# July 2026

All Home Types
Detached
Attached
Attached/Townhouse

# Local Market Insight

## Pottstown (Montgomery, PA)

MarketStats by ShowingTime

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

Local Market **Insight**

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# July 2026

## Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

### New Listings — 25

-32.4% from Jun 2026: **37**

-16.7% from Jul 2025: **30**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **223** | **204** | 9.3% |

5-year Jul average: **30**

### New Pendings — 29

-31.0% from Jun 2026: **42**

31.8% from Jul 2025: **22**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **184** | **164** | 12.2% |

5-year Jul average: **31**

### Closed Sales — 27

42.1% from Jun 2026: **19**

3.8% from Jul 2025: **26**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **154** | **144** | 6.9% |

5-year Jul average: **28**

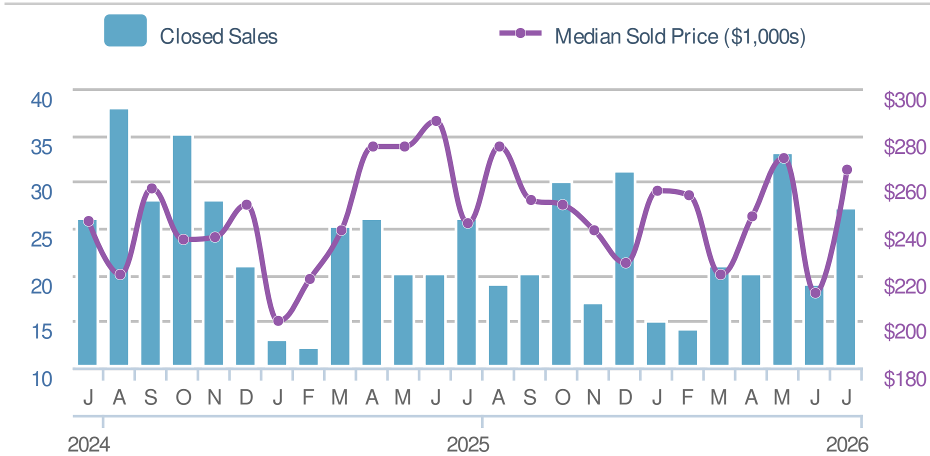
### Median Sold Price — $265,900

25.1% from Jun 2026: **$212,500**

9.7% from Jul 2025: **$242,450**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$255,000** | **$250,000** | 2.0% |

5-year Jul average: **$231,095**




### Active Listings — 34

34

Min 11 — 30 — Max 48

5-year Jul average

| Jun 2026 | Jul 2025 |
|---|---|
| **41** | **48** |

### Avg DOM — 11

11

Min 8 — 11 — Max 15

5-year Jul average

| Jun 2026 | Jul 2025 | YTD |
|---|---|---|
| **29** | **15** | **26** |

### Avg Sold to OLP Ratio — 101.3%

101.3%

Min 98.9% — 101.1% — Max 103.8%

5-year Jul average

| Jun 2026 | Jul 2025 | YTD |
|---|---|---|
| **96.3%** | **98.9%** | **99.1%** |


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

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# July 2026

## Pottstown (Montgomery, PA) - Detached

### New Listings 12

-45.5% from Jun 2026: **22**

9.1% from Jul 2025: **11**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **104** | **108** | -3.7% |

5-year Jul average: **14**

### New Pendings 15

-25.0% from Jun 2026: **20**

-11.8% from Jul 2025: **17**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **85** | **100** | -15.0% |

5-year Jul average: **17**

### Closed Sales 19

137.5% from Jun 2026: **8**

11.8% from Jul 2025: **17**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **74** | **83** | -10.8% |

5-year Jul average: **15**

### Median Sold Price $285,000

9.1% from Jun 2026: **$261,250**

1.8% from Jul 2025: **$280,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$290,000** | **$283,000** | 2.5% |

5-year Jul average: **$275,590**

## Summary

In Pottstown (Montgomery, PA), the median sold price for Detached properties for July was $285,000, representing an increase of 9.1% compared to last month and an increase of 1.8% from Jul 2025. The average days on market for units sold in July was 9 days, 24% below the 5-year July average of 12 days. There was a 25% month over month decrease in new contract activity with 15 New Pendings; a 17.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 23; and a 38.1% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.77 pendings per active listing, up from 1.33 in June and an increase from 1.47 in July 2025. The Contract Ratio is the same as the 5-year July average of 1.76. 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 13

13

Min 7 | 13 | Max 17

5-year Jul average

| Jun 2026 | Jul 2025 |
|---|---|
| **21** | **15** |

### Avg DOM 9

9

Min 7 | 12 | Max 19

5-year Jul average

| Jun 2026 | Jul 2025 | YTD |
|---|---|---|
| **18** | **15** | **21** |

### Avg Sold to OLP Ratio 102.9%

102.9%

Min 99.5% | 101.4% | Max 102.9%

5-year Jul average

| Jun 2026 | Jul 2025 | YTD |
|---|---|---|
| **100.2%** | **99.5%** | **100.2%** |


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

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## July 2026

Pottstown (Montgomery, PA) - Attached

### New Listings — 13

-13.3% from Jun 2026: **15**
-31.6% from Jul 2025: **19**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **119** | **96** | 24.0% |

5-year Jul average: **16**

### New Pendings — 14

-36.4% from Jun 2026: **22**
180.0% from Jul 2025: **5**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **99** | **64** | 54.7% |

5-year Jul average: **14**

### Closed Sales — 8

-27.3% from Jun 2026: **11**
-11.1% from Jul 2025: **9**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **80** | **61** | 31.1% |

5-year Jul average: **13**

### Median Sold Price — $232,500

17.7% from Jun 2026: **$197,500**
3.3% from Jul 2025: **$225,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$225,000** | **$220,000** | 2.3% |

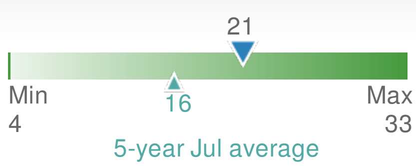
5-year Jul average: **$211,150**

## Summary

In Pottstown (Montgomery, PA), the median sold price for Attached properties for July was $232,500, representing an increase of 17.7% compared to last month and an increase of 3.3% from Jul 2025. The average days on market for units sold in July was 17 days, 47% above the 5-year July average of 12 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pendings; a 22.7% MoM increase in All Pendings (new contracts + contracts carried over from June) to 27; and a 5% increase in supply to 21 active units.

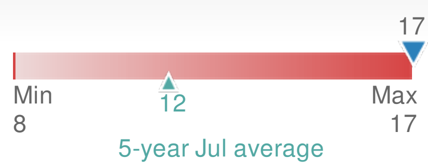
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 1.10 in June and an increase from 0.27 in July 2025. The Contract Ratio is 32% lower than the 5-year July average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



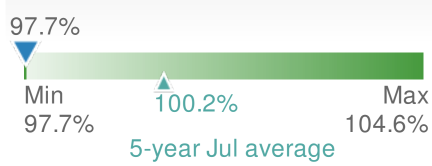

| Jun 2026 | Jul 2025 |
|---|---|
| **20** | **33** |

### Avg DOM — 17




| Jun 2026 | Jul 2025 | YTD |
|---|---|---|
| **36** | **14** | **32** |

### Avg Sold to OLP Ratio — 97.7%




| Jun 2026 | Jul 2025 | YTD |
|---|---|---|
| **93.6%** | **97.9%** | **98.1%** |


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

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# July 2026

## Pottstown (Montgomery, PA) - Attached/Townhouse

### New Listings — 12

-7.7% from Jun 2026: **13**
-33.3% from Jul 2025: **18**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **110** | **91** | 20.9% |

5-year Jul average: **16**

### New Pendings — 14

-26.3% from Jun 2026: **19**
180.0% from Jul 2025: **5**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **93** | **63** | 47.6% |

5-year Jul average: **13**

### Closed Sales — 8

-27.3% from Jun 2026: **11**
-11.1% from Jul 2025: **9**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **76** | **59** | 28.8% |

5-year Jul average: **13**

### Median Sold Price — $232,500

17.7% from Jun 2026: **$197,500**
3.3% from Jul 2025: **$225,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$225,500** | **$220,000** | 2.5% |

5-year Jul average: **$210,040**

## Summary

In Pottstown (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $232,500, representing an increase of 17.7% compared to last month and an increase of 3.3% from Jul 2025. The average days on market for units sold in July was 17 days, 47% above the 5-year July average of 12 days. There was a 26.3% month over month decrease in new contract activity with 14 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 24; and a 10% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.90 in June and an increase from 0.32 in July 2025. The Contract Ratio is 26% lower than the 5-year July average of 1.81. 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 — 18

18
Min 4 — 15 (5-year Jul average) — Max 28

| Jun 2026 | Jul 2025 |
|---|---|
| **20** | **28** |

### Avg DOM — 17

17
Min 8 — 12 (5-year Jul average) — Max 17

| Jun 2026 | Jul 2025 | YTD |
|---|---|---|
| **36** | **14** | **32** |

### Avg Sold to OLP Ratio — 97.7%

97.7%
Min 97.7% — 100.1% (5-year Jul average) — Max 104.6%

| Jun 2026 | Jul 2025 | YTD |
|---|---|---|
| **93.6%** | **97.9%** | **98.1%** |


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

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