November 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

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November 2025
Boyertown Area (Berks, PA)

New Listings — 11

-50.0% from Oct 2025: **22**
-15.4% from Nov 2024: **13**

YTD	2025	2024	+/-
	236	**241**	-2.1%

5-year Nov average: **14**

New Pendings — 14

-48.1% from Oct 2025: **27**
-26.3% from Nov 2024: **19**

YTD	2025	2024	+/-
	207	**224**	-7.6%

5-year Nov average: **17**

Closed Sales — 21

16.7% from Oct 2025: **18**
40.0% from Nov 2024: **15**

YTD	2025	2024	+/-
	194	**205**	-5.4%

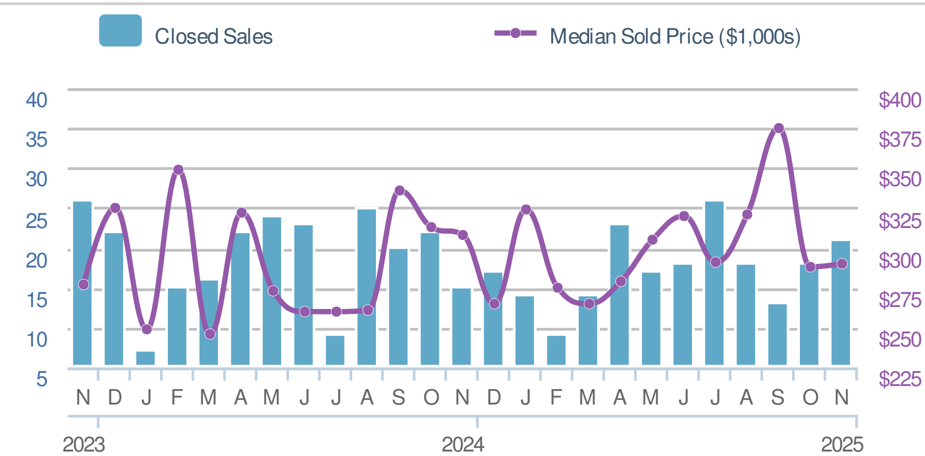
5-year Nov average: **21**

Median Sold Price — $290,000

0.5% from Oct 2025: **$288,500**
-5.8% from Nov 2024: **$308,000**

YTD	2025	2024	+/-
	$299,450	**$284,900**	5.1%

5-year Nov average: **$274,486**



Active Listings — 25

25
Min 20 — 27 — Max 36
5-year Nov average

Oct 2025	Nov 2024
26	**20**

Avg DOM — 30

30
Min 11 — 22 — Max 30
5-year Nov average

Oct 2025	Nov 2024	YTD
14	**23**	**26**

Avg Sold to OLP Ratio — 99.9%

99.9%
Min 97.3% — 100.3% — Max 105.3%
5-year Nov average

Oct 2025	Nov 2024	YTD
101.5%	**105.3%**	**100.0%**

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New Listings — 10

-16.7% from Oct 2025: **12**
0.0% from Nov 2024: **10**

YTD	2025	2024	+/-
	181	**191**	-5.2%

5-year Nov average: **11**

New Pendings — 11

-42.1% from Oct 2025: **19**
-26.7% from Nov 2024: **15**

YTD	2025	2024	+/-
	160	**176**	-9.1%

5-year Nov average: **14**

Closed Sales — 17

0.0% from Oct 2025: **17**
41.7% from Nov 2024: **12**

YTD	2025	2024	+/-
	153	**160**	-4.4%

5-year Nov average: **17**

Median Sold Price — $299,000

4.2% from Oct 2025: **$287,000**
-13.1% from Nov 2024: **$344,000**

YTD	2025	2024	+/-
	$325,000	**$315,000**	3.2%

5-year Nov average: **$298,140**

Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for November was $299,000, representing an increase of 4.2% compared to last month and a decrease of 13.1% from Nov 2024. The average days on market for units sold in November was 36 days, 53% above the 5-year November average of 24 days. There was a 42.1% month over month decrease in new contract activity with 11 New Pendings; a 32.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 19; and no change in supply with 17 active units.

This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.65 in October and a decrease from 1.56 in November 2024. The Contract Ratio is 3% higher than the 5-year November average of 1.09. 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 — 17

17
Min 16 | 23 (5-year Nov average) | Max 33

Oct 2025	Nov 2024
17	**16**

Avg DOM — 36

36
Min 12 | 24 (5-year Nov average) | Max 36

Oct 2025	Nov 2024	YTD
14	**28**	**27**

Avg Sold to OLP Ratio — 99.3%

99.3%
Min 97.8% | 100.3% (5-year Nov average) | Max 105.9%

Oct 2025	Nov 2024	YTD
101.5%	**105.9%**	**99.9%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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Boyertown Area (Berks, PA) - Attached

New Listings — 1

-90.0% from Oct 2025: **10**

-66.7% from Nov 2024: **3**

YTD	2025	2024	+/-
	55	**50**	10.0%

5-year Nov average: **2**

New Pendings — 3

-62.5% from Oct 2025: **8**

-25.0% from Nov 2024: **4**

YTD	2025	2024	+/-
	47	**48**	-2.1%

5-year Nov average: **3**

Closed Sales — 4

300.0% from Oct 2025: **1**

33.3% from Nov 2024: **3**

YTD	2025	2024	+/-
	41	**45**	-8.9%

5-year Nov average: **4**

Median Sold Price — $275,000

-17.4% from Oct 2025: **$333,000**

19.6% from Nov 2024: **$230,000**

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

5-year Nov average: **$227,690**

Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for November was $275,000, representing a decrease of 17.4% compared to last month and an increase of 19.6% from Nov 2024. The average days on market for units sold in November was 5 days, 68% below the 5-year November average of 16 days. There was a 62.5% month over month decrease in new contract activity with 3 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 7; and an 11.1% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.00 in October and a decrease from 1.25 in November 2024. The Contract Ratio is 39% lower than the 5-year November average of 1.44. 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 — 8

8

Min 1 — 4 (5-year Nov average) — Max 8

Oct 2025	Nov 2024
9	**4**

Avg DOM — 5

5

Min 5 — 16 (5-year Nov average) — Max 49

Oct 2025	Nov 2024	YTD
14	**5**	**20**

Avg Sold to OLP Ratio — 102.4%

102.4%

Min 95.9% — 100.7% (5-year Nov average) — Max 102.9%

Oct 2025	Nov 2024	YTD
102.5%	**102.8%**	**100.6%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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