

June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Pottstown (Montgomery, PA)

June 2026

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**37** **19.4%**
from May 2026:
31 **32.1%**
from Jun 2025:
28

YTD	2026	2025	+/-
	195	168	16.1%

5-year Jun average: **36****New Pendings****42** **50.0%**
from May 2026:
28 **55.6%**
from Jun 2025:
27

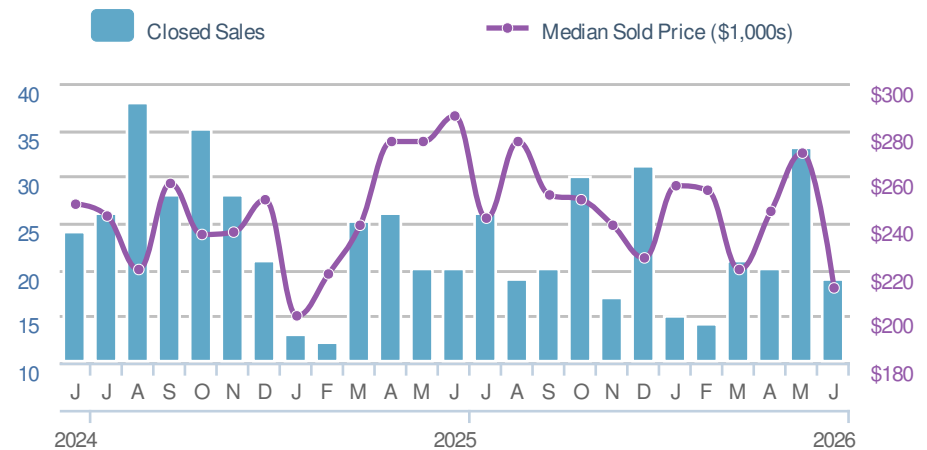
YTD	2026	2025	+/-
	154	144	6.9%

5-year Jun average: **35****Closed Sales****19** **-42.4%**
from May 2026:
33 **-5.0%**
from Jun 2025:
20

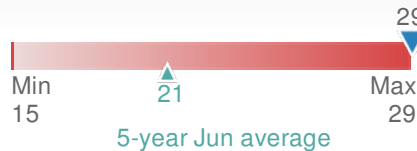
YTD	2026	2025	+/-
	124	117	6.0%

5-year Jun average: **27****Median Sold Price****\$212,500** **-21.3%**
from May 2026:
\$270,000 **-25.7%**
from Jun 2025:
\$286,000

YTD	2026	2025	+/-
	\$251,125	\$255,000	-1.5%

5-year Jun average: **\$238,400****Active Listings****41**

May 2026	Jun 2025
44	39

Avg DOM**29**

May 2026	Jun 2025	YTD
23	18	30

Avg Sold to OLP Ratio**96.3%**

May 2026	Jun 2025	YTD
98.5%	100.6%	98.5%

June 2026**Pottstown (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****22** **22.2%**from May 2026:
18 **57.1%**from Jun 2025:
14

YTD	2026	2025	+/-
	92	93	-1.1%

5-year Jun average: **19****New Pendings****20** **25.0%**from May 2026:
16 **17.6%**from Jun 2025:
17

YTD	2026	2025	+/-
	70	85	-17.6%

5-year Jun average: **18****Closed Sales****8** **-50.0%**from May 2026:
16 **-33.3%**from Jun 2025:
12

YTD	2026	2025	+/-
	54	66	-18.2%

5-year Jun average: **15****Median
Sold Price****\$261,250** **-13.6%**from May 2026:
\$302,500 **-16.7%**from Jun 2025:
\$313,500

YTD	2026	2025	+/-
	\$290,000	\$285,000	1.8%

5-year Jun average: **\$269,530****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for June was \$261,250, representing a decrease of 13.6% compared to last month and a decrease of 16.7% from Jun 2025. The average days on market for units sold in June was 18 days, 18% below the 5-year June average of 22 days. There was a 25% month over month increase in new contract activity with 20 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from May) to 28; and no change in supply with 21 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.76 in May and a decrease from 1.41 in June 2025. The Contract Ratio is 3% higher than the 5-year June average of 1.30. 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**21**

May 2026	Jun 2025
21	17

Avg DOM**18**

May 2026	Jun 2025	YTD
17	24	25

**Avg Sold to
OLP Ratio****100.2%**

May 2026	Jun 2025	YTD
98.5%	101.7%	99.1%

June 2026**Pottstown (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****15**
 **15.4%**
from May 2026:
13
 **7.1%**
from Jun 2025:
14

YTD	2026	2025	+/-
	103	75	37.3%

5-year Jun average: **17****New Pendings****22**
 **83.3%**
from May 2026:
12
 **120.0%**
from Jun 2025:
10

YTD	2026	2025	+/-
	84	59	42.4%

5-year Jun average: **17****Closed Sales****11**
 **-35.3%**
from May 2026:
17
 **37.5%**
from Jun 2025:
8

YTD	2026	2025	+/-
	70	51	37.3%

5-year Jun average: **12****Median
Sold Price****\$197,500**
 **-22.5%**
from May 2026:
\$255,000
 **-8.1%**
from Jun 2025:
\$215,000

YTD	2026	2025	+/-
	\$220,000	\$220,000	0.0%

5-year Jun average: **\$187,500****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for June was \$197,500, representing a decrease of 22.5% compared to last month and a decrease of 8.1% from Jun 2025. The average days on market for units sold in June was 36 days, 122% above the 5-year June average of 16 days. There was an 83.3% month over month increase in new contract activity with 22 New Pendings; a 57.1% MoM increase in All Pendings (new contracts + contracts carried over from May) to 22; and a 13% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 0.61 in May and an increase from 0.64 in June 2025. The Contract Ratio is 37% lower than the 5-year June average of 1.75. 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**20**

May 2026	Jun 2025
23	22

Avg DOM**36**

May 2026	Jun 2025	YTD
30	9	34

**Avg Sold to
OLP Ratio****93.6%**

May 2026	Jun 2025	YTD
98.6%	98.9%	98.1%

June 2026**Pottstown (Montgomery, PA) - Attached/Townhouse**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**13** **8.3%**from May 2026:
12 **30.0%**from Jun 2025:
10

YTD	2026	2025	+/-
	96	71	35.2%

5-year Jun average: **15****New Pendings****19** **58.3%**from May 2026:
12 **90.0%**from Jun 2025:
10

YTD	2026	2025	+/-
	77	58	32.8%

5-year Jun average: **16****Closed Sales****11** **-31.3%**from May 2026:
16 **37.5%**from Jun 2025:
8

YTD	2026	2025	+/-
	66	49	34.7%

5-year Jun average: **12****Median Sold Price****\$197,500** **-23.3%**from May 2026:
\$257,500 **-8.1%**from Jun 2025:
\$215,000

YTD	2026	2025	+/-
	\$220,000	\$225,000	-2.2%

5-year Jun average: **\$187,600****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached/Townhouse properties for June was \$197,500, representing a decrease of 23.3% compared to last month and a decrease of 8.1% from Jun 2025. The average days on market for units sold in June was 36 days, 117% above the 5-year June average of 17 days. There was a 58.3% month over month increase in new contract activity with 19 New Pendings; a 38.5% MoM increase in All Pendings (new contracts + contracts carried over from May) to 18; and a 9.1% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, up from 0.59 in May and an increase from 0.78 in June 2025. The Contract Ratio is 50% lower than the 5-year June average of 1.79. 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**20**

May 2026	Jun 2025
22	18

Avg DOM**36**

May 2026	Jun 2025	YTD
27	9	34

Avg Sold to OLP Ratio**93.6%**

May 2026	Jun 2025	YTD
99.1%	98.9%	98.0%