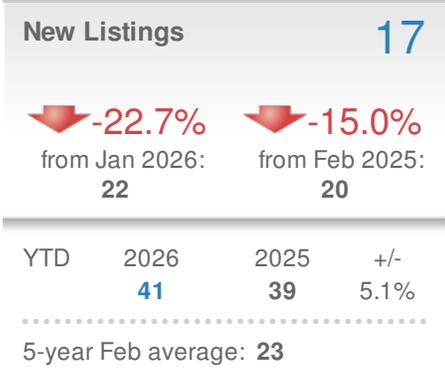
Local Market Insight

Pottstown (Montgomery, PA)

February 2026

Pottstown (Montgomery, PA)

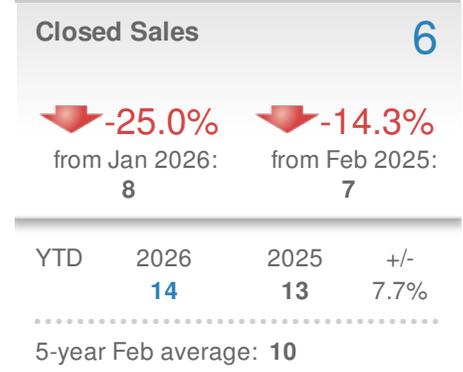
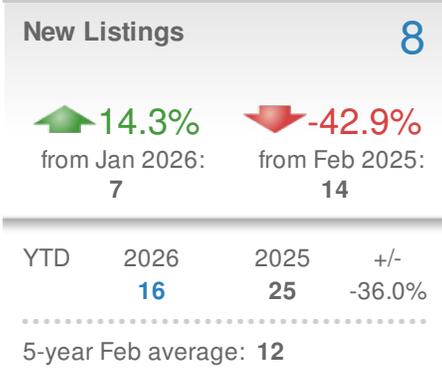
Email: ldavis@tcsr.realtor



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Pottstown (Montgomery, PA) - Detached

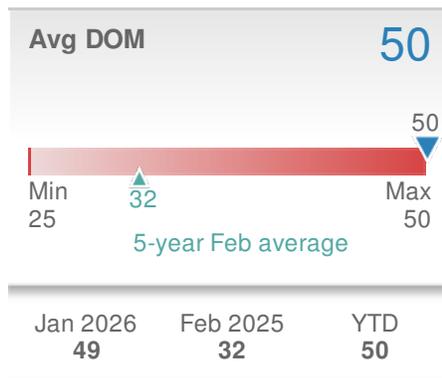
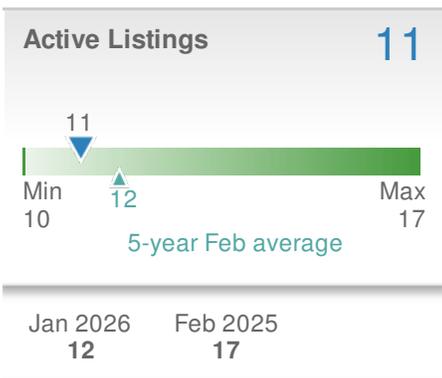
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Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for February was \$292,500, representing an increase of 13.4% compared to last month and an increase of 27.2% from Feb 2025. The average days on market for units sold in February was 50 days, 55% above the 5-year February average of 32 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 9; and an 8.3% decrease in supply to 11 active units.

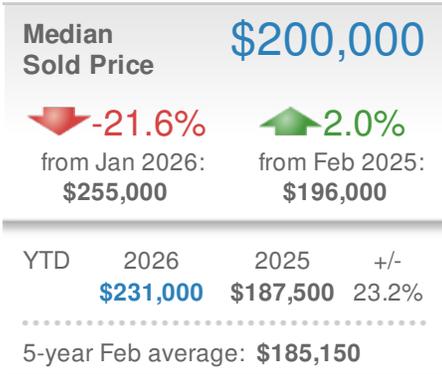
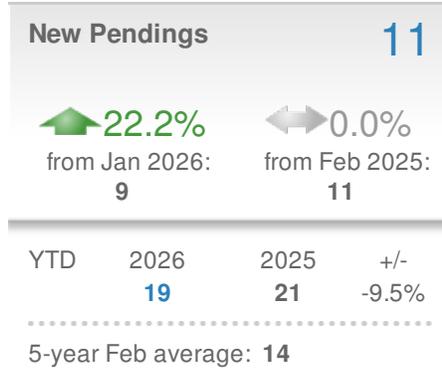
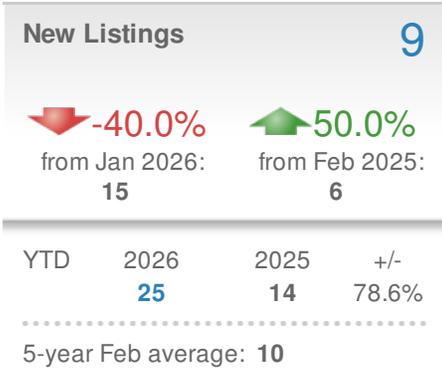
This activity resulted in a Contract Ratio of 0.82 pendings per active listing, up from 0.67 in January and a decrease from 1.00 in February 2025. The Contract Ratio is 43% lower than the 5-year February average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Pottstown (Montgomery, PA) - Attached

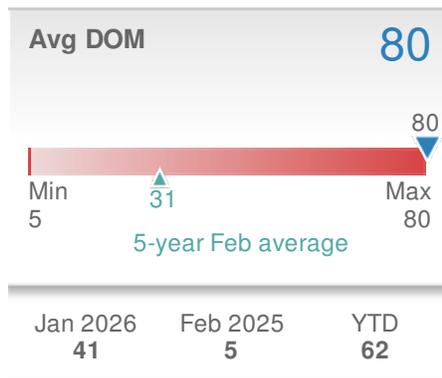
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Summary

In Pottstown (Montgomery, PA), the median sold price for Attached properties for February was \$200,000, representing a decrease of 21.6% compared to last month and an increase of 2% from Feb 2025. The average days on market for units sold in February was 80 days, 160% above the 5-year February average of 31 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from January) to 12; and a 22.7% decrease in supply to 17 active units.

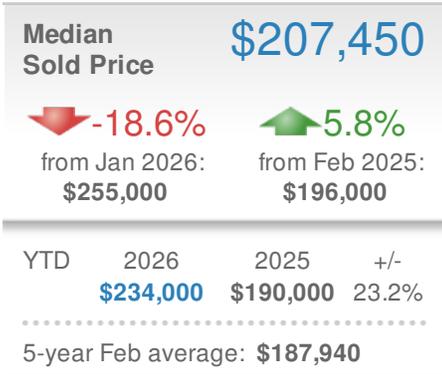
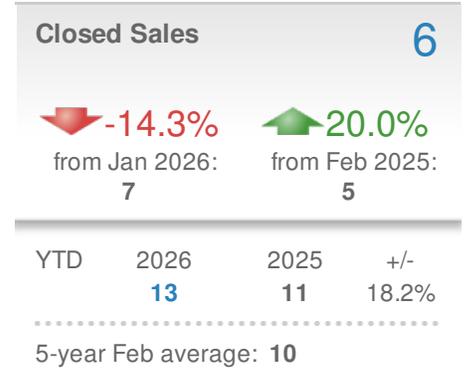
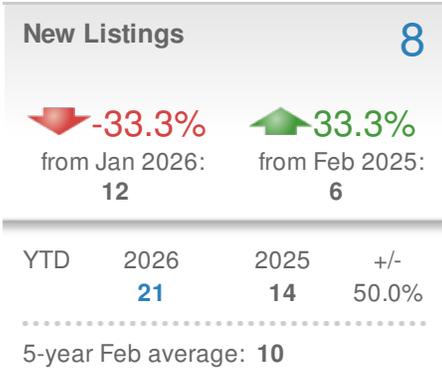
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.45 in January and a decrease from 2.14 in February 2025. The Contract Ratio is 76% lower than the 5-year February average of 2.94. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Summary

In Pottstown (Montgomery, PA), the median sold price for Attached/Townhouse properties for February was \$207,450, representing a decrease of 18.6% compared to last month and an increase of 5.8% from Feb 2025. The average days on market for units sold in February was 105 days, 182% above the 5-year February average of 37 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 11; and a 25% decrease in supply to 15 active units.

This activity resulted in a Contract Ratio of 0.73 pendings per active listing, up from 0.40 in January and a decrease from 2.00 in February 2025. The Contract Ratio is 73% lower than the 5-year February average of 2.74. 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.

