June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Pottsgrove (Montgomery, PA)

MarketStats
by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Pottsgrove (Montgomery, PA)

New Listings 38

65.2% from May 2026: **23**

31.0% from Jun 2025: **29**

YTD	2026	2025	+/-
	156	**187**	-16.6%

5-year Jun average: **33**

New Pendings 35

94.4% from May 2026: **18**

12.9% from Jun 2025: **31**

YTD	2026	2025	+/-
	142	**173**	-17.9%

5-year Jun average: **32**

Closed Sales 20

-16.7% from May 2026: **24**

-51.2% from Jun 2025: **41**

YTD	2026	2025	+/-
	125	**158**	-20.9%

5-year Jun average: **30**

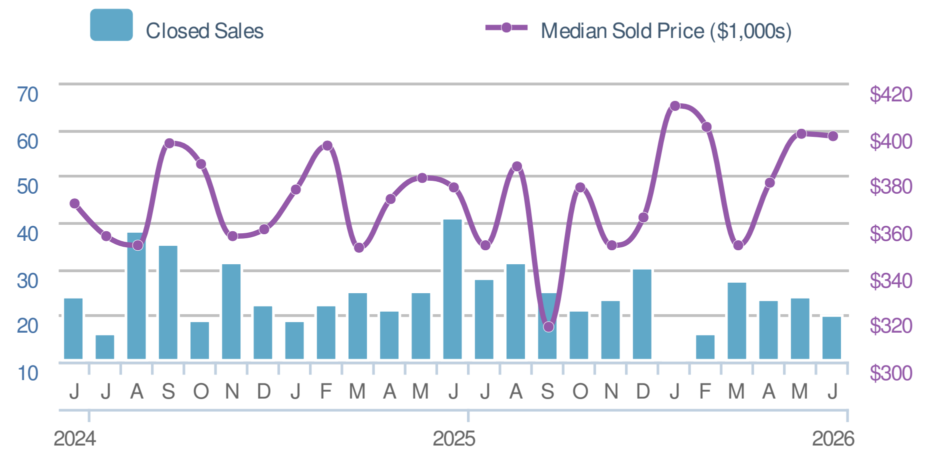
Median Sold Price $397,500

-0.1% from May 2026: **$398,000**

6.0% from Jun 2025: **$375,000**

YTD	2026	2025	+/-
	$377,000	**$370,000**	1.9%

5-year Jun average: **$357,150**



Active Listings 27

27

Min 17

26

Max 39

5-year Jun average

May 2026	Jun 2025
21	**29**

Avg DOM 8

8

Min 7

13

Max 20

5-year Jun average

May 2026	Jun 2025	YTD
12	**20**	**18**

Avg Sold to OLP Ratio 103.2%

103.2%

Min 100.3%

102.2%

Max 103.7%

5-year Jun average

May 2026	Jun 2025	YTD
100.2%	**100.6%**	**100.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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

June 2026

Pottsgrove (Montgomery, PA) - Detached

New Listings 30

▲ 57.9% from May 2026: **19**

▲ 50.0% from Jun 2025: **20**

YTD	2026	2025	+/-
	107	**139**	-23.0%

5-year Jun average: **24**

New Pendings 27

▲ 125.0% from May 2026: **12**

▲ 8.0% from Jun 2025: **25**

YTD	2026	2025	+/-
	94	**127**	-26.0%

5-year Jun average: **24**

Closed Sales 16

▼ -5.9% from May 2026: **17**

▼ -51.5% from Jun 2025: **33**

YTD	2026	2025	+/-
	87	**118**	-26.3%

5-year Jun average: **22**

Median Sold Price $427,250

▼ -2.9% from May 2026: **$440,000**

▼ -2.9% from Jun 2025: **$439,900**

YTD	2026	2025	+/-
	$427,500	**$398,000**	7.4%

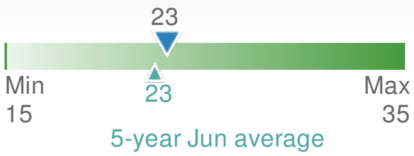
5-year Jun average: **$405,934**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for June was $427,250, representing a decrease of 2.9% compared to last month and a decrease of 2.9% from Jun 2025. The average days on market for units sold in June was 9 days, 38% below the 5-year June average of 15 days. There was a 125% month over month increase in new contract activity with 27 New Pendings; a 45% MoM increase in All Pendings (new contracts + contracts carried over from May) to 29; and a 35.3% increase in supply to 23 active units.

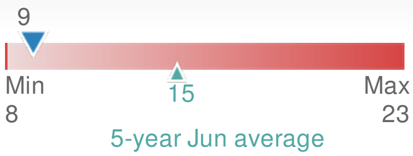
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.18 in May and a decrease from 1.39 in June 2025. The Contract Ratio is 23% lower than the 5-year June average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings 23



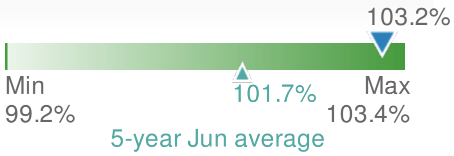
May 2026	Jun 2025
17	**23**

Avg DOM 9



May 2026	Jun 2025	YTD
13	**20**	**19**

Avg Sold to OLP Ratio 103.2%



May 2026	Jun 2025	YTD
100.4%	**100.8%**	**100.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Pottsgrove (Montgomery, PA) - Attached

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

New Listings 8

▲100.0% from May 2026: **4**

▼-11.1% from Jun 2025: **9**

YTD	2026	2025	+/-
	49	**48**	2.1%

5-year Jun average: **8**

New Pendings 8

▲33.3% from May 2026: **6**

▲33.3% from Jun 2025: **6**

YTD	2026	2025	+/-
	48	**46**	4.3%

5-year Jun average: **8**

Closed Sales 4

▼-42.9% from May 2026: **7**

▼-50.0% from Jun 2025: **8**

YTD	2026	2025	+/-
	38	**40**	-5.0%

5-year Jun average: **8**

Median Sold Price $335,000

▲26.4% from May 2026: **$265,000**

▲22.9% from Jun 2025: **$272,500**

YTD	2026	2025	+/-
	$283,250	**$300,000**	-5.6%

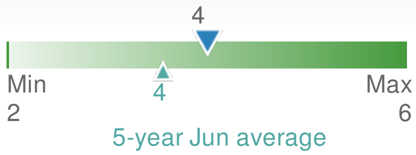
5-year Jun average: **$278,000**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for June was $335,000, representing an increase of 26.4% compared to last month and an increase of 22.9% from Jun 2025. The average days on market for units sold in June was 4 days, 50% below the 5-year June average of 8 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 13; and no change in supply with 4 active units.

This activity resulted in a Contract Ratio of 3.25 pendings per active listing, up from 2.25 in May and an increase from 2.00 in June 2025. The Contract Ratio is 58% lower than the 5-year June average of 7.80. 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.

Active Listings 4



May 2026	Jun 2025
4	**6**

Avg DOM 4

May 2026	Jun 2025	YTD
9	**18**	**17**

Avg Sold to OLP Ratio 103.4%

May 2026	Jun 2025	YTD
99.6%	**99.6%**	**100.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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

June 2026

Pottsgrove (Montgomery, PA) - Attached/Townhouse

New Listings 7

▲ 75.0% from May 2026: **4**

▼ -22.2% from Jun 2025: **9**

YTD	2026	2025	+/-
	47	**45**	4.4%

5-year Jun average: **8**

New Pendings 8

▲ 33.3% from May 2026: **6**

▲ 33.3% from Jun 2025: **6**

YTD	2026	2025	+/-
	47	**43**	9.3%

5-year Jun average: **7**

Closed Sales 4

▼ -42.9% from May 2026: **7**

▼ -42.9% from Jun 2025: **7**

YTD	2026	2025	+/-
	37	**36**	2.8%

5-year Jun average: **7**

Median Sold Price $335,000

▲ 26.4% from May 2026: **$265,000**

▲ 36.7% from Jun 2025: **$245,000**

YTD	2026	2025	+/-
	$284,000	**$317,500**	-10.6%

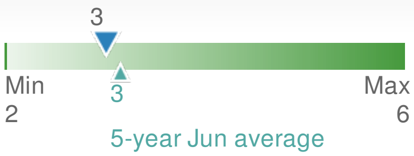
5-year Jun average: **$283,866**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was $335,000, representing an increase of 26.4% compared to last month and an increase of 36.7% from Jun 2025. The average days on market for units sold in June was 4 days, 49% below the 5-year June average of 8 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 13; and a 25% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 4.33 pendings per active listing, up from 2.25 in May and an increase from 2.00 in June 2025. The Contract Ratio is 46% lower than the 5-year June average of 8.07. 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.

Active Listings 3



May 2026	Jun 2025
4	6

Avg DOM 4

May 2026	Jun 2025	YTD
9	19	17

Avg Sold to OLP Ratio 103.4%

May 2026	Jun 2025	YTD
99.6%	**99.5%**	**100.8%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime