Pottstown appeals to homeowners

On Tuesday, we noted that housing prices have been rising in Pottstown, even as overall assessments have declined because of appeals and an increase in tax-exempt properties like Pottstown Hospital.

Despite rising prices, Pottstown housing is still less expensive than nearly everywhere else in southeastern Pennsylvania.

Pottstown has another enormous advantage for prospective home buyers: It's a real town — something no one has built since the 1920s. (Pottstown's streets were all laid out by the 1920s, although the town wasn't fully built out until the 1960s.)

Pottstown has:

- A traditional tree-lined main street that provides a pleasant atmosphere to walk as well as to drive.
- Beautiful, historic buildings that people have used and loved over many generations.
- Neighborhoods with a sense of place created by landmarks such as schools, parks and churches.
- Small neighborhood elementary schools that make it possible for children to walk or bike to school.
- An interconnected network of streets that links homes,

Millions of residents and jobs are within commuting distance of Pottstown.

YOU CAN'T FIND neighborhoods like this in the suburbs.

Commentary by Tom Hylton

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Offices, stores, offices, parks and industrial buildings.

While many people still want newer homes on big lots, there is such a huge population in southeastern Pennsylvania that Pottstown only needs to attract a small portion of potential homeowners to thrive.

Millennials buying their first home are attracted by our low prices.

Downsizing baby boomers are attracted by Pottstown’s smaller homes, walkability, and medical facilities, including a cluster of doctors’ offices, Pottstown Hospital, and a first-class ambulance service.

As real towns become increasingly rare, more people are discovering their merits.

<table>
<thead>
<tr>
<th>County</th>
<th>Population</th>
<th>Employment</th>
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</thead>
<tbody>
<tr>
<td>Philadelphia</td>
<td>1,580,000</td>
<td>673,721</td>
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<tr>
<td>Montgomery</td>
<td>826,075</td>
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<td>Bucks</td>
<td>628,341</td>
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<td>Delaware</td>
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<td>Chester</td>
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<td>Berks</td>
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<td>Lehigh</td>
<td>366,494</td>
<td>178,035</td>
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<tr>
<td>TOTAL</td>
<td>4,902,753</td>
<td>2,389,325</td>
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