August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Pottsgrove (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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New Listings 32

10.3% from Jul 2026: **29**
28.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	229	**243**	-5.8%

5-year Aug average: **33**

New Pendings 37

32.1% from Jul 2026: **28**
32.1% from Aug 2025: **28**

YTD	2026	2025	+/-
	204	**224**	-8.9%

5-year Aug average: **33**

Closed Sales 35

45.8% from Jul 2026: **24**
12.9% from Aug 2025: **31**

YTD	2026	2025	+/-
	185	**218**	-15.1%

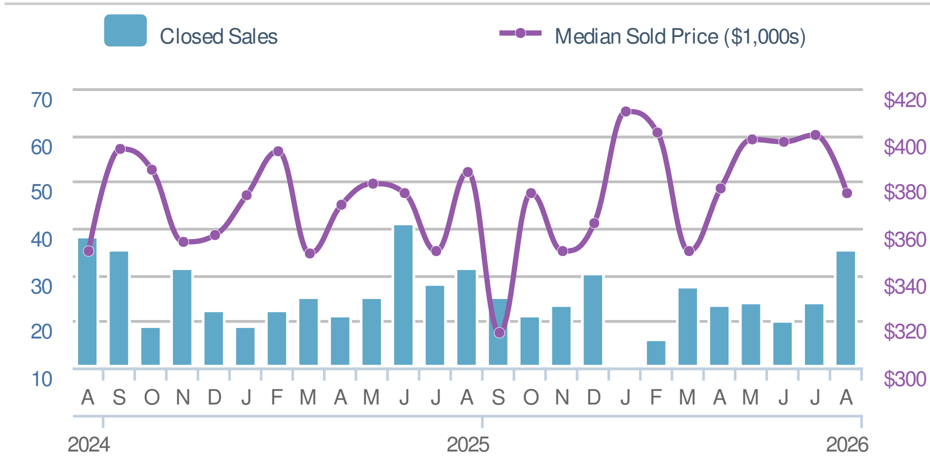
5-year Aug average: **33**

Median Sold Price $375,000

-6.3% from Jul 2026: **$400,000**
-2.6% from Aug 2025: **$384,900**

YTD	2026	2025	+/-
	$382,500	**$370,000**	3.4%

5-year Aug average: **$361,379**



Active Listings 35

35
Min 24
30
Max 35
5-year Aug average

Jul 2026	Aug 2025
39	**25**

Avg DOM 17

17
Min 12
20
Max 23
5-year Aug average

Jul 2026	Aug 2025	YTD
11	**23**	**17**

Avg Sold to OLP Ratio 99.1%

99.1%
Min 99.1%
100.4%
Max 102.6%
5-year Aug average

Jul 2026	Aug 2025	YTD
100.8%	**100.4%**	**100.4%**

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Data Source: Bright MLS. Statistics calculated September 04, 2026.

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Pottsgrove (Montgomery, PA) - Detached

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New Listings 20

-9.1% from Jul 2026: **22**

17.6% from Aug 2025: **17**

YTD	2026	2025	+/-
	159	**180**	-11.7%

5-year Aug average: **24**

New Pendings 27

28.6% from Jul 2026: **21**

28.6% from Aug 2025: **21**

YTD	2026	2025	+/-
	140	**165**	-15.2%

5-year Aug average: **25**

Closed Sales 27

58.8% from Jul 2026: **17**

12.5% from Aug 2025: **24**

YTD	2026	2025	+/-
	132	**163**	-19.0%

5-year Aug average: **25**

Median Sold Price $390,000

-20.0% from Jul 2026: **$487,500**

-15.4% from Aug 2025: **$461,250**

YTD	2026	2025	+/-
	$430,000	**$415,000**	3.6%

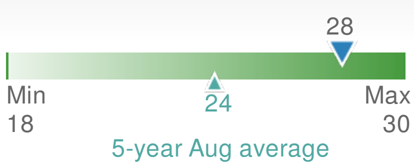
5-year Aug average: **$401,049**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for August was $390,000, representing a decrease of 20% compared to last month and a decrease of 15.4% from Aug 2025. The average days on market for units sold in August was 18 days, 22% below the 5-year August average of 23 days. There was a 28.6% month over month increase in new contract activity with 27 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 30; and a 17.6% decrease in supply to 28 active units.

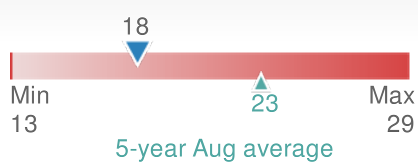
This activity resulted in a Contract Ratio of 1.07 pendings per active listing, up from 0.88 in July and a decrease from 1.39 in August 2025. The Contract Ratio is 31% lower than the 5-year August average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 28



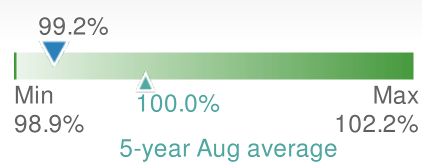
Jul 2026	Aug 2025
34	**18**

Avg DOM 18



Jul 2026	Aug 2025	YTD
11	**28**	**18**

Avg Sold to OLP Ratio 99.2%



Jul 2026	Aug 2025	YTD
101.6%	**100.0%**	**100.4%**

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Pottsgrove (Montgomery, PA) - Attached

New Listings 12

71.4% from Jul 2026: **7**

50.0% from Aug 2025: **8**

YTD	2026	2025	+/-
	70	**63**	11.1%

5-year Aug average: **9**

New Pendings 10

42.9% from Jul 2026: **7**

42.9% from Aug 2025: **7**

YTD	2026	2025	+/-
	64	**59**	8.5%

5-year Aug average: **8**

Closed Sales 8

14.3% from Jul 2026: **7**

14.3% from Aug 2025: **7**

YTD	2026	2025	+/-
	53	**55**	-3.6%

5-year Aug average: **8**

Median Sold Price $287,500

4.5% from Jul 2026: **$275,000**

-5.7% from Aug 2025: **$305,000**

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

5-year Aug average: **$278,050**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for August was $287,500, representing an increase of 4.5% compared to last month and a decrease of 5.7% from Aug 2025. The average days on market for units sold in August was 13 days, 51% above the 5-year August average of 9 days. There was a 42.9% month over month increase in new contract activity with 10 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 14; and a 40% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.40 in July and an increase from 1.29 in August 2025. The Contract Ratio is 45% lower than the 5-year August average of 3.66. 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 7

7

Min 5 | 6 (5-year Aug average) | Max 7

Jul 2026	Aug 2025
5	**7**

Avg DOM 13

13

Min 5 | 9 (5-year Aug average) | Max 13

Jul 2026	Aug 2025	YTD
12	**5**	**16**

Avg Sold to OLP Ratio 98.8%

98.8%

Min 98.8% | 101.4% (5-year Aug average) | Max 103.5%

Jul 2026	Aug 2025	YTD
98.9%	**101.6%**	**100.2%**

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August 2026

Pottsgrove (Montgomery, PA) - Attached/Townhouse

New Listings — 11

57.1% from Jul 2026: **7**
37.5% from Aug 2025: **8**

YTD	2026	2025	+/-
	67	**59**	13.6%

5-year Aug average: **9**

New Pendings — 10

66.7% from Jul 2026: **6**
42.9% from Aug 2025: **7**

YTD	2026	2025	+/-
	62	**55**	12.7%

5-year Aug average: **8**

Closed Sales — 7

0.0% from Jul 2026: **7**
16.7% from Aug 2025: **6**

YTD	2026	2025	+/-
	51	**50**	2.0%

5-year Aug average: **7**

Median Sold Price — $310,000

12.7% from Jul 2026: **$275,000**
-7.6% from Aug 2025: **$335,450**

YTD	2026	2025	+/-
	$284,000	**$302,500**	-6.1%

5-year Aug average: **$283,640**

Summary

In Pottsgrove (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $310,000, representing an increase of 12.7% compared to last month and a decrease of 7.6% from Aug 2025. The average days on market for units sold in August was 13 days, 44% above the 5-year August average of 9 days. There was a 66.7% month over month increase in new contract activity with 10 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 14; and a 20% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 2.20 in July and an increase from 1.29 in August 2025. The Contract Ratio is 38% lower than the 5-year August average of 3.75. 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 — 6

6
Min 4 — 5 — Max 7
5-year Aug average

Jul 2026	Aug 2025
5	**7**

Avg DOM — 13

13
Min 5 — 9 — Max 13
5-year Aug average

Jul 2026	Aug 2025	YTD
12	**5**	**16**

Avg Sold to OLP Ratio — 98.9%

98.9%
Min 98.9% — 101.4% — Max 103.5%
5-year Aug average

Jul 2026	Aug 2025	YTD
98.9%	**102.2%**	**100.3%**

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