August 2025

All Home Types
Detached
Attached

Local Market **Insight**

Boyertown Area (Berks, PA)

MarketStats
by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

August 2025

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings **21**

▼ -16.0% from Jul 2025: **25**

▼ -16.0% from Aug 2024: **25**

YTD	2025	2024	+/-
	173	**185**	-6.5%

5-year Aug average: **26**

New Pendings **12**

▼ -42.9% from Jul 2025: **21**

▼ -60.0% from Aug 2024: **30**

YTD	2025	2024	+/-
	149	**170**	-12.4%

5-year Aug average: **23**

Closed Sales **18**

▼ -30.8% from Jul 2025: **26**

▼ -28.0% from Aug 2024: **25**

YTD	2025	2024	+/-
	142	**144**	-1.4%

5-year Aug average: **24**

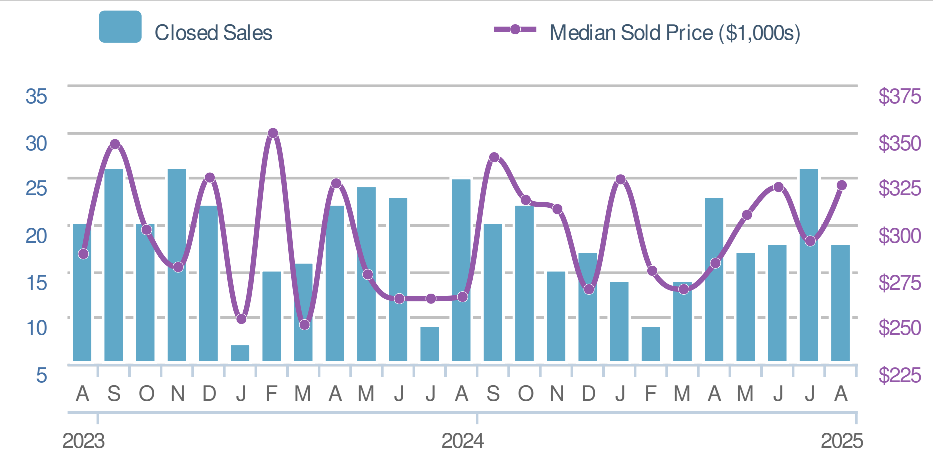
Median Sold Price **$321,950**

▲ 10.4% from Jul 2025: **$291,500**

▲ 23.4% from Aug 2024: **$261,000**

YTD	2025	2024	+/-
	$298,450	**$275,000**	8.5%

5-year Aug average: **$269,780**



Active Listings **33**

33

Min 24 | 33 | Max 37

5-year Aug average

Jul 2025	Aug 2024
23	**24**

Avg DOM **18**

18

Min 12 | 15 | Max 18

5-year Aug average

Jul 2025	Aug 2024	YTD
23	**12**	**27**

Avg Sold to OLP Ratio **101.9%**

101.9%

Min 98.3% | 100.1% | Max 101.9%

5-year Aug average

Jul 2025	Aug 2024	YTD
98.5%	**99.5%**	**99.9%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

August 2025

Boyertown Area (Berks, PA) - Detached

New Listings 17

▲ 6.3% from Jul 2025: **16**

▼ -19.0% from Aug 2024: **21**

YTD	2025	2024	+/-
	133	**146**	-8.9%

5-year Aug average: **21**

New Pendings 9

▼ -40.0% from Jul 2025: **15**

▼ -62.5% from Aug 2024: **24**

YTD	2025	2024	+/-
	113	**131**	-13.7%

5-year Aug average: **19**

Closed Sales 13

▼ -31.6% from Jul 2025: **19**

▼ -18.8% from Aug 2024: **16**

YTD	2025	2024	+/-
	109	**108**	0.9%

5-year Aug average: **17**

Median Sold Price $325,000

↔ 0.0% from Jul 2025: **$325,000**

▲ 11.1% from Aug 2024: **$292,500**

YTD	2025	2024	+/-
	$325,000	**$305,000**	6.6%

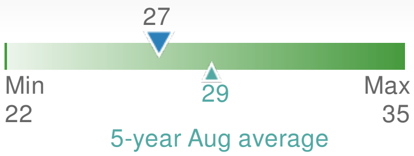
5-year Aug average: **$296,850**

Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for August was $325,000, representing no change compared to last month and an increase of 11.1% from Aug 2024. The average days on market for units sold in August was 16 days, 5% above the 5-year August average of 15 days. There was a 40% month over month decrease in new contract activity with 9 New Pendings; a 23.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 16; and a 42.1% increase in supply to 27 active units.

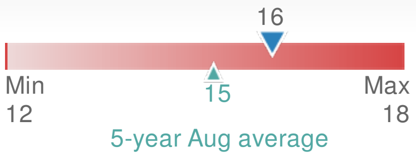
This activity resulted in a Contract Ratio of 0.59 pendings per active listing, down from 1.11 in July and a decrease from 1.41 in August 2024. The Contract Ratio is 43% lower than the 5-year August average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 27



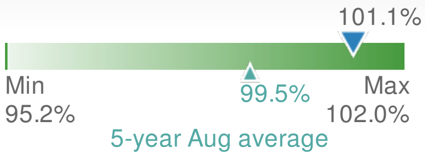
Jul 2025	Aug 2024
19	**22**

Avg DOM 16



Jul 2025	Aug 2024	YTD
27	**14**	**28**

Avg Sold to OLP Ratio 101.1%



Jul 2025	Aug 2024	YTD
97.5%	**99.2%**	**99.7%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

Presented by
Lauren Davis

August 2025

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 4

▼-55.6% from Jul 2025: **9**

↔0.0% from Aug 2024: **4**

YTD	2025	2024	+/-
	40	**39**	2.6%

5-year Aug average: **6**

New Pendings 3

▼-50.0% from Jul 2025: **6**

▼-50.0% from Aug 2024: **6**

YTD	2025	2024	+/-
	36	**39**	-7.7%

5-year Aug average: **4**

Closed Sales 5

▼-28.6% from Jul 2025: **7**

▼-44.4% from Aug 2024: **9**

YTD	2025	2024	+/-
	33	**36**	-8.3%

5-year Aug average: **7**

Median Sold Price $319,900

▲28.0% from Jul 2025: **$250,000**

▲38.5% from Aug 2024: **$231,000**

YTD	2025	2024	+/-
	$250,000	**$230,500**	8.5%

5-year Aug average: **$236,460**

Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for August was $319,900, representing an increase of 28% compared to last month and an increase of 38.5% from Aug 2024. The average days on market for units sold in August was 21 days, 57% above the 5-year August average of 13 days. There was a 50% month over month decrease in new contract activity with 3 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 4; and a 50% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.50 in July and a decrease from 2.50 in August 2024. The Contract Ratio is 55% lower than the 5-year August average of 1.48. 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.

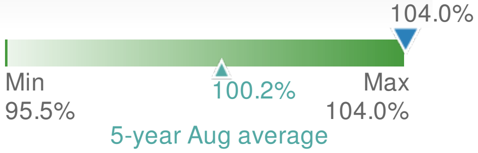
Active Listings 6

Jul 2025	Aug 2024
4	**2**

Avg DOM 21

Jul 2025	Aug 2024	YTD
14	**8**	**24**

Avg Sold to OLP Ratio 104.0%



Jul 2025	Aug 2024	YTD
101.0%	**100.2%**	**100.4%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.