

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Pottsgrove (Montgomery, PA)

September 2026

Pottsgrove (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**35****↑9.4%**from Aug 2026:
32**↓-7.9%**from Sep 2025:
38

YTD	2026	2025	+/-
	268	283	-5.3%

5-year Sep average: **32****New Pendings****20****↓-45.9%**from Aug 2026:
37**↓-31.0%**from Sep 2025:
29

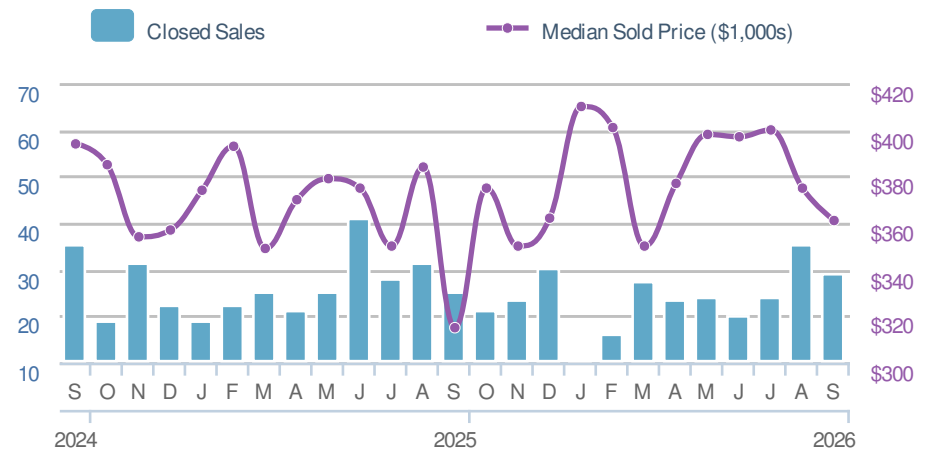
YTD	2026	2025	+/-
	222	254	-12.6%

5-year Sep average: **28****Closed Sales****29****↓-17.1%**from Aug 2026:
35**↑16.0%**from Sep 2025:
25

YTD	2026	2025	+/-
	213	242	-12.0%

5-year Sep average: **33****Median Sold Price****\$361,000****↓-3.7%**from Aug 2026:
\$375,000**↑14.6%**from Sep 2025:
\$315,000

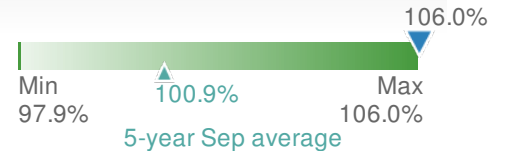
YTD	2026	2025	+/-
	\$377,000	\$365,000	3.3%

5-year Sep average: **\$343,528****Active Listings****53**

Aug 2026	Sep 2025
35	32

Avg DOM**14**

Aug 2026	Sep 2025	YTD
17	17	17

Avg Sold to OLP Ratio**106.0%**

Aug 2026	Sep 2025	YTD
99.1%	98.2%	101.1%

September 2026**Pottsgrove (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17**

-15.0%
 from Aug 2026:
20

-45.2%
 from Sep 2025:
31

YTD	2026	2025	+/-
	179	213	-16.0%

5-year Sep average: **23****New Pendings****14**

-48.1%
 from Aug 2026:
27

-39.1%
 from Sep 2025:
23

YTD	2026	2025	+/-
	152	189	-19.6%

5-year Sep average: **22****Closed Sales****21**

-22.2%
 from Aug 2026:
27

0.0%
 from Sep 2025:
21

YTD	2026	2025	+/-
	152	183	-16.9%

5-year Sep average: **24****Median
Sold Price****\$365,000**

-6.4%
 from Aug 2026:
\$390,000

12.3%
 from Sep 2025:
\$325,000

YTD	2026	2025	+/-
	\$426,250	\$395,000	7.9%

5-year Sep average: **\$352,528****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Detached properties for September was \$365,000, representing a decrease of 6.4% compared to last month and an increase of 12.3% from Sep 2025. The average days on market for units sold in September was 14 days, 35% below the 5-year September average of 22 days. There was a 48.1% month over month decrease in new contract activity with 14 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 21; and a 28.6% increase in supply to 36 active units.

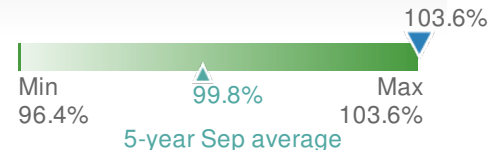
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 1.07 in August and a decrease from 1.16 in September 2025. The Contract Ratio is 59% lower than the 5-year September average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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**36**

Aug 2026	Sep 2025
28	25

Avg DOM**14**

Aug 2026	Sep 2025	YTD
18	16	17

**Avg Sold to
OLP Ratio****103.6%**

Aug 2026	Sep 2025	YTD
99.2%	97.9%	100.9%

September 2026**Pottsgrove (Montgomery, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18**
50.0%
from Aug 2026:
12

 157.1%
from Sep 2025:
7

YTD	2026	2025	+/-
	89	70	27.1%

5-year Sep average: **9****New Pendings****6**
-40.0%
from Aug 2026:
10

 0.0%
from Sep 2025:
6

YTD	2026	2025	+/-
	70	65	7.7%

5-year Sep average: **6****Closed Sales****8**
0.0%
from Aug 2026:
8

 100.0%
from Sep 2025:
4

YTD	2026	2025	+/-
	61	59	3.4%

5-year Sep average: **8****Median
Sold Price****\$305,000**
6.1%
from Aug 2026:
\$287,500
8.9%
from Sep 2025:
\$280,000

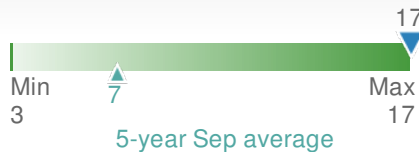
YTD	2026	2025	+/-
	\$284,000	\$300,000	-5.3%

5-year Sep average: **\$256,500****Summary**

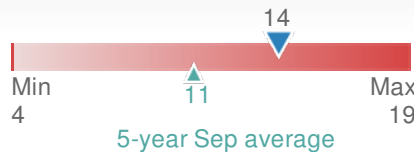
In Pottsgrove (Montgomery, PA), the median sold price for Attached properties for September was \$305,000, representing an increase of 6.1% compared to last month and an increase of 8.9% from Sep 2025. The average days on market for units sold in September was 14 days, 27% above the 5-year September average of 11 days.

There was a 40% month over month decrease in new contract activity with 6 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 12; and a 142.9% increase in supply to 17 active units.

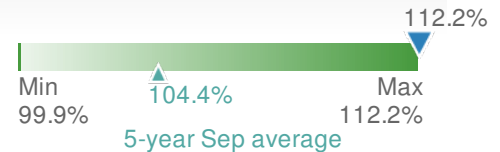
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 2.00 in August and a decrease from 1.57 in September 2025. The Contract Ratio is 82% lower than the 5-year September average of 4.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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**17**

Aug 2026	Sep 2025
7	7

Avg DOM**14**

Aug 2026	Sep 2025	YTD
13	19	15

**Avg Sold to
OLP Ratio****112.2%**

Aug 2026	Sep 2025	YTD
98.8%	99.9%	101.8%

September 2026**Pottsgrove (Montgomery, PA) - Attached/Townhouse**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17**

54.5%
 from Aug 2026: **11**

142.9%
 from Sep 2025: **7**

YTD	2026	2025	+/-
	85	66	28.8%

5-year Sep average: **8****New Pendings****5**

-50.0%
 from Aug 2026: **10**

-16.7%
 from Sep 2025: **6**

YTD	2026	2025	+/-
	67	61	9.8%

5-year Sep average: **6****Closed Sales****8**

14.3%
 from Aug 2026: **7**

100.0%
 from Sep 2025: **4**

YTD	2026	2025	+/-
	59	54	9.3%

5-year Sep average: **8****Median Sold Price****\$305,000**

-1.6%
 from Aug 2026: **\$310,000**

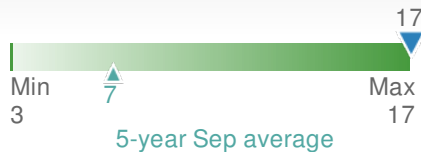
8.9%
 from Sep 2025: **\$280,000**

YTD	2026	2025	+/-
	\$290,000	\$300,000	-3.3%

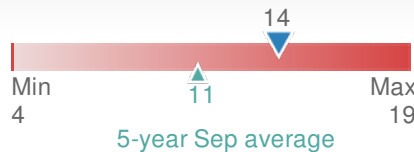
5-year Sep average: **\$255,750****Summary**

In Pottsgrove (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$305,000, representing a decrease of 1.6% compared to last month and an increase of 8.9% from Sep 2025. The average days on market for units sold in September was 14 days, 25% above the 5-year September average of 11 days. There was a 50% month over month decrease in new contract activity with 5 New Pendings; a 21.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 11; and a 183.3% increase in supply to 17 active units.

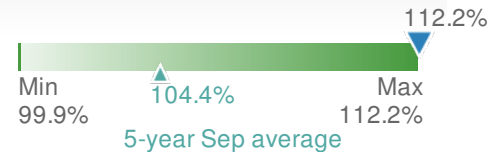
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 2.33 in August and a decrease from 1.57 in September 2025. The Contract Ratio is 84% lower than the 5-year September average of 4.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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**17**

Aug 2026	Sep 2025
6	7

Avg DOM**14**

Aug 2026	Sep 2025	YTD
13	19	16

Avg Sold to OLP Ratio**112.2%**

Aug 2026	Sep 2025	YTD
98.9%	99.9%	101.9%