

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Pottstown (Montgomery, PA)

September 2026

Pottstown (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**27****↓ -22.9%**from Aug 2026:
35**↑ 22.7%**from Sep 2025:
22

YTD	2026	2025	+/-
	290	263	10.3%

5-year Sep average: **28****New Pendings****25****↓ -19.4%**from Aug 2026:
31**↑ 19.0%**from Sep 2025:
21

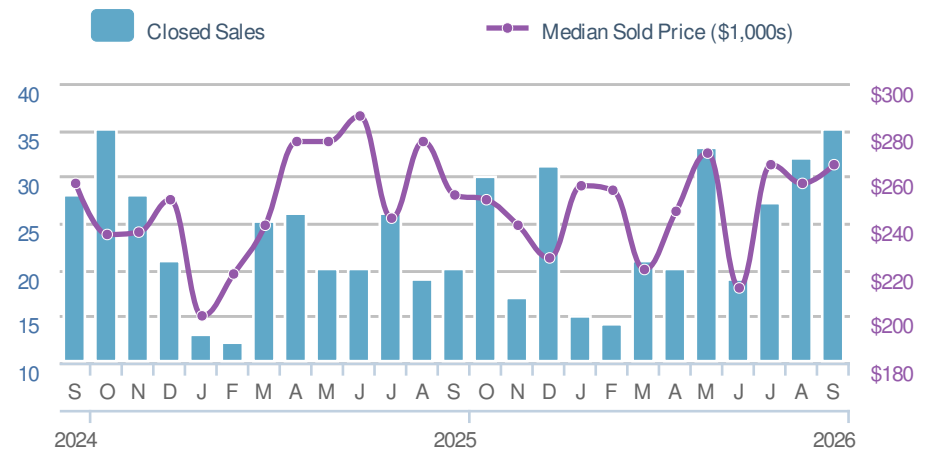
YTD	2026	2025	+/-
	239	207	15.5%

5-year Sep average: **27****Closed Sales****35****↑ 9.4%**from Aug 2026:
32**↑ 75.0%**from Sep 2025:
20

YTD	2026	2025	+/-
	225	186	21.0%

5-year Sep average: **28****Median Sold Price****\$265,000****↑ 2.9%**from Aug 2026:
\$257,500**↑ 5.0%**from Sep 2025:
\$252,500

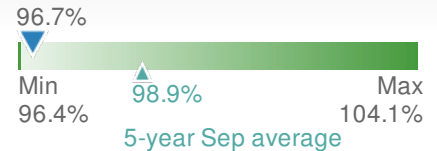
YTD	2026	2025	+/-
	\$256,000	\$253,500	1.0%

5-year Sep average: **\$231,990****Active Listings****38**

Aug 2026	Sep 2025
37	44

Avg DOM**33**

Aug 2026	Sep 2025	YTD
37	39	29

Avg Sold to OLP Ratio**96.7%**

Aug 2026	Sep 2025	YTD
97.9%	97.5%	98.6%

September 2026**Pottstown (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14**

 **-17.6%**  **-17.6%**
 from Aug 2026: 17 from Sep 2025: 17

YTD	2026	2025	+/-
	137	144	-4.9%

5-year Sep average: **15****New Pendings****16**

 **-15.8%**  **33.3%**
 from Aug 2026: 19 from Sep 2025: 12

YTD	2026	2025	+/-
	120	124	-3.2%

5-year Sep average: **15****Closed Sales****22**

 **57.1%**  **175.0%**
 from Aug 2026: 14 from Sep 2025: 8

YTD	2026	2025	+/-
	111	109	1.8%

5-year Sep average: **16****Median Sold Price****\$308,500**

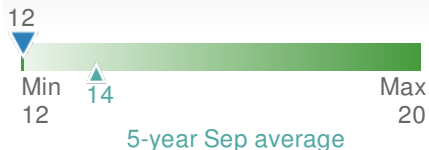
 **-1.6%**  **2.9%**
 from Aug 2026: **\$313,500** from Sep 2025: **\$299,950**

YTD	2026	2025	+/-
	\$295,000	\$283,000	4.2%

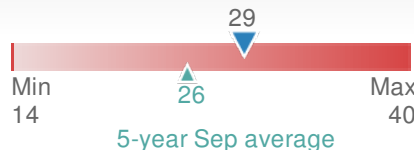
5-year Sep average: **\$260,190****Summary**

In Pottstown (Montgomery, PA), the median sold price for Detached properties for September was \$308,500, representing a decrease of 1.6% compared to last month and an increase of 2.9% from Sep 2025. The average days on market for units sold in September was 29 days, 12% above the 5-year September average of 26 days. There was a 15.8% month over month decrease in new contract activity with 16 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 21; and a 14.3% decrease in supply to 12 active units.

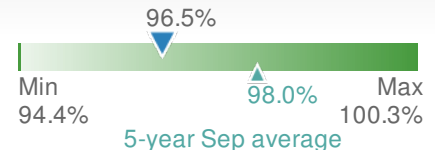
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, down from 2.00 in August and an increase from 1.00 in September 2025. The Contract Ratio is 7% higher than the 5-year September average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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**12**

Aug 2026	Sep 2025
14	20

Avg DOM**29**

Aug 2026	Sep 2025	YTD
24	40	23

Avg Sold to OLP Ratio**96.5%**

Aug 2026	Sep 2025	YTD
99.5%	98.8%	99.4%

September 2026

Pottstown (Montgomery, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**13**

-27.8% **160.0%**
 from Aug 2026: 18 from Sep 2025: 5

YTD	2026	2025	+/-
	153	119	28.6%

5-year Sep average: **13****New Pendings****9**

-25.0% **0.0%**
 from Aug 2026: 12 from Sep 2025: 9

YTD	2026	2025	+/-
	119	83	43.4%

5-year Sep average: **12****Closed Sales****13**

-27.8% **8.3%**
 from Aug 2026: 18 from Sep 2025: 12

YTD	2026	2025	+/-
	114	77	48.1%

5-year Sep average: **12****Median Sold Price****\$195,000**

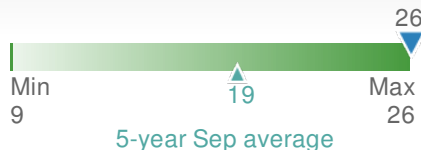
-17.9% **-17.9%**
 from Aug 2026: **\$237,500** from Sep 2025: **\$237,500**

YTD	2026	2025	+/-
	\$228,000	\$225,000	1.3%

5-year Sep average: **\$206,300****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached properties for September was \$195,000, representing a decrease of 17.9% compared to last month and a decrease of 17.9% from Sep 2025. The average days on market for units sold in September was 42 days, 100% above the 5-year September average of 21 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; a 31.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 13; and a 13% increase in supply to 26 active units.

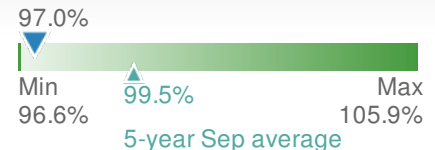
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.83 in August and no change from September 2025. The Contract Ratio is 53% lower than the 5-year September average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**26**

Aug 2026	Sep 2025
23	24

Avg DOM**42**

Aug 2026	Sep 2025	YTD
47	38	35

Avg Sold to OLP Ratio**97.0%**

Aug 2026	Sep 2025	YTD
96.7%	96.6%	97.8%

September 2026

Pottstown (Montgomery, PA) - Attached/Townhouse

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Email: ldavis@tcsr.realtor**New Listings****12**

↓ -33.3% ↑ 140.0%
from Aug 2026: from Sep 2025:
18 5

YTD	2026	2025	+/-
	142	111	27.9%

5-year Sep average: **12****New Pendings****9**

↑ 12.5% ↑ 28.6%
from Aug 2026: from Sep 2025:
8 7

YTD	2026	2025	+/-
	109	79	38.0%

5-year Sep average: **11****Closed Sales****10**

↓ -37.5% ↓ -16.7%
from Aug 2026: from Sep 2025:
16 12

YTD	2026	2025	+/-
	104	75	38.7%

5-year Sep average: **11****Median
Sold Price****\$199,000**

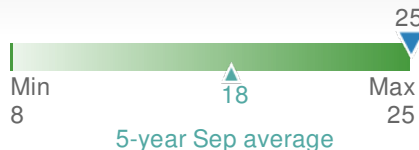
↓ -14.8% ↓ -16.2%
from Aug 2026: from Sep 2025:
\$233,450 \$237,500

YTD	2026	2025	+/-
	\$228,000	\$225,000	1.3%

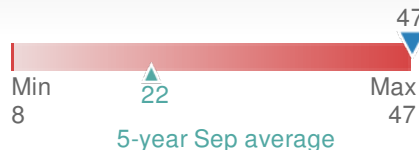
5-year Sep average: **\$205,600****Summary**

In Pottstown (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$199,000, representing a decrease of 14.8% compared to last month and a decrease of 16.2% from Sep 2025. The average days on market for units sold in September was 47 days, 112% above the 5-year September average of 22 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 12; and an 8.7% increase in supply to 25 active units.

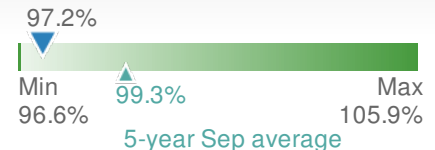
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.65 in August and an increase from 0.39 in September 2025. The Contract Ratio is 54% lower than the 5-year September average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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**25**

Aug 2026	Sep 2025
23	23

Avg DOM**47**

Aug 2026	Sep 2025	YTD
50	38	36

**Avg Sold to
OLP Ratio****97.2%**

Aug 2026	Sep 2025	YTD
96.6%	96.6%	97.8%