July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Pottsgrove (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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July 2026
Pottsgrove (Montgomery, PA)

New Listings — 29

-23.7% from Jun 2026: **38**
52.6% from Jul 2025: **19**

YTD	2026	2025	+/-
	193	**209**	-7.7%

5-year Jul average: **32**

New Pendings — 28

-20.0% from Jun 2026: **35**
21.7% from Jul 2025: **23**

YTD	2026	2025	+/-
	167	**195**	-14.4%

5-year Jul average: **31**

Closed Sales — 24

20.0% from Jun 2026: **20**
-14.3% from Jul 2025: **28**

YTD	2026	2025	+/-
	150	**187**	-19.8%

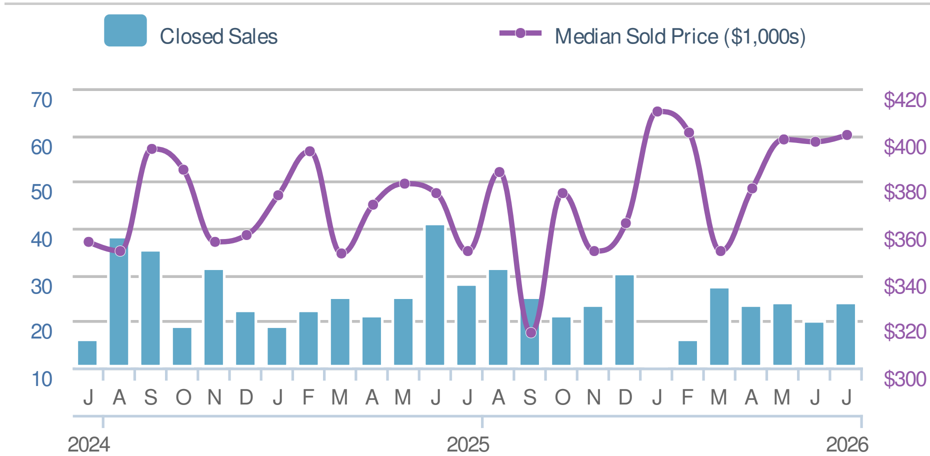
5-year Jul average: **24**

Median Sold Price — $400,000

0.6% from Jun 2026: **$397,500**
14.1% from Jul 2025: **$350,500**

YTD	2026	2025	+/-
	$385,000	**$365,000**	5.5%

5-year Jul average: **$359,150**



Active Listings — 39

39
Min 25 — 29 — Max 39
5-year Jul average

Jun 2026	Jul 2025
27	**25**

Avg DOM — 11

11
Min 8 — 17 — Max 34
5-year Jul average

Jun 2026	Jul 2025	YTD
8	**20**	**17**

Avg Sold to OLP Ratio — 100.8%

100.8%
Min 99.4% — 100.7% — Max 103.5%
5-year Jul average

Jun 2026	Jul 2025	YTD
103.2%	**100.0%**	**100.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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July 2026

Pottsgrove (Montgomery, PA) - Detached

New Listings — 22

-26.7% from Jun 2026: **30**
69.2% from Jul 2025: **13**

YTD	2026	2025	+/-
	137	**155**	-11.6%

5-year Jul average: **24**

New Pendings — 21

-22.2% from Jun 2026: **27**
31.3% from Jul 2025: **16**

YTD	2026	2025	+/-
	113	**143**	-21.0%

5-year Jul average: **23**

Closed Sales — 17

6.3% from Jun 2026: **16**
-15.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	105	**139**	-24.5%

5-year Jul average: **18**

Median Sold Price — $487,500

14.1% from Jun 2026: **$427,250**
8.4% from Jul 2025: **$449,661**

YTD	2026	2025	+/-
	$432,500	**$400,000**	8.1%

5-year Jul average: **$422,029**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for July was $487,500, representing an increase of 14.1% compared to last month and an increase of 8.4% from Jul 2025. The average days on market for units sold in July was 11 days, 45% below the 5-year July average of 20 days. There was a 22.2% month over month decrease in new contract activity with 21 New Pendings; a 3.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 30; and a 47.8% increase in supply to 34 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.26 in June and a decrease from 1.35 in July 2025. The Contract Ratio is 39% lower than the 5-year July average of 1.43. 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 — 34

34
Min 20 — 26 (5-year Jul average) — Max 34

Jun 2026	Jul 2025
23	**20**

Avg DOM — 11

11
Min 10 — 20 (5-year Jul average) — Max 38

Jun 2026	Jul 2025	YTD
9	**23**	**18**

Avg Sold to OLP Ratio — 101.6%

101.6%
Min 98.0% — 100.2% (5-year Jul average) — Max 101.6%

Jun 2026	Jul 2025	YTD
103.2%	**99.7%**	**100.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

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Pottsgrove (Montgomery, PA) - Attached

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New Listings — 7

-12.5% from Jun 2026: **8**
16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	56	**54**	3.7%

5-year Jul average: **7**

New Pendings — 7

-12.5% from Jun 2026: **8**
0.0% from Jul 2025: **7**

YTD	2026	2025	+/-
	54	**52**	3.8%

5-year Jul average: **8**

Closed Sales — 7

75.0% from Jun 2026: **4**
-12.5% from Jul 2025: **8**

YTD	2026	2025	+/-
	45	**48**	-6.3%

5-year Jul average: **6**

Median Sold Price — $275,000

-17.9% from Jun 2026: **$335,000**
0.9% from Jul 2025: **$272,500**

YTD	2026	2025	+/-
	$282,500	**$300,000**	-5.8%

5-year Jul average: **$265,500**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for July was $275,000, representing a decrease of 17.9% compared to last month and an increase of 0.9% from Jul 2025. The average days on market for units sold in July was 12 days, 58% above the 5-year July average of 8 days. There was a 12.5% month over month decrease in new contract activity with 7 New Pendings; a 7.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 12; and a 25% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 2.40 pendings per active listing, down from 3.25 in June and an increase from 1.80 in July 2025. The Contract Ratio is 84% lower than the 5-year July average of 15.11. 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 — 5

5
Min 1 — 3 (5-year Jul average) — Max 5

Jun 2026	Jul 2025
4	**5**

Avg DOM — 12

12
Min 4 — 8 (5-year Jul average) — Max 12

Jun 2026	Jul 2025	YTD
4	**12**	**16**

Avg Sold to OLP Ratio — 98.9%

98.9%
Min 98.9% — 102.3% (5-year Jul average) — Max 108.3%

Jun 2026	Jul 2025	YTD
103.4%	**100.5%**	**100.5%**

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July 2026

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New Listings 7

0.0% from Jun 2026: 7
40.0% from Jul 2025: 5

YTD	2026	2025	+/-
	54	**50**	8.0%

5-year Jul average: **7**

New Pendings 6

-25.0% from Jun 2026: 8
0.0% from Jul 2025: 6

YTD	2026	2025	+/-
	52	**48**	8.3%

5-year Jul average: **7**

Closed Sales 7

75.0% from Jun 2026: 4
-12.5% from Jul 2025: 8

YTD	2026	2025	+/-
	44	**44**	0.0%

5-year Jul average: **6**

Median Sold Price $275,000

-17.9% from Jun 2026: **$335,000**
0.9% from Jul 2025: **$272,500**

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

5-year Jul average: **$265,500**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $275,000, representing a decrease of 17.9% compared to last month and an increase of 0.9% from Jul 2025. The average days on market for units sold in July was 12 days, 58% above the 5-year July average of 8 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 11; and a 66.7% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 2.20 pendings per active listing, down from 4.33 in June and an increase from 1.60 in July 2025. The Contract Ratio is 85% lower than the 5-year July average of 14.96. 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 5

5
Min 1 — 3 (5-year Jul average) — Max 5

Jun 2026	Jul 2025
3	**5**

Avg DOM 12

12
Min 4 — 8 (5-year Jul average) — Max 12

Jun 2026	Jul 2025	YTD
4	**12**	**16**

Avg Sold to OLP Ratio 98.9%

98.9%
Min 98.9% — 102.3% (5-year Jul average) — Max 108.3%

Jun 2026	Jul 2025	YTD
103.4%	**100.5%**	**100.5%**

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