

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

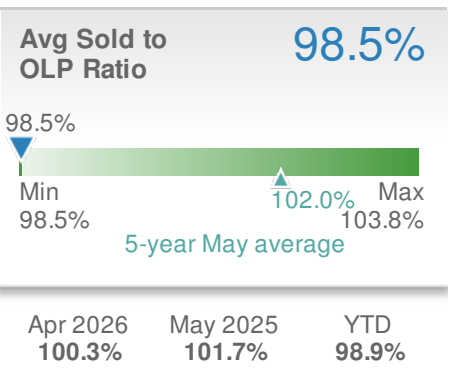
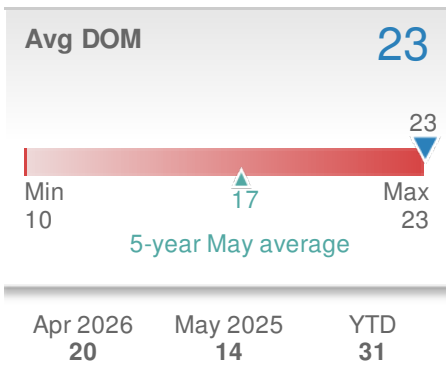
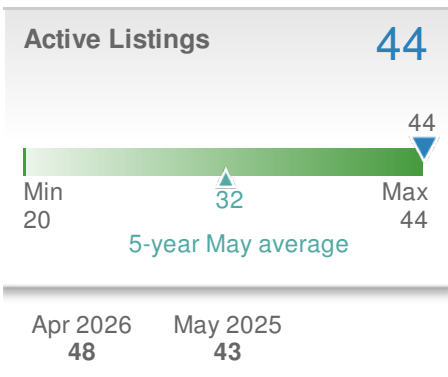
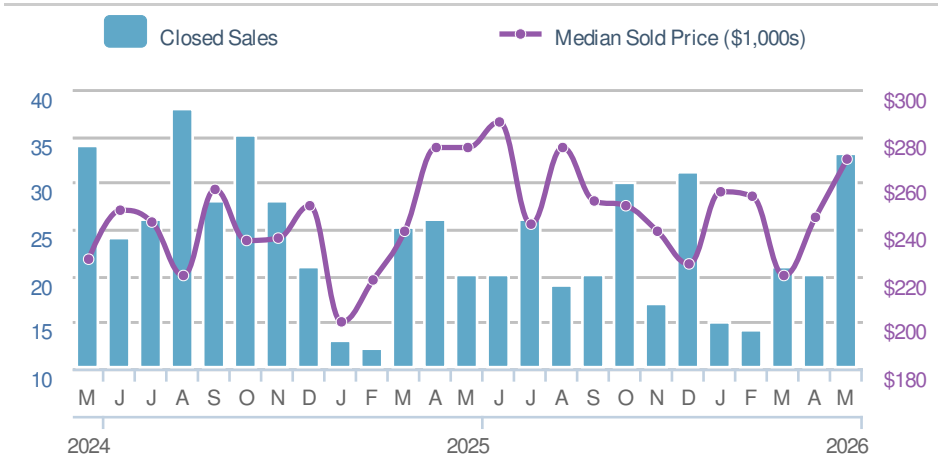
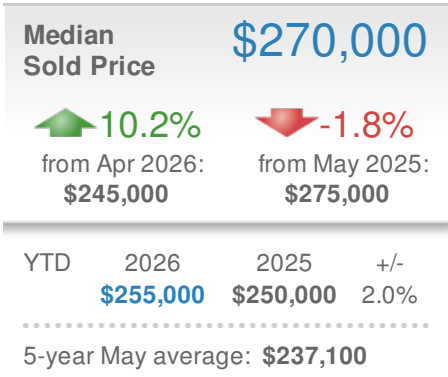
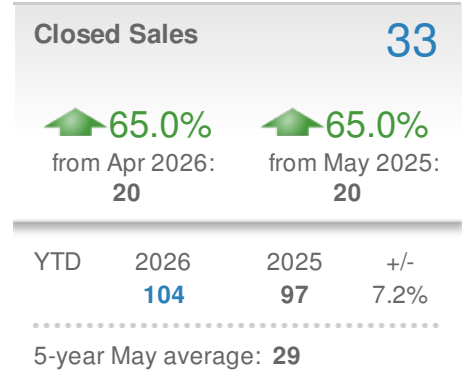
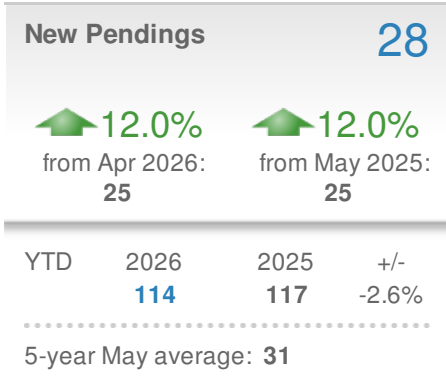
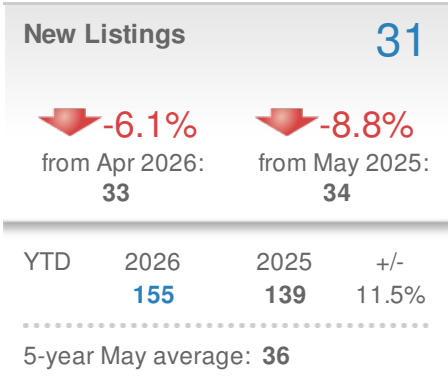
Local Market Insight

Pottstown (Montgomery, PA)

May 2026

Pottstown (Montgomery, PA)

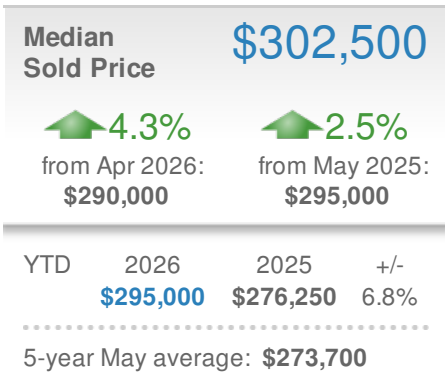
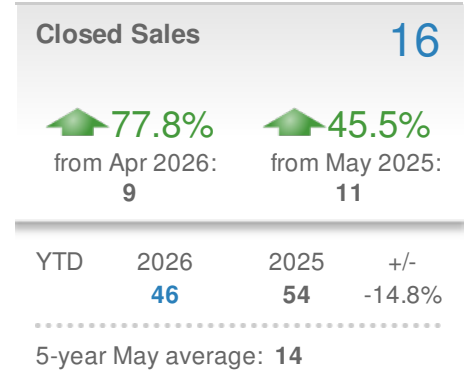
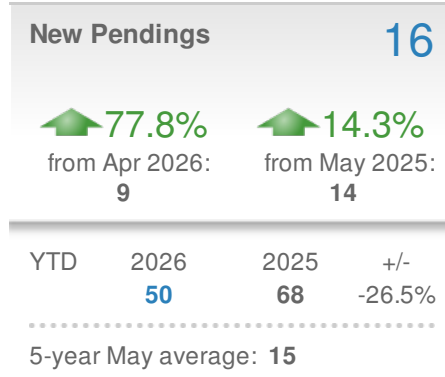
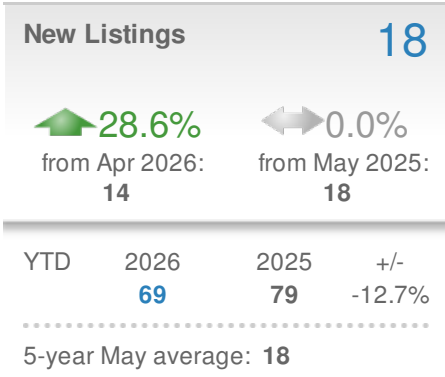
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Pottstown (Montgomery, PA) - Detached

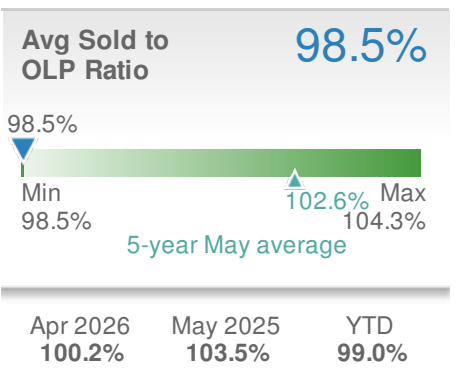
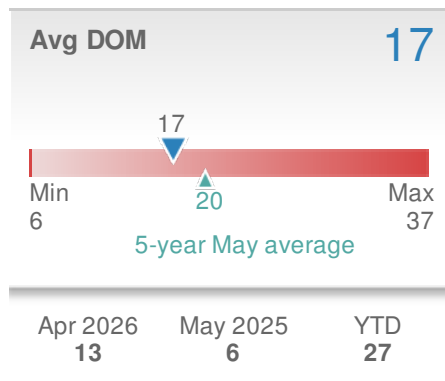
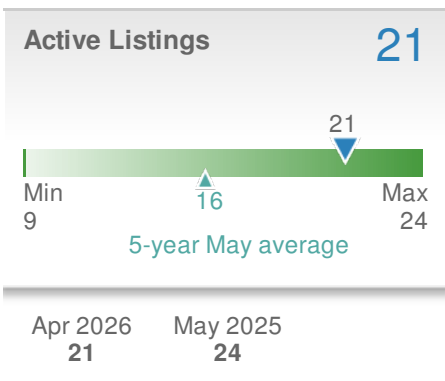
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Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for May was \$302,500, representing an increase of 4.3% compared to last month and an increase of 2.5% from May 2025. The average days on market for units sold in May was 17 days, 15% below the 5-year May average of 20 days. There was a 77.8% month over month increase in new contract activity with 16 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 16; and no change in supply with 21 active units.

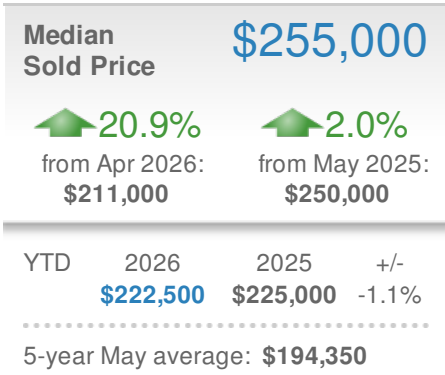
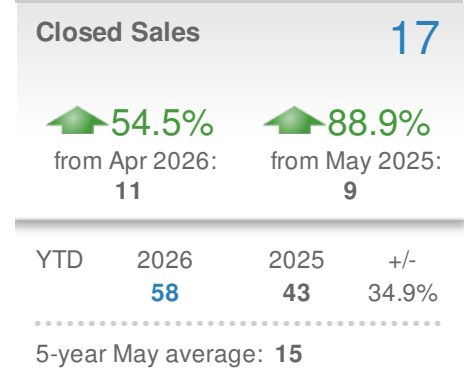
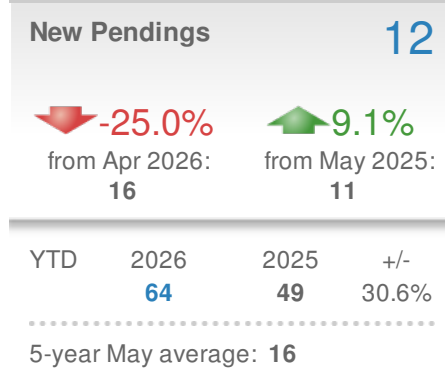
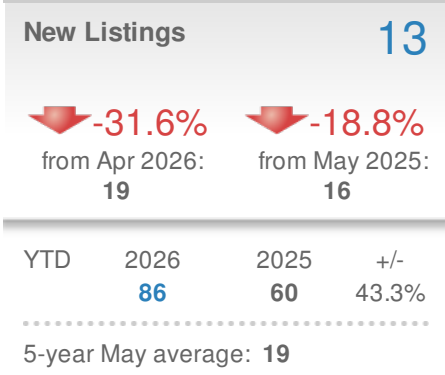
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, no change from April and a decrease from 0.79 in May 2025. The Contract Ratio is 48% lower than the 5-year May average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Pottstown (Montgomery, PA) - Attached

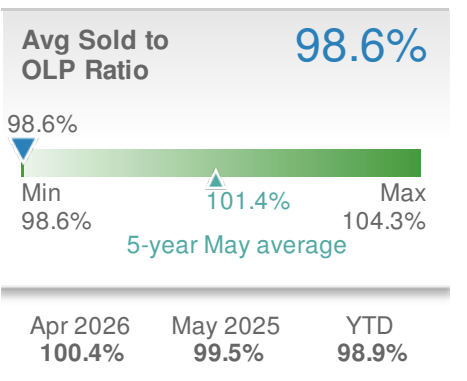
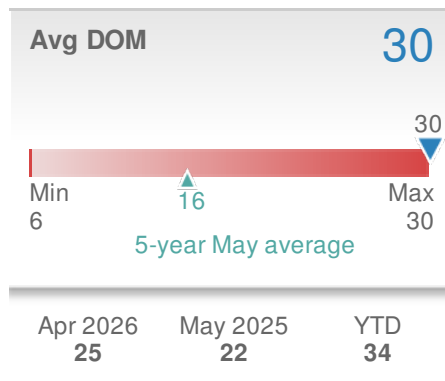
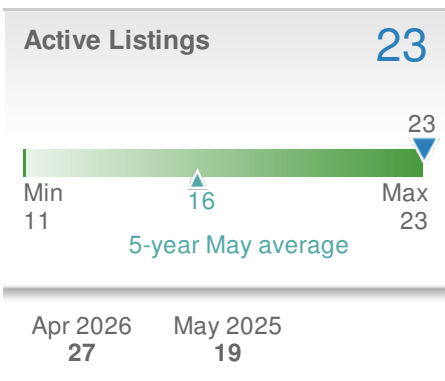
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Summary

In Pottstown (Montgomery, PA), the median sold price for Attached properties for May was \$255,000, representing an increase of 20.9% compared to last month and an increase of 2% from May 2025. The average days on market for units sold in May was 30 days, 90% above the 5-year May average of 16 days. There was a 25% month over month decrease in new contract activity with 12 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 14; and a 14.8% decrease in supply to 23 active units.

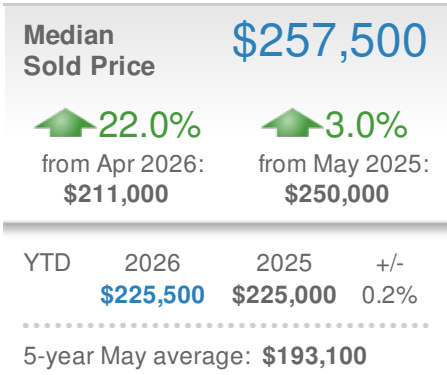
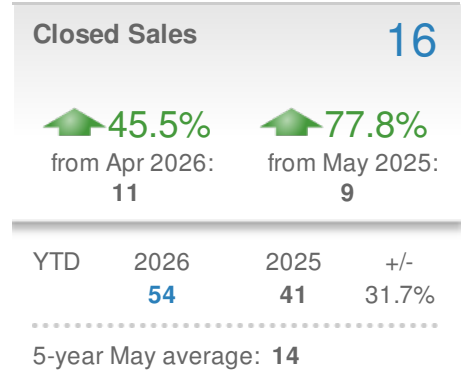
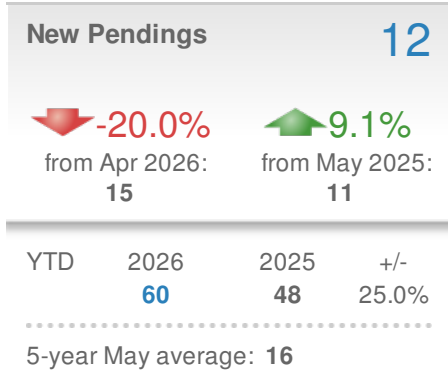
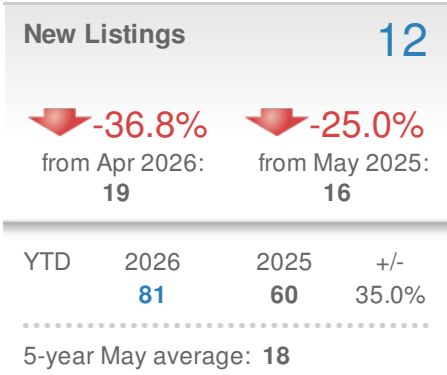
This activity resulted in a Contract Ratio of 0.61 pendings per active listing, down from 0.67 in April and a decrease from 0.63 in May 2025. The Contract Ratio is 45% lower than the 5-year May average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Pottstown (Montgomery, PA) - Attached/Townhouse

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Summary

In Pottstown (Montgomery, PA), the median sold price for Attached/Townhouse properties for May was \$257,500, representing an increase of 22% compared to last month and an increase of 3% from May 2025. The average days on market for units sold in May was 27 days, 85% above the 5-year May average of 15 days. There was a 20% month over month decrease in new contract activity with 12 New Pendings; an 18.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 13; and an 18.5% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.59 pendings per active listing, no change from April and a decrease from 0.63 in May 2025. The Contract Ratio is 44% lower than the 5-year May average of 1.05. 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.

