

October 2025

All Home Types
Detached
Attached

Local Market Insight

Boyertown Area (Montgomery, PA)

October 2025

Boyertown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**19**

↓ -17.4% ↓ -32.1%
from Sep 2025: 23 from Oct 2024: 28

YTD	2025	2024	+/-
	288	383	-24.8%

5-year Oct average: 27

New Pendings**19**

↓ -5.0% ↓ -29.6%
from Sep 2025: 20 from Oct 2024: 27

YTD	2025	2024	+/-
	237	334	-29.0%

5-year Oct average: 25

Closed Sales**24**

↑ 41.2% ↓ -22.6%
from Sep 2025: 17 from Oct 2024: 31

YTD	2025	2024	+/-
	275	307	-10.4%

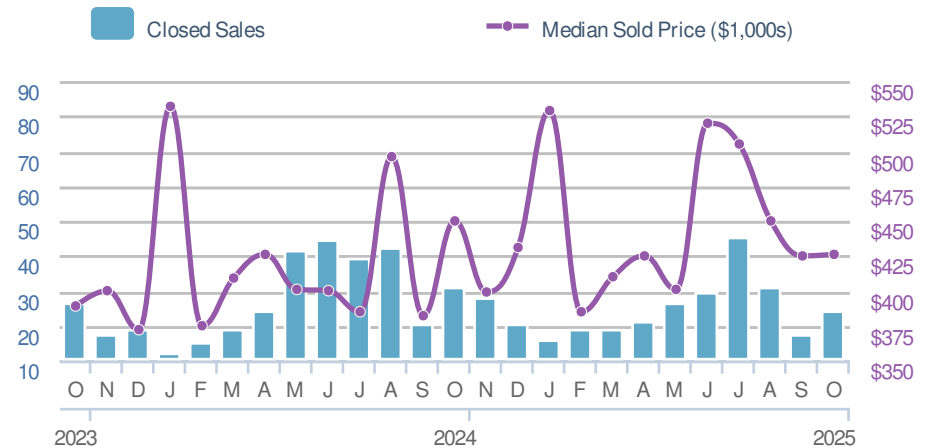
5-year Oct average: 29

Median Sold Price**\$426,500**

↑ 0.4% ↓ -5.2%
from Sep 2025: \$425,000 from Oct 2024: \$450,000

YTD	2025	2024	+/-
	\$430,000	\$405,000	6.2%

5-year Oct average: \$400,685

**Active Listings****42**

Min 27 39 42 Max 54
5-year Oct average

Sep 2025	Oct 2024
40	34

Avg DOM**10**

Min 10 16 Max 23
5-year Oct average

Sep 2025	Oct 2024	YTD
14	18	17

Avg Sold to OLP Ratio**103.1%**

Min 98.3% 100.7% 103.1% Max 103.8%
5-year Oct average

Sep 2025	Oct 2024	YTD
102.1%	99.0%	101.7%

October 2025**Boyertown Area (Montgomery, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****15**

 **-21.1%**
 from Sep 2025: **19**

 **-31.8%**
 from Oct 2024: **22**

YTD	2025	2024	+/-
	238	241	-1.2%

5-year Oct average: **23****New Pendings****17**

 **30.8%**
 from Sep 2025: **13**

 **0.0%**
 from Oct 2024: **17**

YTD	2025	2024	+/-
	190	213	-10.8%

5-year Oct average: **20****Closed Sales****17**

 **30.8%**
 from Sep 2025: **13**

 **-34.6%**
 from Oct 2024: **26**

YTD	2025	2024	+/-
	199	209	-4.8%

5-year Oct average: **22****Median Sold Price****\$640,000**

 **33.3%**
 from Sep 2025: **\$480,000**

 **37.6%**
 from Oct 2024: **\$465,000**

YTD	2025	2024	+/-
	\$520,000	\$486,000	7.0%

5-year Oct average: **\$469,350****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for October was \$640,000, representing an increase of 33.3% compared to last month and an increase of 37.6% from Oct 2024. The average days on market for units sold in October was 13 days, 23% below the 5-year October average of 17 days. There was a 30.8% month over month increase in new contract activity with 17 New Pendings; a 5% MoM increase in All Pendings (new contracts + contracts carried over from September) to 21; and a 2.6% decrease in supply to 38 active units.

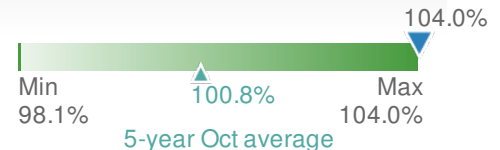
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, up from 0.51 in September and a decrease from 0.82 in October 2024. The Contract Ratio is 46% lower than the 5-year October average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared 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**38**

Sep 2025	Oct 2024
39	28

Avg DOM**13**

Sep 2025	Oct 2024	YTD
15	18	19

Avg Sold to OLP Ratio**104.0%**

Sep 2025	Oct 2024	YTD
103.3%	99.4%	102.3%

October 2025

Boyertown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****4** **0.0%**
from Sep 2025:
4 **-33.3%**
from Oct 2024:
6

YTD	2025	2024	+/-
	50	141	-64.5%

5-year Oct average: **5****New Pendings****2** **-71.4%**
from Sep 2025:
7 **-77.8%**
from Oct 2024:
9

YTD	2025	2024	+/-
	47	120	-60.8%

5-year Oct average: **5****Closed Sales****7** **75.0%**
from Sep 2025:
4 **40.0%**
from Oct 2024:
5

YTD	2025	2024	+/-
	76	98	-22.4%

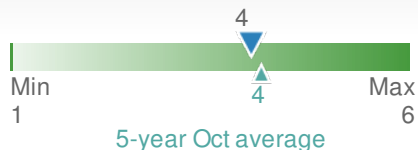
5-year Oct average: **7****Median
Sold Price****\$380,000** **4.8%**
from Sep 2025:
\$362,450 **9.4%**
from Oct 2024:
\$347,500

YTD	2025	2024	+/-
	\$368,627	\$367,750	0.2%

5-year Oct average: **\$332,135****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for October was \$380,000, representing an increase of 4.8% compared to last month and an increase of 9.4% from Oct 2024. The average days on market for units sold in October was 5 days, 60% below the 5-year October average of 13 days. There was a 71.4% month over month decrease in new contract activity with 2 New Pendings; an 81.3% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 3; and a 300% increase in supply to 4 active units.

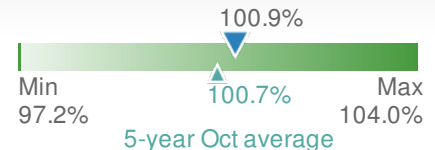
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 16.00 in September and a decrease from 7.67 in October 2024. The Contract Ratio is 86% lower than the 5-year October average of 5.37. A higher Contract Ratio signifies a relative increase in contract activity compared 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**4**

Sep 2025	Oct 2024
1	6

Avg DOM**5**

Sep 2025	Oct 2024	YTD
13	22	12

**Avg Sold to
OLP Ratio****100.9%**

Sep 2025	Oct 2024	YTD
98.3%	97.2%	100.2%