November 2025

All Home Types
Detached
Attached

Local Market **Insight**

Boyertown Area (Montgomery, PA)

MarketStats
by ShowingTime

Presented by
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November 2025

Boyertown Area (Montgomery, PA)

New Listings 19

↔ 0.0% from Oct 2025: **19**

▲ 11.8% from Nov 2024: **17**

YTD	2025	2024	+/-
	309	**408**	-24.3%

5-year Nov average: **24**

New Pendings 25

▲ 31.6% from Oct 2025: **19**

↔ 0.0% from Nov 2024: **25**

YTD	2025	2024	+/-
	263	**360**	-26.9%

5-year Nov average: **31**

Closed Sales 19

▼ -20.8% from Oct 2025: **24**

▼ -32.1% from Nov 2024: **28**

YTD	2025	2024	+/-
	297	**336**	-11.6%

5-year Nov average: **27**

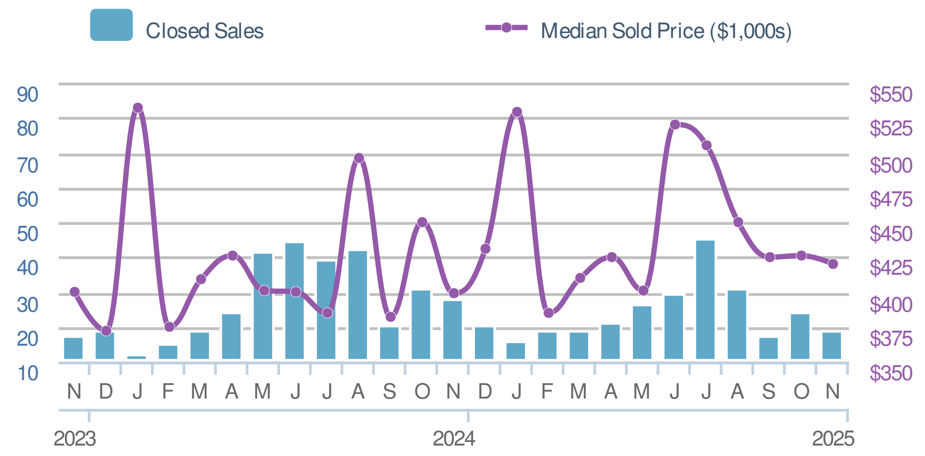
Median Sold Price $420,000

▼ -1.5% from Oct 2025: **$426,500**

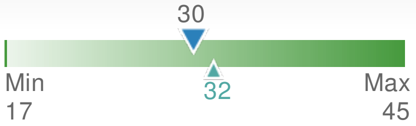
▲ 5.2% from Nov 2024: **$399,235**

YTD	2025	2024	+/-
	$430,500	**$405,000**	6.3%

5-year Nov average: **$374,847**



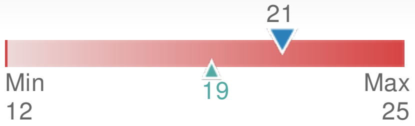
Active Listings 30



5-year Nov average

Oct 2025	Nov 2024
42	**30**

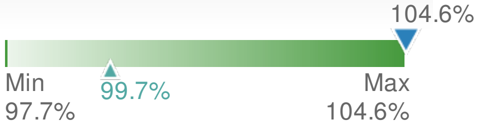
Avg DOM 21



5-year Nov average

Oct 2025	Nov 2024	YTD
10	**16**	**18**

Avg Sold to OLP Ratio 104.6%



5-year Nov average

Oct 2025	Nov 2024	YTD
103.1%	**98.5%**	**101.9%**

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

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Boyertown Area (Montgomery, PA) - Detached

New Listings 16

▲ 6.7% from Oct 2025: **15**

▲ 33.3% from Nov 2024: **12**

YTD	2025	2024	+/-
	255	**259**	-1.5%

5-year Nov average: **19**

New Pendings 18

▲ 5.9% from Oct 2025: **17**

▲ 12.5% from Nov 2024: **16**

YTD	2025	2024	+/-
	209	**233**	-10.3%

5-year Nov average: **23**

Closed Sales 17

↔ 0.0% from Oct 2025: **17**

▲ 21.4% from Nov 2024: **14**

YTD	2025	2024	+/-
	219	**223**	-1.8%

5-year Nov average: **19**

Median Sold Price $475,000

▼ -25.8% from Oct 2025: **$640,000**

▲ 5.2% from Nov 2024: **$451,500**

YTD	2025	2024	+/-
	$520,000	**$481,199**	8.1%

5-year Nov average: **$403,200**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for November was $475,000, representing a decrease of 25.8% compared to last month and an increase of 5.2% from Nov 2024. The average days on market for units sold in November was 23 days, 13% above the 5-year November average of 20 days. There was a 5.9% month over month increase in new contract activity with 18 New Pendings; a 4.8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 20; and a 23.7% decrease in supply to 29 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.55 in October and a decrease from 1.16 in November 2024. The Contract Ratio is 52% lower than the 5-year November average of 1.43. 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.

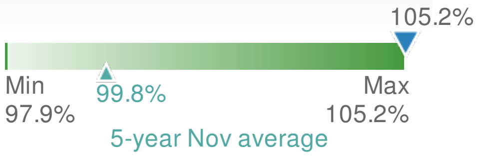
Active Listings 29

Oct 2025	Nov 2024
38	**25**

Avg DOM 23

Oct 2025	Nov 2024	YTD
13	**16**	**21**

Avg Sold to OLP Ratio 105.2%



Oct 2025	Nov 2024	YTD
104.0%	**99.7%**	**102.5%**

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

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November 2025

Boyertown Area (Montgomery, PA) - Attached

New Listings 3

▼-25.0% from Oct 2025: **4**

▼-40.0% from Nov 2024: **5**

YTD	2025	2024	+/-
	54	**148**	-63.5%

5-year Nov average: **5**

New Pendings 7

▲250.0% from Oct 2025: **2**

▼-22.2% from Nov 2024: **9**

YTD	2025	2024	+/-
	54	**126**	-57.1%

5-year Nov average: **8**

Closed Sales 2

▼-71.4% from Oct 2025: **7**

▼-84.6% from Nov 2024: **13**

YTD	2025	2024	+/-
	78	**112**	-30.4%

5-year Nov average: **7**

Median Sold Price $377,450

▼-0.7% from Oct 2025: **$380,000**

▼-5.1% from Nov 2024: **$397,690**

YTD	2025	2024	+/-
	$368,627	**$372,142**	-0.9%

5-year Nov average: **$349,421**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for November was $377,450, representing a decrease of 0.7% compared to last month and a decrease of 5.1% from Nov 2024. The average days on market for units sold in November was 4 days, 61% below the 5-year November average of 10 days. There was a 250% month over month increase in new contract activity with 7 New Pendings; a 166.7% MoM increase in All Pendings (new contracts + contracts carried over from October) to 8; and a 75% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 8.00 pendings per active listing, up from 0.75 in October and an increase from 7.60 in November 2024. The Contract Ratio is 101% higher than the 5-year November average of 3.98. 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.

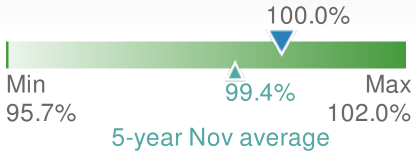
Active Listings 1

Oct 2025	Nov 2024
4	**5**

Avg DOM 4

Oct 2025	Nov 2024	YTD
5	**5**	**12**

Avg Sold to OLP Ratio 100.0%



Oct 2025	Nov 2024	YTD
100.9%	**99.5%**	**100.2%**

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