

# March 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

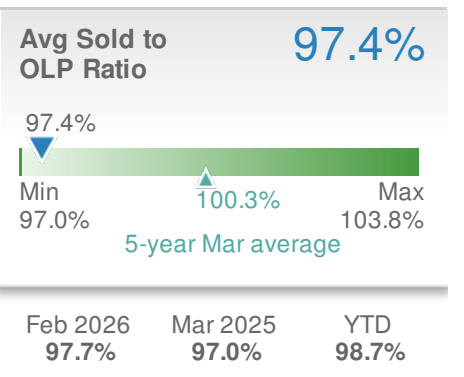
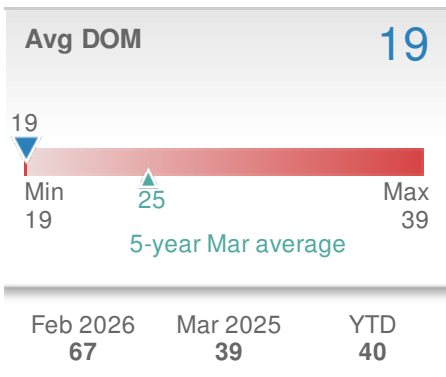
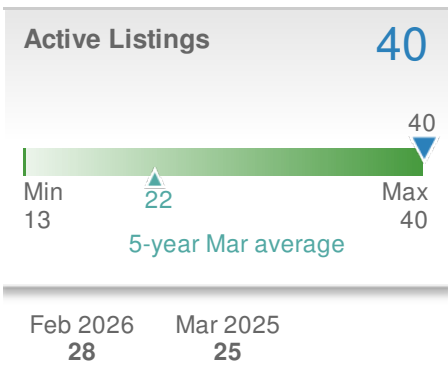
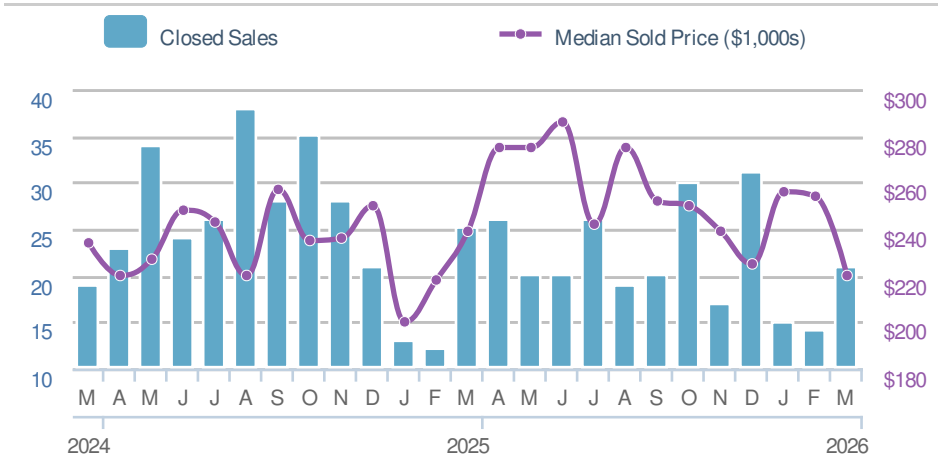
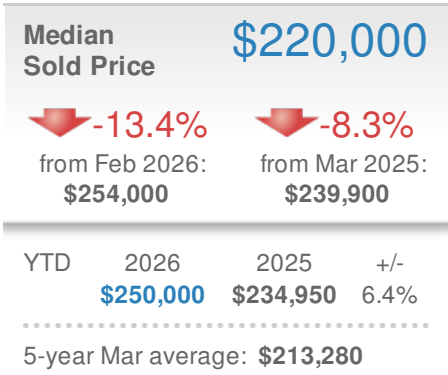
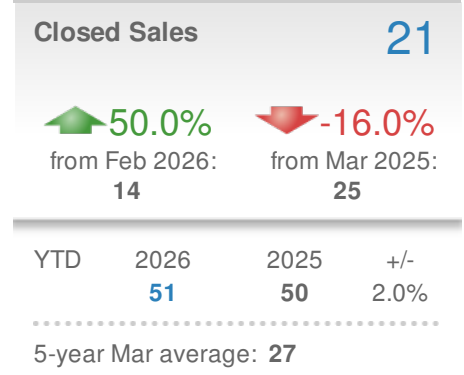
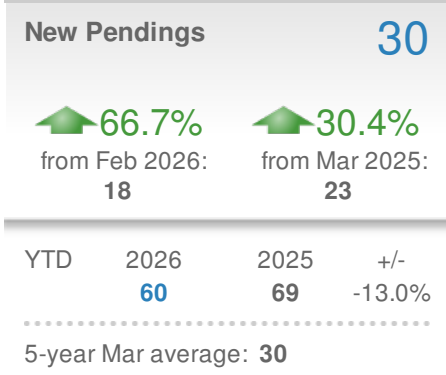
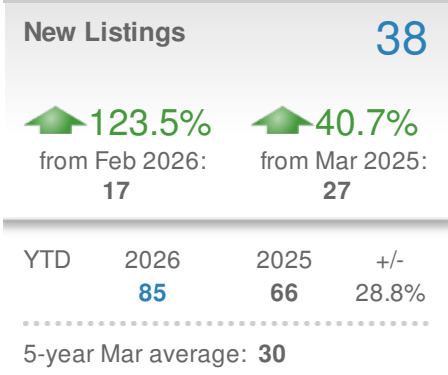
## Local Market Insight

### Pottstown (Montgomery, PA)

**March 2026**

Pottstown (Montgomery, PA)

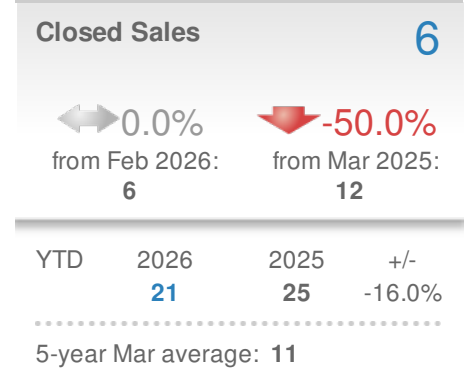
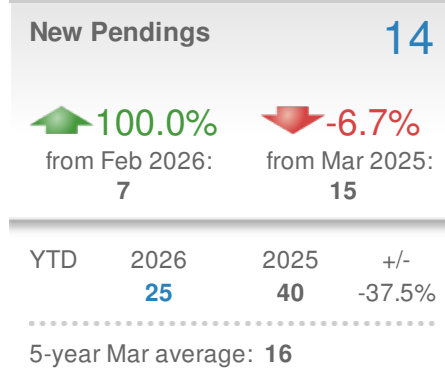
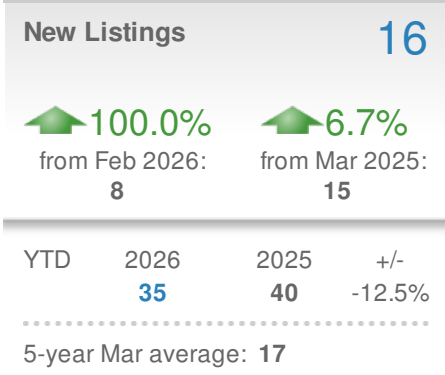
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**March 2026**

Pottstown (Montgomery, PA) - Detached

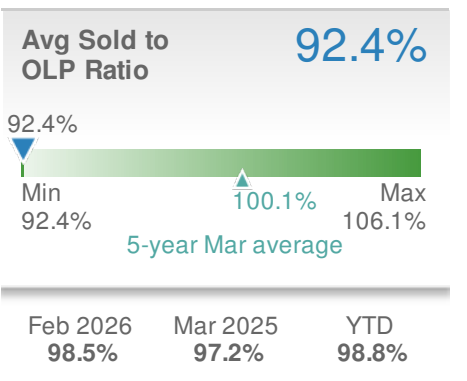
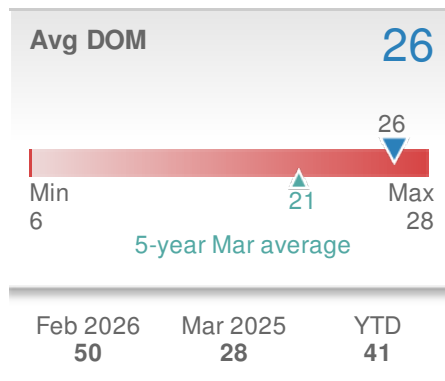
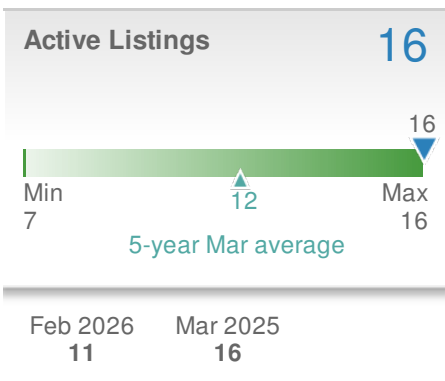
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**Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for March was \$319,500, representing an increase of 9.2% compared to last month and an increase of 29.1% from Mar 2025. The average days on market for units sold in March was 26 days, 24% above the 5-year March average of 21 days. There was a 100% month over month increase in new contract activity with 14 New Pendings; a 77.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 16; and a 45.5% increase in supply to 16 active units.

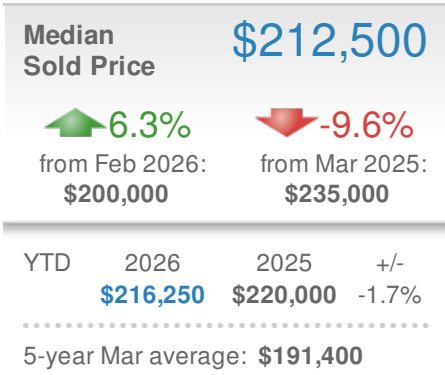
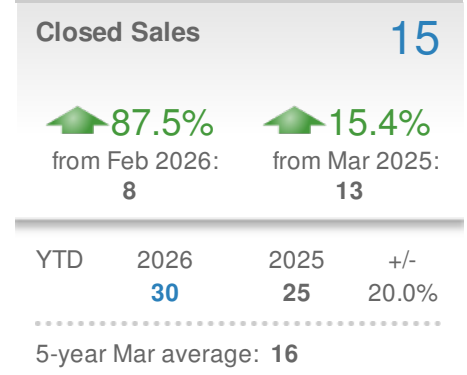
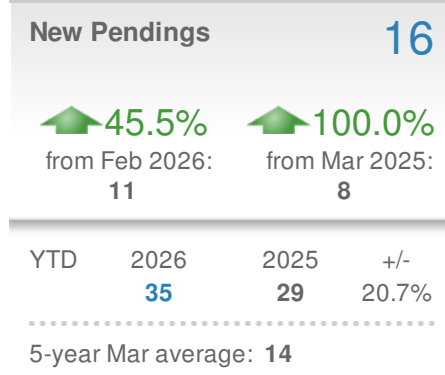
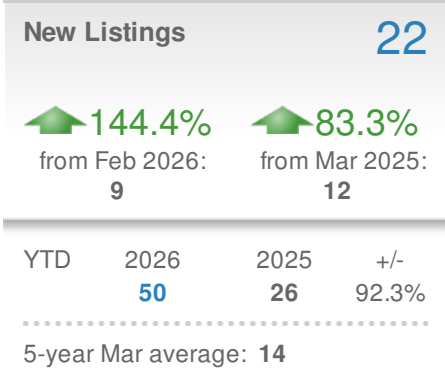
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.82 in February and a decrease from 1.25 in March 2025. The Contract Ratio is 48% lower than the 5-year March average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Pottstown (Montgomery, PA) - Attached

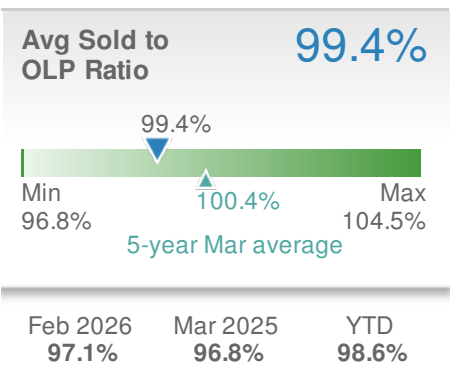
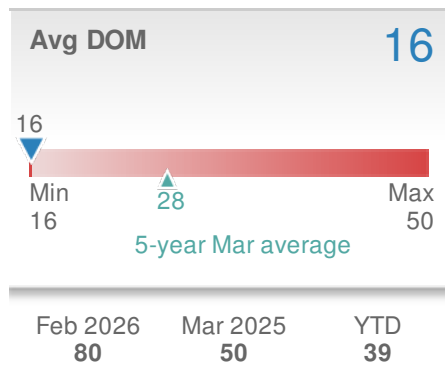
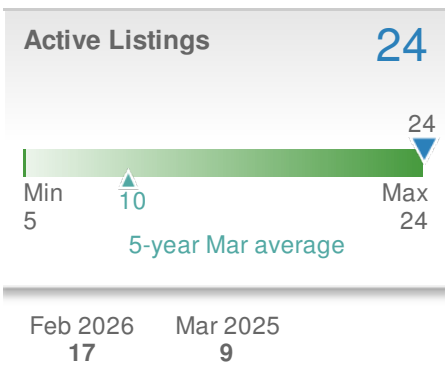
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**Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for March was \$212,500, representing an increase of 6.3% compared to last month and a decrease of 9.6% from Mar 2025. The average days on market for units sold in March was 16 days, 43% below the 5-year March average of 28 days. There was a 45.5% month over month increase in new contract activity with 16 New Pendings; an 8.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 13; and a 41.2% increase in supply to 24 active units.

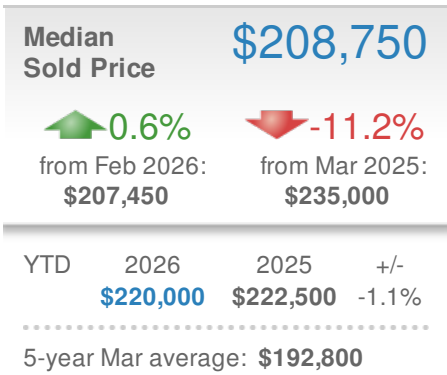
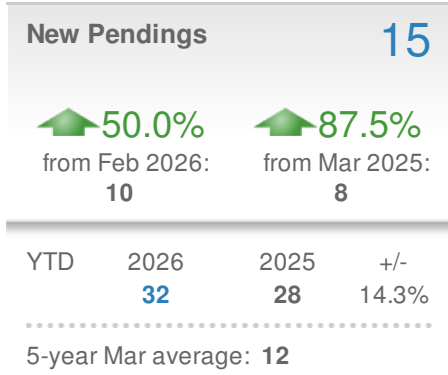
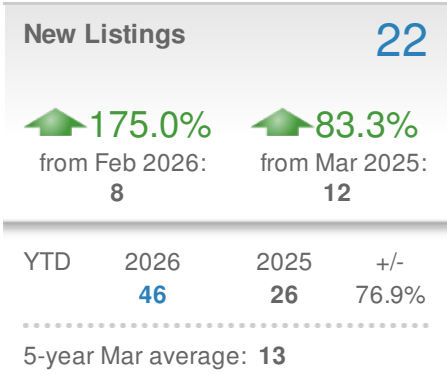
This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 0.71 in February and a decrease from 1.11 in March 2025. The Contract Ratio is 74% lower than the 5-year March average of 2.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Pottstown (Montgomery, PA) - Attached/Townhouse

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**Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached/Townhouse properties for March was \$208,750, representing an increase of 0.6% compared to last month and a decrease of 11.2% from Mar 2025. The average days on market for units sold in March was 17 days, 40% below the 5-year March average of 28 days. There was a 50% month over month increase in new contract activity with 15 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 12; and a 53.3% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 0.73 in February and a decrease from 1.00 in March 2025. The Contract Ratio is 71% lower than the 5-year March average of 1.80. 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.

