September 2025

All Home Types
Detached
Attached

Local Market Insight

Boyertown Area (Berks, PA)

MarketStats by ShowingTime

Presented by
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September 2025
Boyertown Area (Berks, PA)

New Listings — 23

▲ 9.5% from Aug 2025: **21**	▲ 43.8% from Sep 2024: **16**

YTD	2025	2024	+/-
	198	**201**	-1.5%

5-year Sep average: **21**

New Pendings — 27

▲ 125.0% from Aug 2025: **12**	▲ 35.0% from Sep 2024: **20**

YTD	2025	2024	+/-
	173	**188**	-8.0%

5-year Sep average: **22**

Closed Sales — 13

▼ -27.8% from Aug 2025: **18**	▼ -35.0% from Sep 2024: **20**

YTD	2025	2024	+/-
	155	**165**	-6.1%

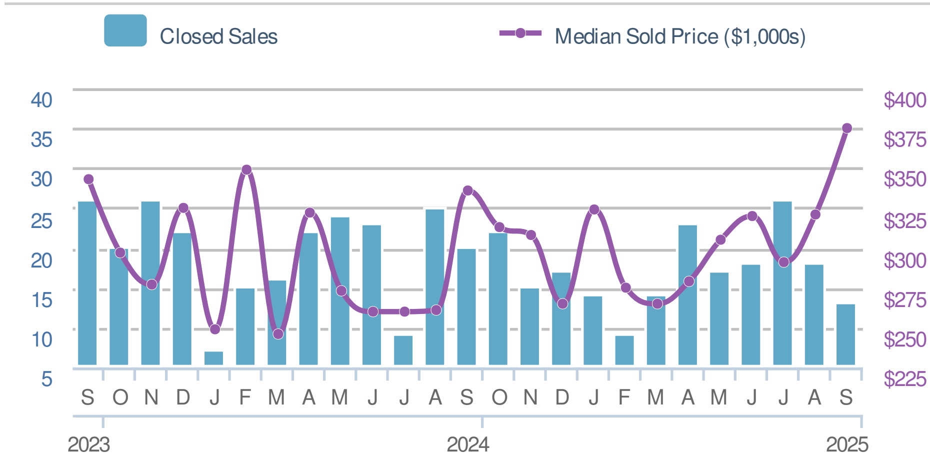
5-year Sep average: **21**

Median Sold Price — $375,000

▲ 16.5% from Aug 2025: **$321,950**	▲ 11.6% from Sep 2024: **$336,000**

YTD	2025	2024	+/-
	$302,000	**$277,000**	9.0%

5-year Sep average: **$312,300**



Active Listings — 30

30
Min 21 — 33 — Max 43
5-year Sep average

Aug 2025	Sep 2024
33	**21**

Avg DOM — 20

20
Min 14 — 20 — Max 31
5-year Sep average

Aug 2025	Sep 2024	YTD
18	**18**	**27**

Avg Sold to OLP Ratio — 100.6%

100.6%
Min 100.6% — 101.3% — Max 101.9%
5-year Sep average

Aug 2025	Sep 2024	YTD
101.9%	**101.0%**	**99.9%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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New Listings — 19

11.8% from Aug 2025: **17**

26.7% from Sep 2024: **15**

YTD	2025	2024	+/-
	155	161	-3.7%

5-year Sep average: **17**

New Pendings — 25

177.8% from Aug 2025: **9**

38.9% from Sep 2024: **18**

YTD	2025	2024	+/-
	135	147	-8.2%

5-year Sep average: **17**

Closed Sales — 10

-23.1% from Aug 2025: **13**

-33.3% from Sep 2024: **15**

YTD	2025	2024	+/-
	119	124	-4.0%

5-year Sep average: **17**

Median Sold Price — $457,450

40.8% from Aug 2025: **$325,000**

10.2% from Sep 2024: **$415,000**

YTD	2025	2024	+/-
	$325,000	$312,500	4.0%

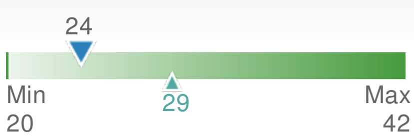
5-year Sep average: **$375,580**

Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for September was $457,450, representing an increase of 40.8% compared to last month and an increase of 10.2% from Sep 2024. The average days on market for units sold in September was 25 days, 20% above the 5-year September average of 21 days. There was a 177.8% month over month increase in new contract activity with 25 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from August) to 28; and an 11.1% decrease in supply to 24 active units.

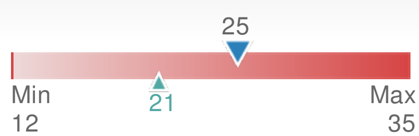
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 0.59 in August and a decrease from 1.60 in September 2024. The Contract Ratio is 12% higher than the 5-year September average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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 — 24



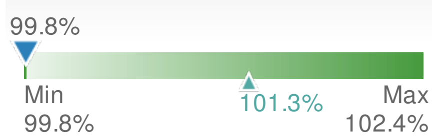
Aug 2025	Sep 2024
27	20

Avg DOM — 25



Aug 2025	Sep 2024	YTD
16	17	28

Avg Sold to OLP Ratio — 99.8%



Aug 2025	Sep 2024	YTD
101.1%	101.8%	99.7%

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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Boyertown Area (Berks, PA) - Attached

New Listings 4

0.0% from Aug 2025: **4** | 300.0% from Sep 2024: **1**

YTD	2025	2024	+/-
	43	**40**	7.5%

5-year Sep average: **4**

New Pendings 2

-33.3% from Aug 2025: **3** | 0.0% from Sep 2024: **2**

YTD	2025	2024	+/-
	38	**41**	-7.3%

5-year Sep average: **5**

Closed Sales 3

-40.0% from Aug 2025: **5** | -40.0% from Sep 2024: **5**

YTD	2025	2024	+/-
	36	**41**	-12.2%

5-year Sep average: **4**

Median Sold Price $265,000

-17.2% from Aug 2025: **$319,900** | 6.0% from Sep 2024: **$250,000**

YTD	2025	2024	+/-
	$250,000	**$238,000**	5.0%

5-year Sep average: **$221,450**

Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for September was $265,000, representing a decrease of 17.2% compared to last month and an increase of 6% from Sep 2024. The average days on market for units sold in September was 5 days, 59% below the 5-year September average of 12 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 3; and no change in supply with 6 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.67 in August and a decrease from 2.00 in September 2024. The Contract Ratio is 76% lower than the 5-year September average of 2.05. 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

6
Min 1 | 3 (5-year Sep average) | Max 6

Aug 2025	Sep 2024
6	**1**

Avg DOM 5

5
Min 5 | 12 (5-year Sep average) | Max 24

Aug 2025	Sep 2024	YTD
21	**18**	**22**

Avg Sold to OLP Ratio 103.3%

103.3%
Min 97.6% | 102.0% (5-year Sep average) | Max 108.5%

Aug 2025	Sep 2024	YTD
104.0%	**98.8%**	**100.3%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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