

# April 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

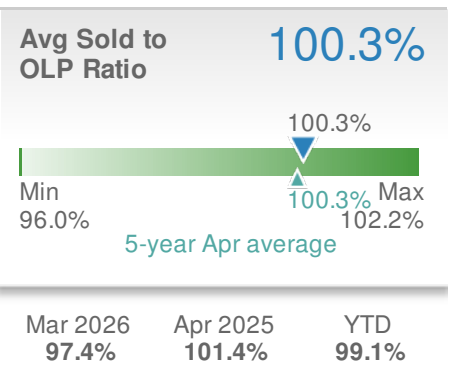
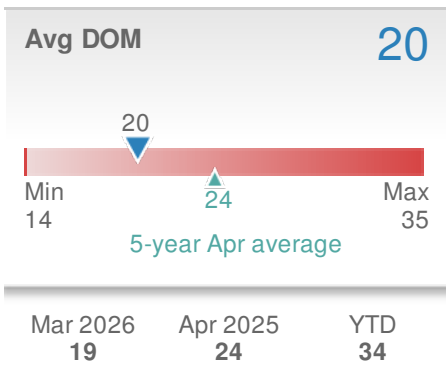
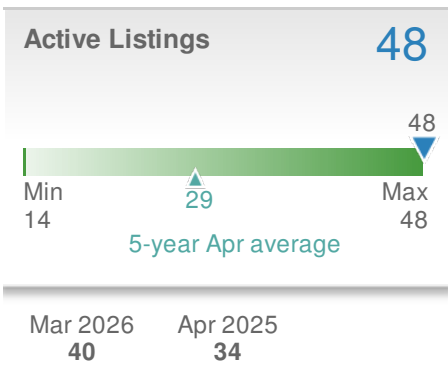
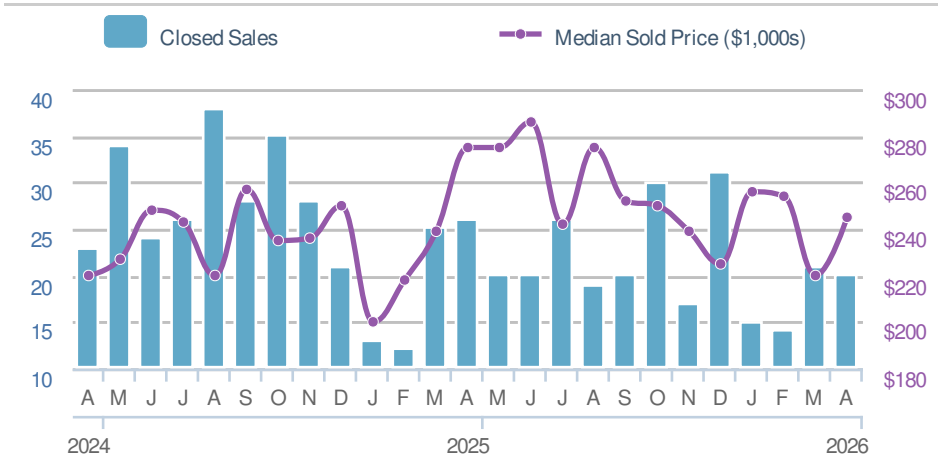
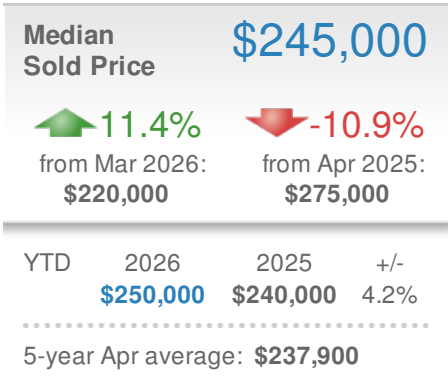
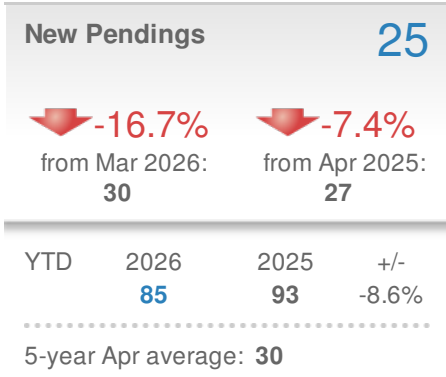
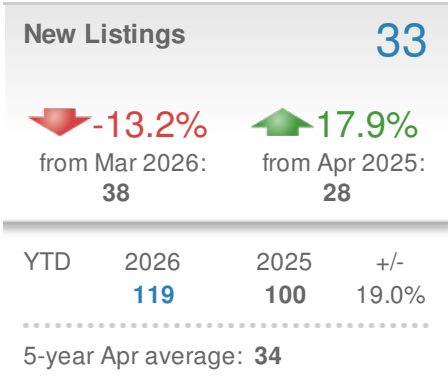
## Local Market Insight

### Pottstown (Montgomery, PA)

**April 2026**

Pottstown (Montgomery, PA)

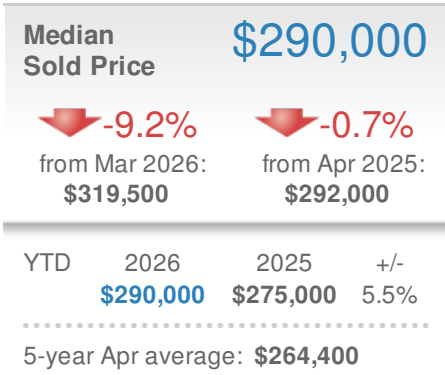
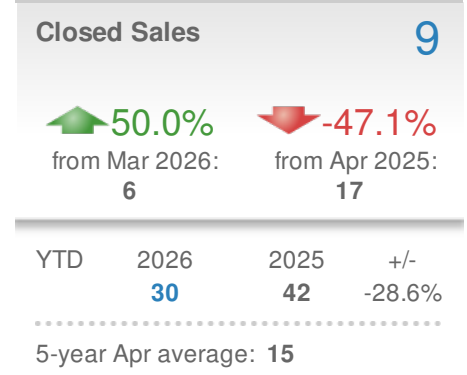
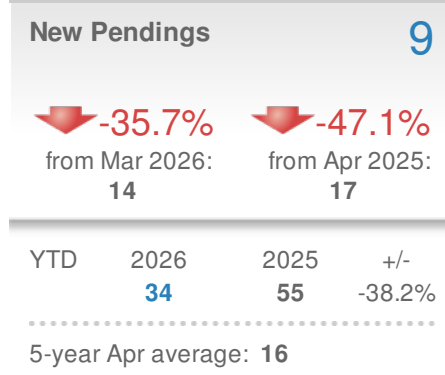
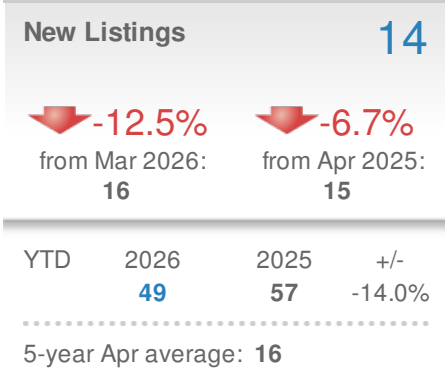
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**April 2026**

Pottstown (Montgomery, PA) - Detached

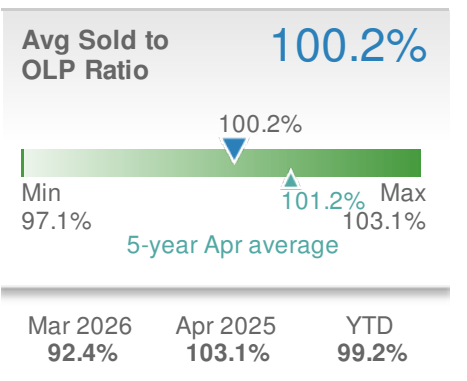
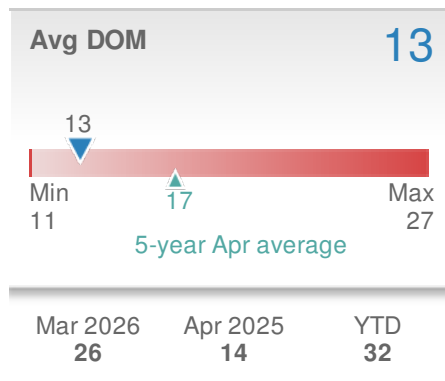
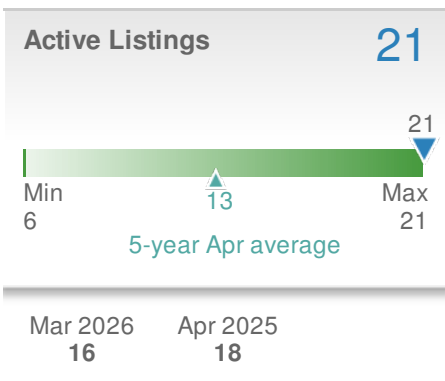
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**Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for April was \$290,000, representing a decrease of 9.2% compared to last month and a decrease of 0.7% from Apr 2025. The average days on market for units sold in April was 13 days, 24% below the 5-year April average of 17 days. There was a 35.7% month over month decrease in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 16; and a 31.3% increase in supply to 21 active units.

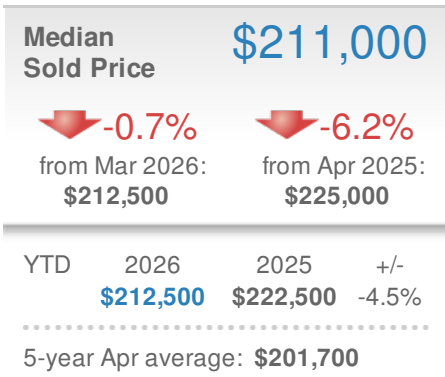
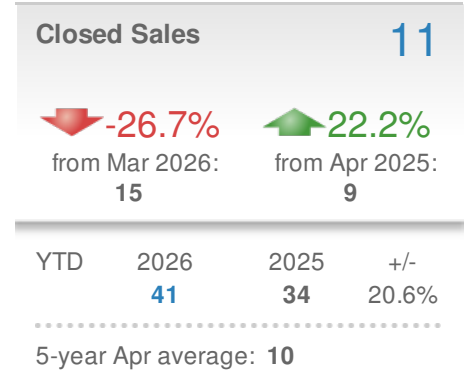
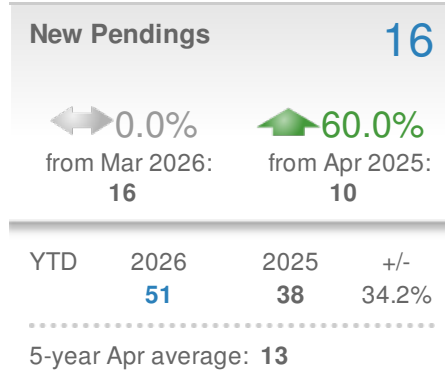
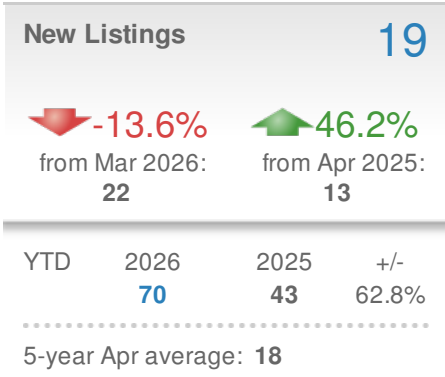
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 1.00 in March and a decrease from 1.00 in April 2025. The Contract Ratio is 60% lower than the 5-year April average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Pottstown (Montgomery, PA) - Attached

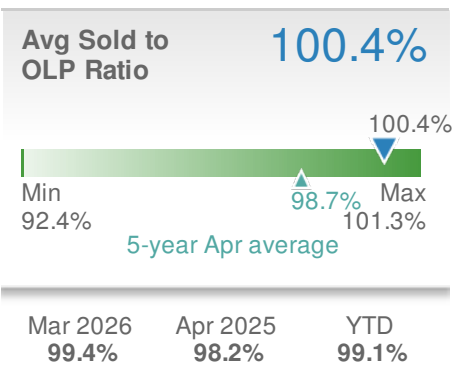
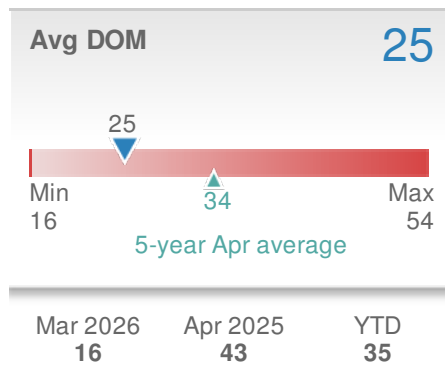
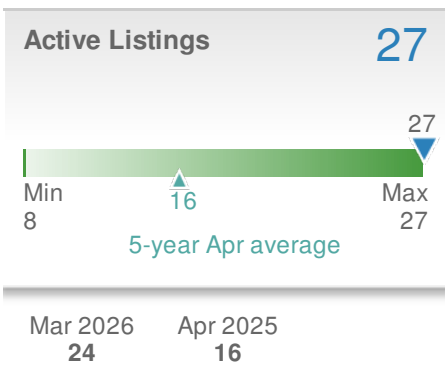
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**Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for April was \$211,000, representing a decrease of 0.7% compared to last month and a decrease of 6.2% from Apr 2025. The average days on market for units sold in April was 25 days, 27% below the 5-year April average of 34 days. There was no month over month change in new contract activity with 16 New Pendings; a 38.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 18; and a 12.5% increase in supply to 27 active units.

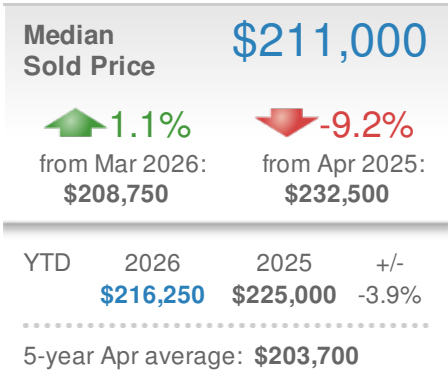
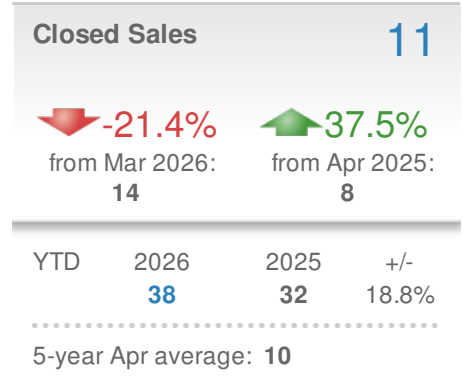
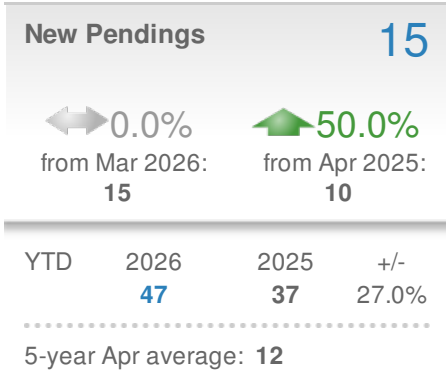
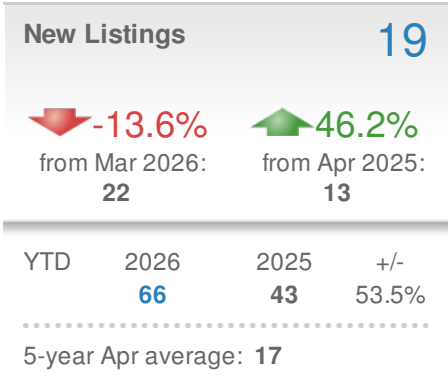
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.54 in March and an increase from 0.63 in April 2025. The Contract Ratio is 46% lower than the 5-year April average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Pottstown (Montgomery, PA) - Attached/Townhouse

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**Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached/Townhouse properties for April was \$211,000, representing an increase of 1.1% compared to last month and a decrease of 9.2% from Apr 2025. The average days on market for units sold in April was 25 days, 29% below the 5-year April average of 35 days. There was no month over month change in new contract activity with 15 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 16; and a 17.4% increase in supply to 27 active units.

This activity resulted in a Contract Ratio of 0.59 pendings per active listing, up from 0.52 in March and a decrease from 0.63 in April 2025. The Contract Ratio is 48% lower than the 5-year April average of 1.13. 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.

