Pottsgrove - Montgomery, PA

Market Trends Report | October 2026 · All Home Types

TRI-COUNTY SUBURBAN REALTORS®

At a glance

SALES ACTIVITY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Closed Sales	29	21	▲ 38.1%	238	258	▼ 7.8%
New Purchase Contracts	28	31	▼ 9.7%	263	301	▼ 12.6%
Showings	271	369	▼ 26.6%	3,162	3,378	▼ 6.4%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	$367,000	$375,000	▼ 2.1%	$375,000	$365,900	▲ 2.5%
Avg. Sale to Orig. List Price Ratio	99.7%	100.7%	▼ 1.0 pp	101.0%	100.1%	▲ 0.9 pp
Median Days on Market	11 days	7 days	▲ 4 days	8 days	9 days	▼ 1 day

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	34	34	0.0%	297	298	▼ 0.3%
Active Listings	53	34	▲ 55.9%	53	34	▲ 55.9%
Months of Supply	2.2	1.3	▲ 0.9 mos	2.2	1.3	▲ 0.9 mos

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Sales Activity

How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

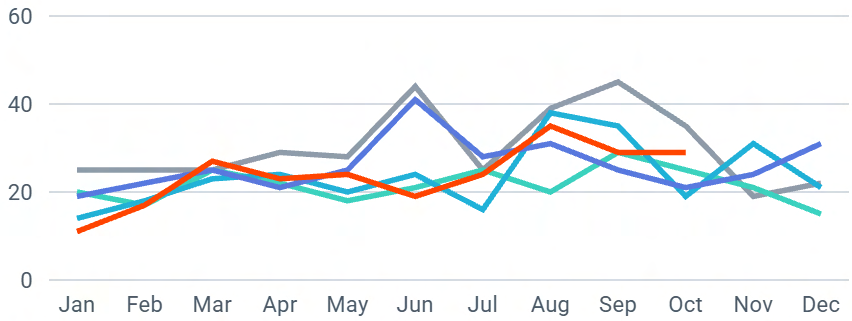
Closed Sales

29
homes sold

▲ **38.1%** vs. Oct 2025

0.0% vs. Sep 2026

▼ **7.8%** 2026 YTD vs. 2025 YTD



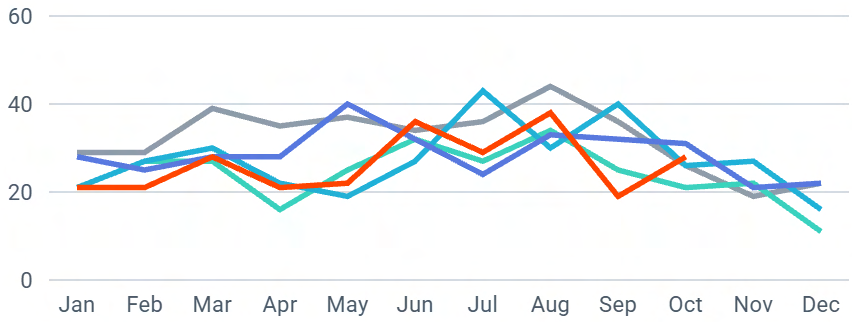
New Purchase Contracts

28
homes went under contract

▼ **9.7%** vs. Oct 2025

▲ **47.4%** vs. Sep 2026

▼ **12.6%** 2026 YTD vs. 2025 YTD



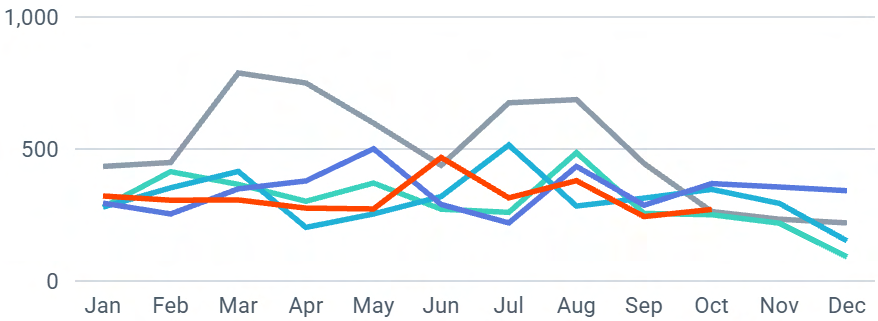
Showings

271
home showings

▼ **26.6%** vs. Oct 2025

▲ **11.1%** vs. Sep 2026

▼ **6.4%** 2026 YTD vs. 2025 YTD



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Price and Pace

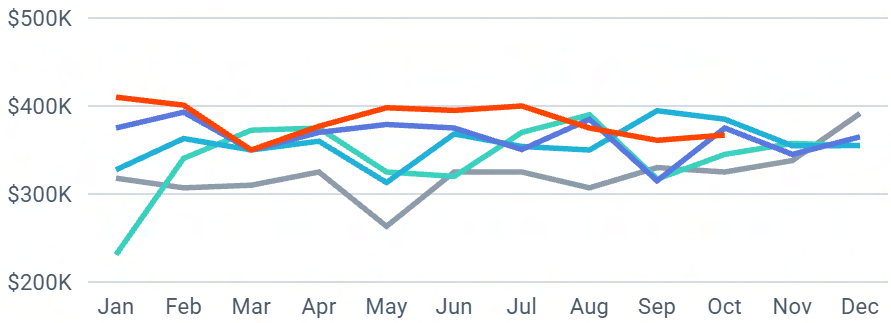
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$367,000
median sale price

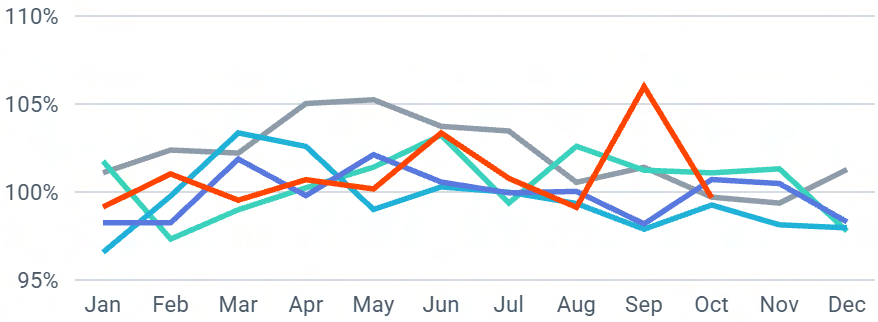
▼ **2.1%** vs. Oct 2025
▲ **1.7%** vs. Sep 2026
▲ **2.5%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

99.7%
of original list price, on average

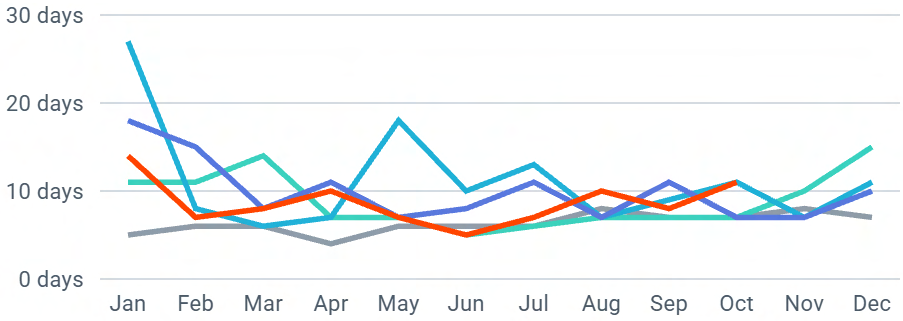
▼ **1.0 pp** vs. Oct 2025
▼ **6.3 pp** vs. Sep 2026
▲ **0.9 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

11 days
median days on market

▲ **4 days** vs. Oct 2025
▲ **3 days** vs. Sep 2026
▼ **1 day** 2026 YTD vs. 2025 YTD



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Inventory

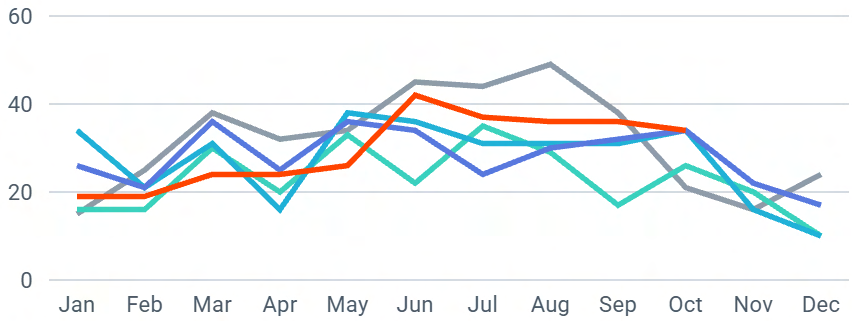
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

34
homes newly listed

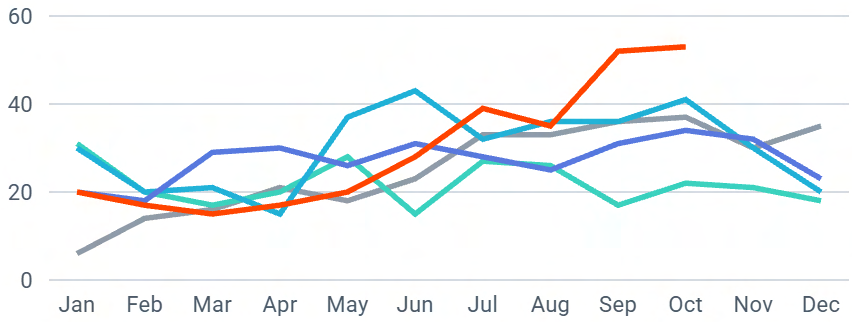
0.0% vs. Oct 2025
▼ **5.6%** vs. Sep 2026
▼ **0.3%** 2026 YTD vs. 2025 YTD



Active Listings

53
homes for sale at month end

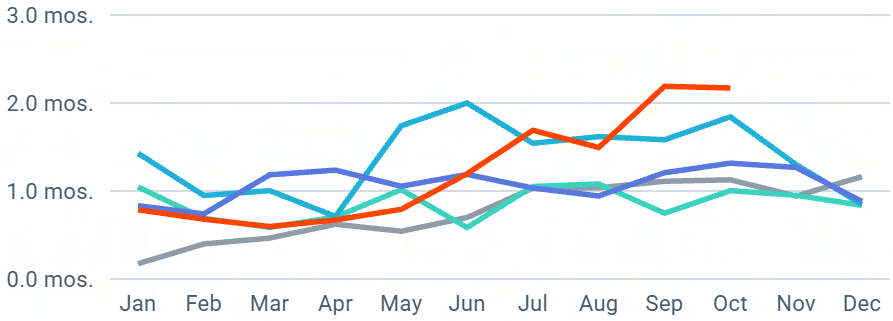
▲ **55.9%** vs. Oct 2025
▲ **1.9%** vs. Sep 2026
▲ **55.9%** 2026 YTD vs. 2025 YTD



Months of Supply

2.2
months of supply at the current sales pace

▲ **0.9 mos** vs. Oct 2025
0.0 mos vs. Sep 2026
▲ **0.9 mos** 2026 YTD vs. 2025 YTD



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