August 2025

All Home Types
Detached
Attached

Local Market Insight

Boyertown Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings 25

-13.8% from Jul 2025: **29**
13.6% from Aug 2024: **22**

YTD	2025	2024	+/-
	234	**311**	-24.8%

5-year Aug average: **28**

New Pendings 13

-53.6% from Jul 2025: **28**
-45.8% from Aug 2024: **24**

YTD	2025	2024	+/-
	197	**273**	-27.8%

5-year Aug average: **26**

Closed Sales 31

-31.1% from Jul 2025: **45**
-26.2% from Aug 2024: **42**

YTD	2025	2024	+/-
	226	**255**	-11.4%

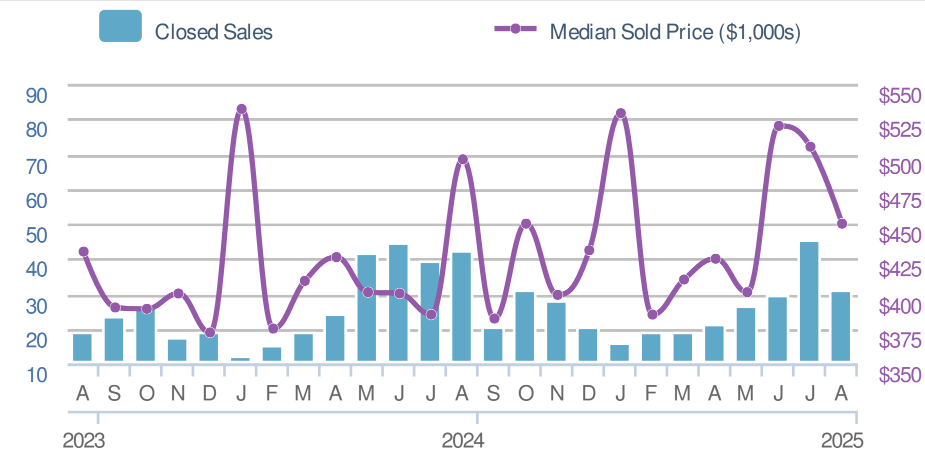
5-year Aug average: **34**

Median Sold Price $450,000

-10.9% from Jul 2025: **$505,000**
-9.3% from Aug 2024: **$496,000**

YTD	2025	2024	+/-
	$447,500	**$404,995**	10.5%

5-year Aug average: **$436,883**



Active Listings 41

41
Min 28 | 34 | Max 41
5-year Aug average

Jul 2025	Aug 2024
31	**32**

Avg DOM 13

13
Min 8 | 16 | Max 31
5-year Aug average

Jul 2025	Aug 2024	YTD
16	**31**	**18**

Avg Sold to OLP Ratio 101.8%

101.8%
Min 99.9% | 102.0% | Max 104.1%
5-year Aug average

Jul 2025	Aug 2024	YTD
102.6%	**99.9%**	**101.6%**

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

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New Listings 22

-15.4% from Jul 2025: **26**

37.5% from Aug 2024: **16**

YTD	2025	2024	+/-
	196	**197**	-0.5%

5-year Aug average: **24**

New Pendings 9

-60.9% from Jul 2025: **23**

-50.0% from Aug 2024: **18**

YTD	2025	2024	+/-
	159	**178**	-10.7%

5-year Aug average: **21**

Closed Sales 25

-39.0% from Jul 2025: **41**

-21.9% from Aug 2024: **32**

YTD	2025	2024	+/-
	169	**171**	-1.2%

5-year Aug average: **27**

Median Sold Price $480,000

-6.4% from Jul 2025: **$513,000**

-8.1% from Aug 2024: **$522,500**

YTD	2025	2024	+/-
	$520,000	**$500,000**	4.0%

5-year Aug average: **$471,600**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for August was $480,000, representing a decrease of 6.4% compared to last month and a decrease of 8.1% from Aug 2024. The average days on market for units sold in August was 14 days, 21% below the 5-year August average of 18 days. There was a 60.9% month over month decrease in new contract activity with 9 New Pendings; a 44.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 20; and a 33.3% increase in supply to 40 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.20 in July and a decrease from 1.04 in August 2024. The Contract Ratio is 60% lower than the 5-year August average of 1.25. 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 40

40

Min 24 — 31 — Max 40

5-year Aug average

Jul 2025	Aug 2024
30	**24**

Avg DOM 14

14

Min 8 — 18 — Max 39

5-year Aug average

Jul 2025	Aug 2024	YTD
15	**39**	**20**

Avg Sold to OLP Ratio 101.9%

101.9%

Min 99.6% — 102.2% — Max 105.3%

5-year Aug average

Jul 2025	Aug 2024	YTD
103.1%	**99.6%**	**102.0%**

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

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New Listings 3

0.0% from Jul 2025: **3**

-50.0% from Aug 2024: **6**

YTD	2025	2024	+/-
	38	**113**	-66.4%

5-year Aug average: **4**

New Pendings 4

-20.0% from Jul 2025: **5**

-33.3% from Aug 2024: **6**

YTD	2025	2024	+/-
	38	**95**	-60.0%

5-year Aug average: **5**

Closed Sales 6

50.0% from Jul 2025: **4**

-40.0% from Aug 2024: **10**

YTD	2025	2024	+/-
	57	**84**	-32.1%

5-year Aug average: **8**

Median Sold Price $360,000

-5.9% from Jul 2025: **$382,500**

-2.1% from Aug 2024: **$367,750**

YTD	2025	2024	+/-
	$365,940	**$365,250**	0.2%

5-year Aug average: **$334,658**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for August was $360,000, representing a decrease of 5.9% compared to last month and a decrease of 2.1% from Aug 2024. The average days on market for units sold in August was 10 days, 12% below the 5-year August average of 11 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 13; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 13.00 pendings per active listing, down from 15.00 in July and an increase from 4.38 in August 2024. The Contract Ratio is 52% higher than the 5-year August average of 8.58. 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 1

1

Min 1 | 3 5-year Aug average | Max 8

Jul 2025	Aug 2024
1	**8**

Avg DOM 10

10

Min 4 | 11 5-year Aug average | Max 28

Jul 2025	Aug 2024	YTD
28	**4**	**12**

Avg Sold to OLP Ratio 101.3%

101.3%

Min 100.4% | 101.4% 5-year Aug average | Max 104.1%

Jul 2025	Aug 2024	YTD
97.7%	**100.6%**	**100.2%**

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