

# April 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

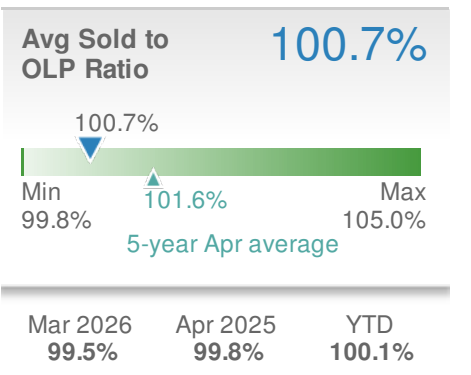
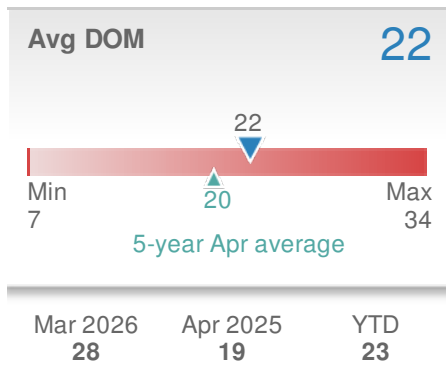
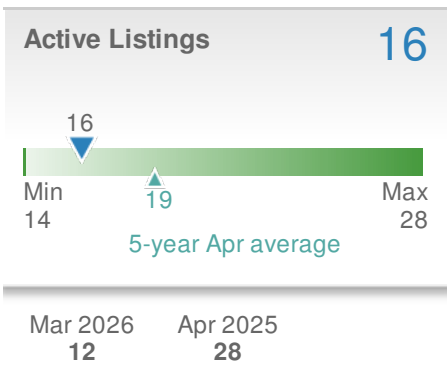
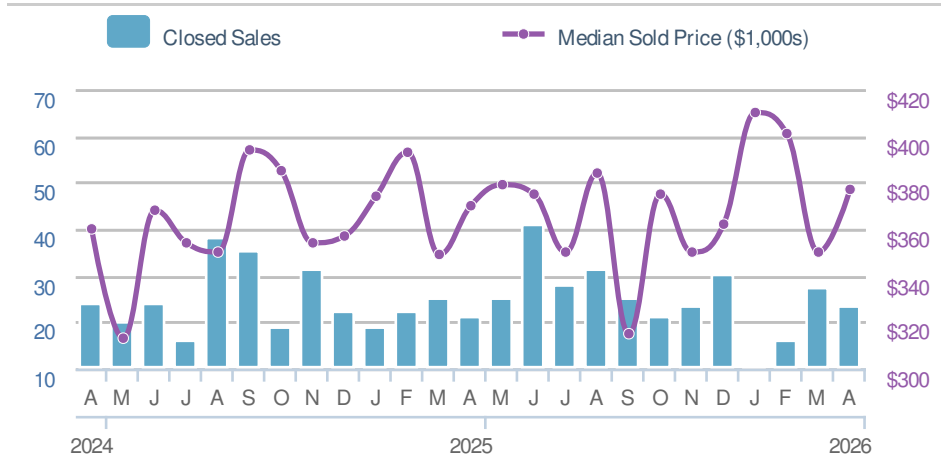
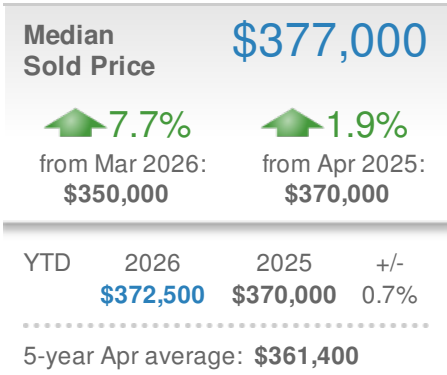
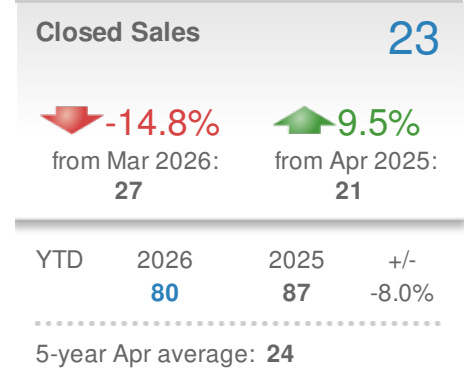
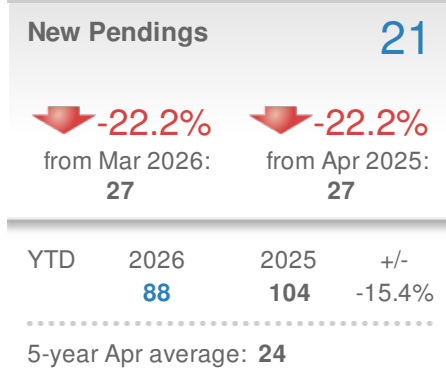
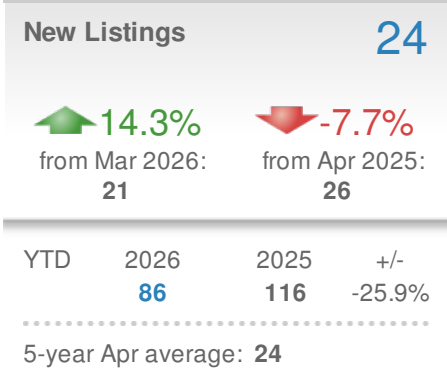
## Local Market Insight

### Pottsgrove (Montgomery, PA)

**April 2026**

Pottsgrove (Montgomery, PA)

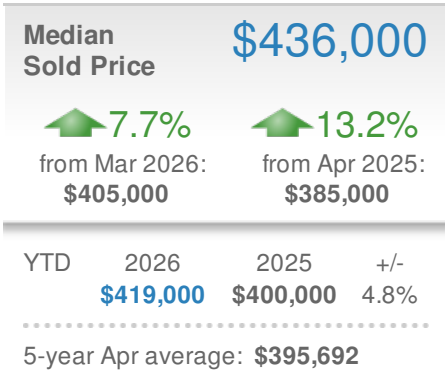
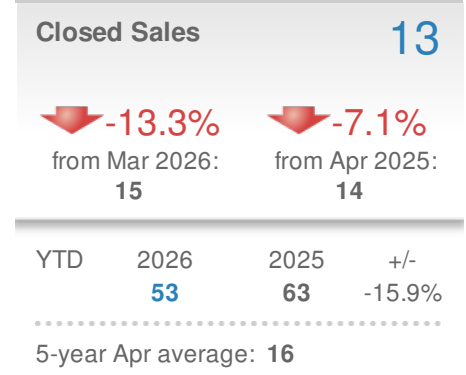
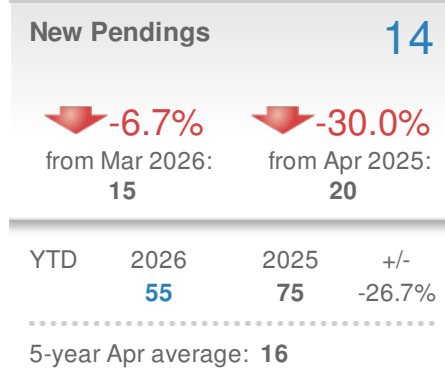
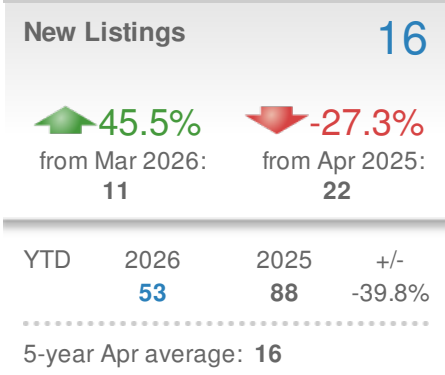
Email: ldavis@tcsr.realtor



**April 2026**

Pottsgrove (Montgomery, PA) - Detached

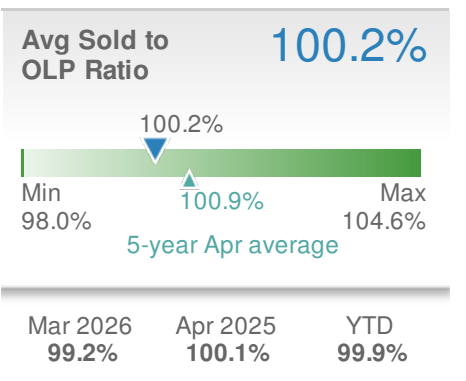
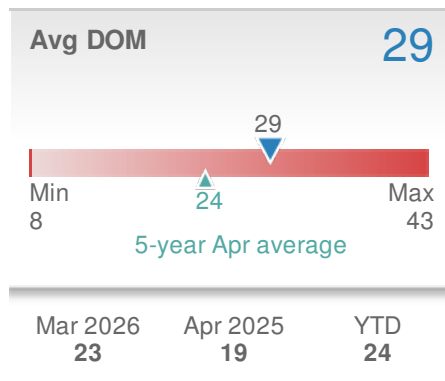
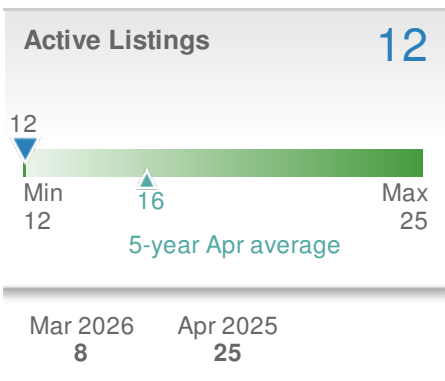
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for April was \$436,000, representing an increase of 7.7% compared to last month and an increase of 13.2% from Apr 2025. The average days on market for units sold in April was 29 days, 21% above the 5-year April average of 24 days. There was a 6.7% month over month decrease in new contract activity with 14 New Pendings; a 3.8% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 25; and a 50% increase in supply to 12 active units.

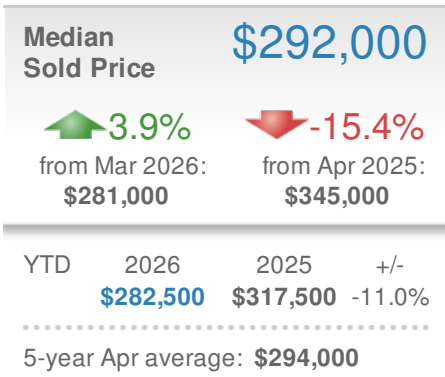
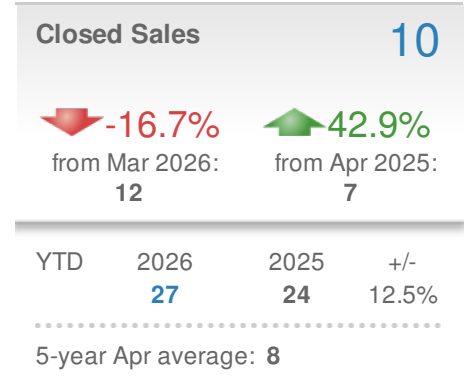
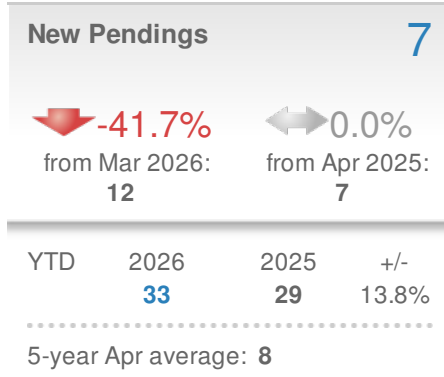
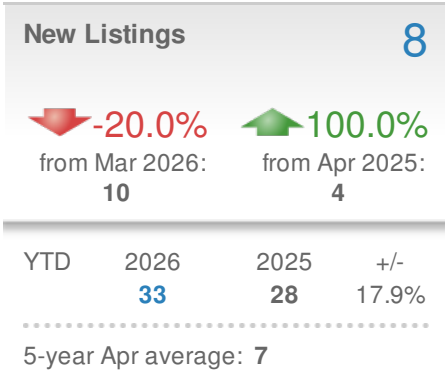
This activity resulted in a Contract Ratio of 2.08 pendings per active listing, down from 3.25 in March and an increase from 1.44 in April 2025. The Contract Ratio is 3% higher than the 5-year April average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Pottsgrove (Montgomery, PA) - Attached

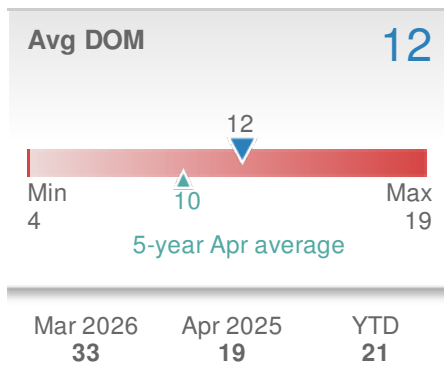
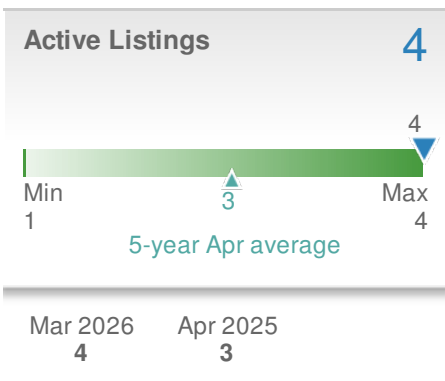
Tri-County Suburban REALTORS  
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**Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for April was \$292,000, representing an increase of 3.9% compared to last month and a decrease of 15.4% from Apr 2025. The average days on market for units sold in April was 12 days, 20% above the 5-year April average of 10 days. There was a 41.7% month over month decrease in new contract activity with 7 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 10; and no change in supply with 4 active units.

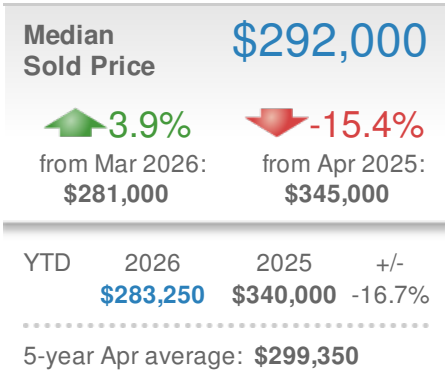
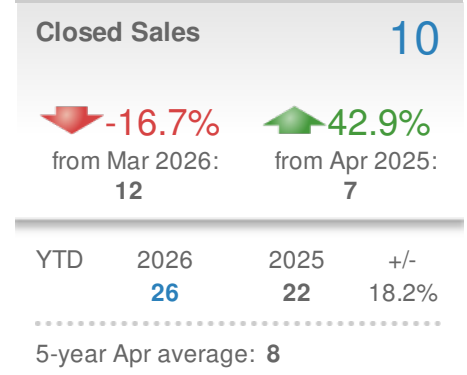
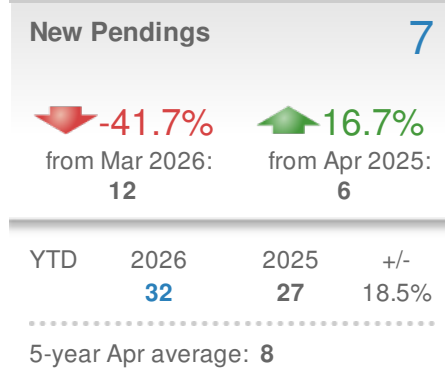
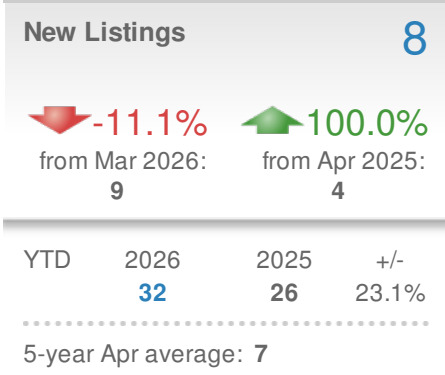
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, down from 3.25 in March and a decrease from 3.67 in April 2025. The Contract Ratio is 82% lower than the 5-year April average of 13.68. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Pottsgrove (Montgomery, PA) - Attached/Townhouse

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**Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$292,000, representing an increase of 3.9% compared to last month and a decrease of 15.4% from Apr 2025. The average days on market for units sold in April was 12 days, 20% above the 5-year April average of 10 days. There was a 41.7% month over month decrease in new contract activity with 7 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 10; and a 33.3% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 2.50 pendings per active listing, down from 4.33 in March and a decrease from 3.33 in April 2025. The Contract Ratio is 81% lower than the 5-year April average of 13.22. 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.

