Pottstown - 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	23	31	▼ 25.8%	240	216	▲ 11.1%
New Purchase Contracts	16	31	▼ 48.4%	271	266	▲ 1.9%
Showings	237	388	▼ 38.9%	3,320	3,474	▼ 4.4%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	$230,000	$250,000	▼ 8.0%	$254,000	$250,000	▲ 1.6%
Avg. Sale to Orig. List Price Ratio	97.3%	100.5%	▼ 3.3 pp	98.3%	99.6%	▼ 1.2 pp
Median Days on Market	10 days	8 days	▲ 2 days	12 days	8 days	▲ 4 days

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	28	45	▼ 37.8%	317	302	▲ 5.0%
Active Listings	48	52	▼ 7.7%	48	52	▼ 7.7%
Months of Supply	2.0	2.3	▼ 0.4 mos	2.0	2.3	▼ 0.4 mos

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Sales Activity

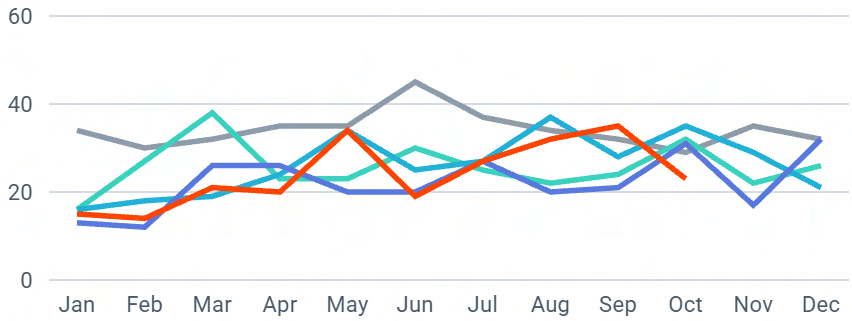
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

23
homes sold

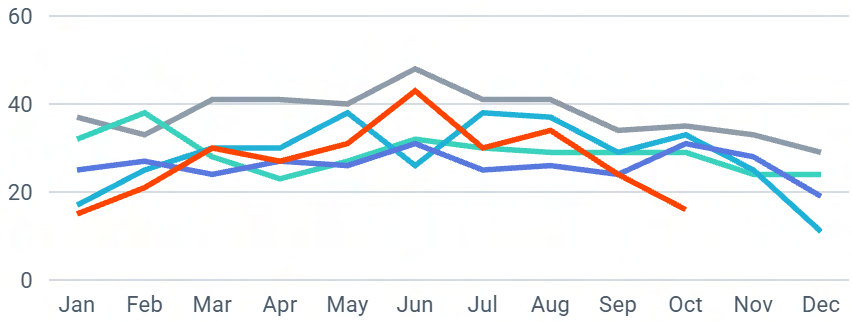
▼ **25.8%** vs. Oct 2025
▼ **34.3%** vs. Sep 2026
▲ **11.1%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

16
homes went under contract

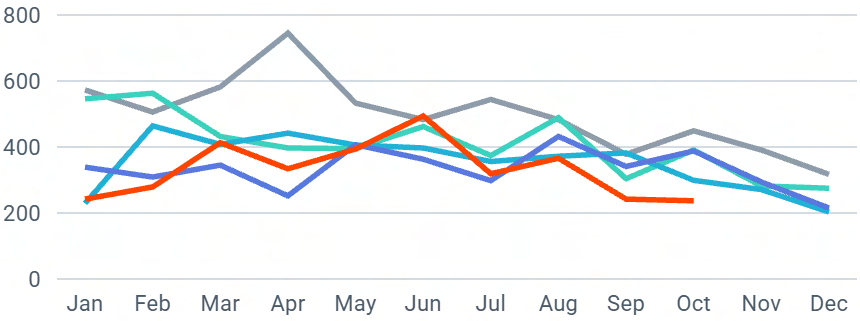
▼ **48.4%** vs. Oct 2025
▼ **33.3%** vs. Sep 2026
▲ **1.9%** 2026 YTD vs. 2025 YTD



Showings

237
home showings

▼ **38.9%** vs. Oct 2025
▼ **2.1%** vs. Sep 2026
▼ **4.4%** 2026 YTD vs. 2025 YTD



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Price and Pace

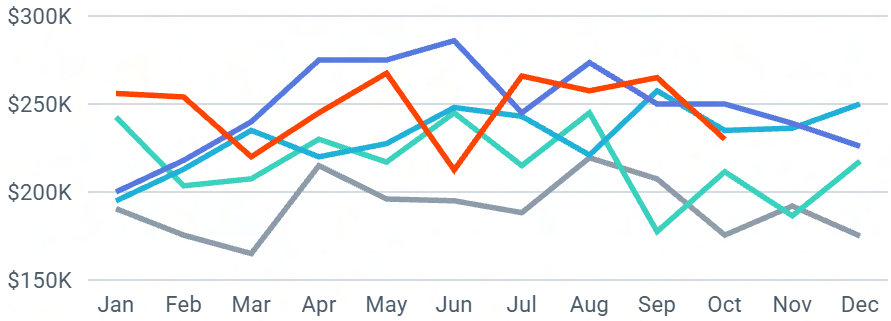
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$230,000
median sale price

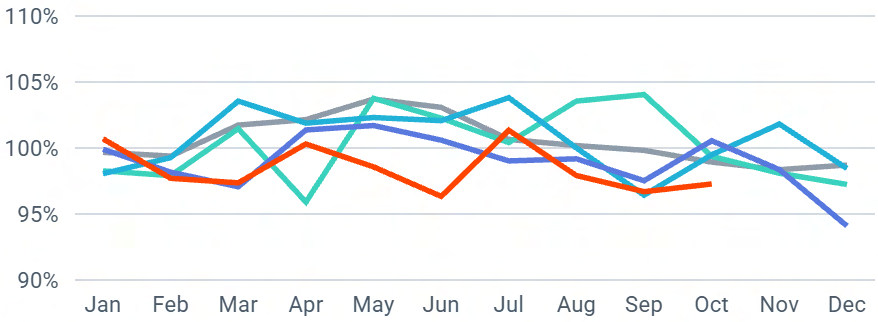
- ▼ **8.0%** vs. Oct 2025
- ▼ **13.2%** vs. Sep 2026
- ▲ **1.6%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

97.3%
of original list price, on average

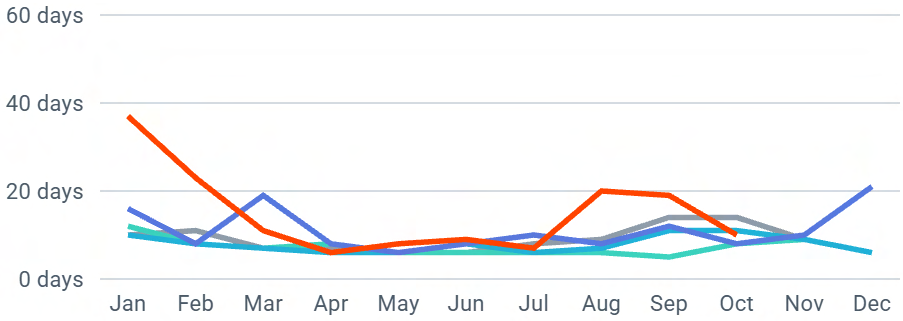
- ▼ **3.3 pp** vs. Oct 2025
- ▲ **0.6 pp** vs. Sep 2026
- ▼ **1.2 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

10 days
median days on market

- ▲ **2 days** vs. Oct 2025
- ▼ **9 days** vs. Sep 2026
- ▲ **4 days** 2026 YTD vs. 2025 YTD



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Inventory

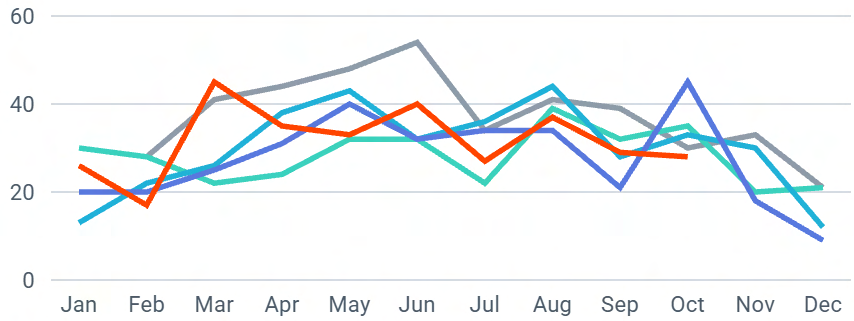
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

28
homes newly listed

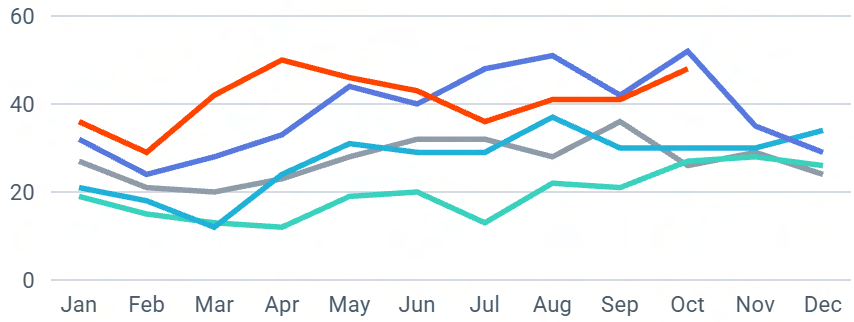
▼ **37.8%** vs. Oct 2025
▼ **3.4%** vs. Sep 2026
▲ **5.0%** 2026 YTD vs. 2025 YTD



Active Listings

48
homes for sale at month end

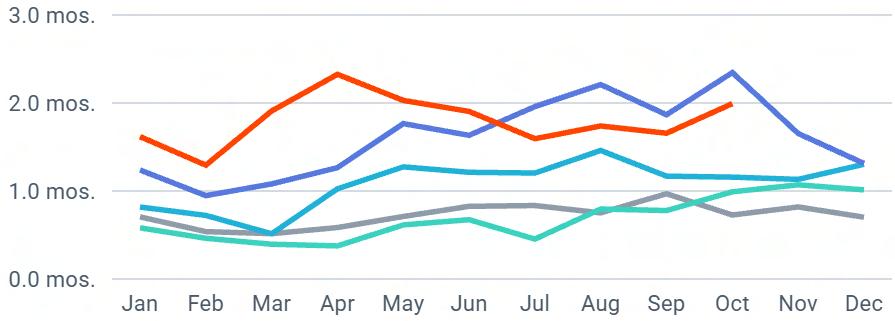
▼ **7.7%** vs. Oct 2025
▲ **17.1%** vs. Sep 2026
▼ **7.7%** 2026 YTD vs. 2025 YTD



Months of Supply

2.0
months of supply at the current sales pace

▼ **0.4 mos** vs. Oct 2025
▲ **0.3 mos** vs. Sep 2026
▼ **0.4 mos** 2026 YTD vs. 2025 YTD



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