September 2025

All Home Types
Detached
Attached

Local Market Insight

Boyertown Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
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September 2025

Boyertown Area (Montgomery, PA)

New Listings 23

-8.0% from Aug 2025: **25**

-8.0% from Sep 2024: **25**

YTD	2025	2024	+/-
	265	**345**	-23.2%

5-year Sep average: **30**

New Pendings 20

53.8% from Aug 2025: **13**

-33.3% from Sep 2024: **30**

YTD	2025	2024	+/-
	217	**307**	-29.3%

5-year Sep average: **26**

Closed Sales 17

-45.2% from Aug 2025: **31**

-15.0% from Sep 2024: **20**

YTD	2025	2024	+/-
	243	**275**	-11.6%

5-year Sep average: **27**

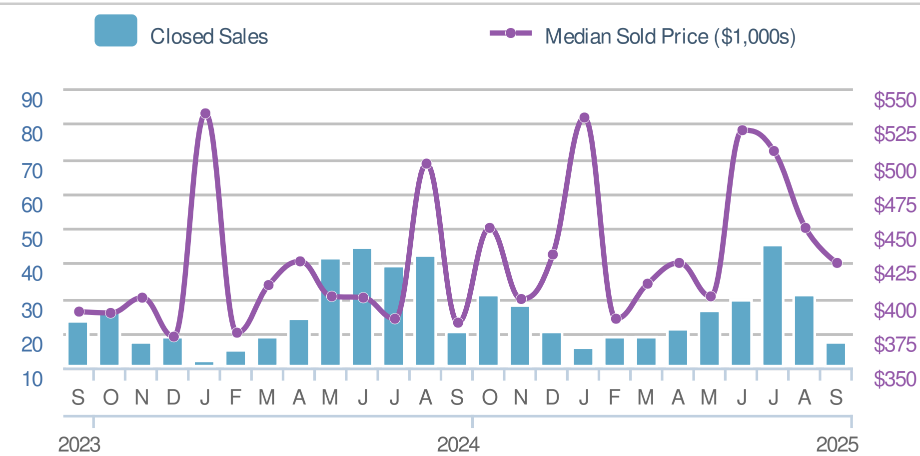
Median Sold Price $425,000

-5.6% from Aug 2025: **$450,000**

11.1% from Sep 2024: **$382,500**

YTD	2025	2024	+/-
	$445,000	**$402,165**	10.7%

5-year Sep average: **$395,149**



Active Listings 40

40

Min 28 | 36 | Max 46

5-year Sep average

Aug 2025	Sep 2024
41	**28**

Avg DOM 14

14

Min 10 | 16 | Max 27

5-year Sep average

Aug 2025	Sep 2024	YTD
13	**10**	**18**

Avg Sold to OLP Ratio 102.1%

102.1%

Min 97.8% | 100.5% | Max 102.6%

5-year Sep average

Aug 2025	Sep 2024	YTD
101.8%	**99.7%**	**101.6%**

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

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Boyertown Area (Montgomery, PA) - Detached

New Listings — 19

-13.6% from Aug 2025: **22**
-5.0% from Sep 2024: **20**

YTD	2025	2024	+/-
	220	**218**	0.9%

5-year Sep average: **24**

New Pendings — 13

44.4% from Aug 2025: **9**
-31.6% from Sep 2024: **19**

YTD	2025	2024	+/-
	172	**197**	-12.7%

5-year Sep average: **20**

Closed Sales — 13

-48.0% from Aug 2025: **25**
18.2% from Sep 2024: **11**

YTD	2025	2024	+/-
	182	**182**	0.0%

5-year Sep average: **20**

Median Sold Price — $480,000

0.0% from Aug 2025: **$480,000**
17.1% from Sep 2024: **$410,000**

YTD	2025	2024	+/-
	$517,500	**$495,500**	4.4%

5-year Sep average: **$428,400**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for September was $480,000, representing no change compared to last month and an increase of 17.1% from Sep 2024. The average days on market for units sold in September was 15 days, 16% below the 5-year September average of 18 days. There was a 44.4% month over month increase in new contract activity with 13 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 20; and a 2.5% decrease in supply to 39 active units.

This activity resulted in a Contract Ratio of 0.51 pendings per active listing, up from 0.50 in August and a decrease from 1.50 in September 2024. The Contract Ratio is 59% lower than the 5-year September average of 1.24. 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 — 39

39
Min 22 · 32 (5-year Sep average) · Max 42

Aug 2025	Sep 2024
40	**22**

Avg DOM — 15

15
Min 12 · 18 (5-year Sep average) · Max 27

Aug 2025	Sep 2024	YTD
14	**12**	**19**

Avg Sold to OLP Ratio — 103.3%

103.3%
Min 97.3% · 100.6% (5-year Sep average) · Max 103.3%

Aug 2025	Sep 2024	YTD
101.9%	**100.3%**	**102.1%**

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

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New Listings 4

▲33.3%	▼-20.0%
from Aug 2025: 3	from Sep 2024: 5

YTD	2025	2024	+/-
	45	126	-64.3%

5-year Sep average: **6**

New Pendings 7

▲75.0%	▼-36.4%
from Aug 2025: 4	from Sep 2024: 11

YTD	2025	2024	+/-
	45	110	-59.1%

5-year Sep average: **6**

Closed Sales 4

▼-33.3%	▼-55.6%
from Aug 2025: 6	from Sep 2024: 9

YTD	2025	2024	+/-
	61	93	-34.4%

5-year Sep average: **7**

Median Sold Price $362,450

▲0.7%	▼-3.3%
from Aug 2025: $360,000	from Sep 2024: $375,000

YTD	2025	2024	+/-
	$365,940	$370,000	-1.1%

5-year Sep average: **$351,410**

Summary

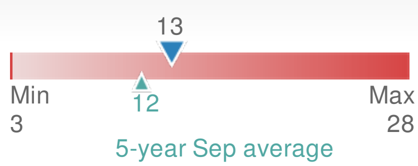
In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for September was $362,450, representing an increase of 0.7% compared to last month and a decrease of 3.3% from Sep 2024. The average days on market for units sold in September was 13 days, 12% above the 5-year September average of 12 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; a 23.1% MoM increase in All Pendings (new contracts + contracts carried over from August) to 16; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 16.00 pendings per active listing, up from 13.00 in August and an increase from 6.83 in September 2024. The Contract Ratio is 137% higher than the 5-year September average of 6.76. 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

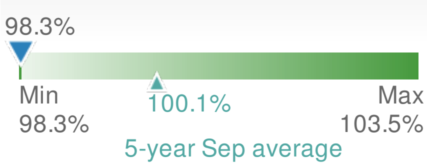
Aug 2025	Sep 2024
1	6

Avg DOM 13



Aug 2025	Sep 2024	YTD
10	7	12

Avg Sold to OLP Ratio 98.3%



Aug 2025	Sep 2024	YTD
101.3%	99.1%	100.1%

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