December 2025

All Home Types
Detached
Attached

Local Market Insight

Boyertown Area (Berks, PA)

MarketStats by ShowingTime

Presented by
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December 2025
Boyertown Area (Berks, PA)

New Listings — 12

9.1% from Nov 2025: **11**
0.0% from Dec 2024: **12**

YTD	2025	2024	+/-
	250	**256**	-2.3%

5-year Dec average: **11**

New Pendings — 12

-14.3% from Nov 2025: **14**
33.3% from Dec 2024: **9**

YTD	2025	2024	+/-
	220	**229**	-3.9%

5-year Dec average: **13**

Closed Sales — 18

-14.3% from Nov 2025: **21**
5.9% from Dec 2024: **17**

YTD	2025	2024	+/-
	214	**226**	-5.3%

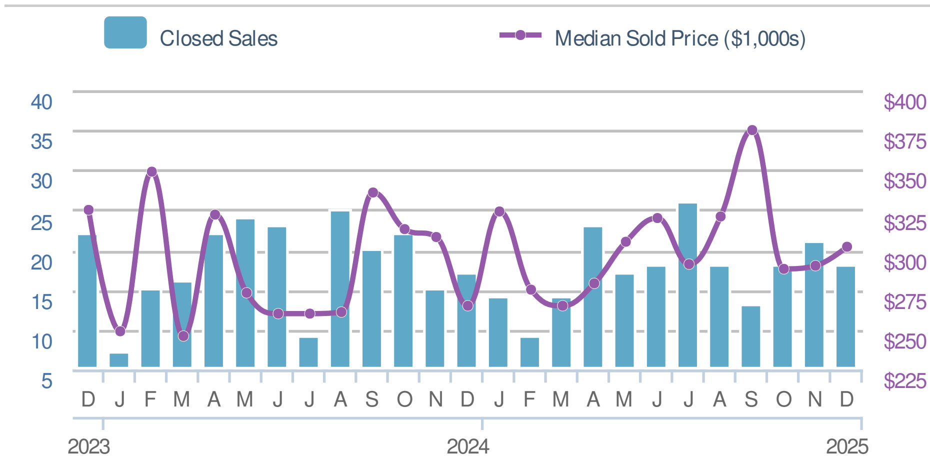
5-year Dec average: **20**

Median Sold Price — $302,500

4.3% from Nov 2025: **$290,000**
14.2% from Dec 2024: **$265,000**

YTD	2025	2024	+/-
	$299,450	**$283,250**	5.7%

5-year Dec average: **$278,700**



Active Listings — 22

22
Min 18 — 23 — Max 30
5-year Dec average

Nov 2025	Dec 2024
25	**25**

Avg DOM — 28

28
Min 12 — 22 — Max 29
5-year Dec average

Nov 2025	Dec 2024	YTD
30	**12**	**26**

Avg Sold to OLP Ratio — 99.8%

99.8%
Min 95.9% — 99.6% — Max 104.1%
5-year Dec average

Nov 2025	Dec 2024	YTD
99.9%	**99.1%**	**100.0%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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Boyertown Area (Berks, PA) - Detached

New Listings — 10

0.0% from Nov 2025: 10	-9.1% from Dec 2024: 11

YTD	2025	2024	+/-
	192	**204**	-5.9%

5-year Dec average: **9**

New Pendings — 11

0.0% from Nov 2025: 11	57.1% from Dec 2024: 7

YTD	2025	2024	+/-
	171	**179**	-4.5%

5-year Dec average: **10**

Closed Sales — 13

-23.5% from Nov 2025: 17	8.3% from Dec 2024: 12

YTD	2025	2024	+/-
	167	**175**	-4.6%

5-year Dec average: **16**

Median Sold Price — $275,000

-8.0% from Nov 2025: $299,000	-24.7% from Dec 2024: $365,000

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

5-year Dec average: **$303,500**

Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for December was $275,000, representing a decrease of 8% compared to last month and a decrease of 24.7% from Dec 2024. The average days on market for units sold in December was 18 days, 14% below the 5-year December average of 21 days. There was no month over month change in new contract activity with 11 New Pendings; a 15.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 16; and a 17.6% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 1.12 in November and an increase from 0.62 in December 2024. The Contract Ratio is 40% higher than the 5-year December average of 0.81. 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 — 14

14

Min	20	Max
14	5-year Dec average	28

Nov 2025	Dec 2024
17	**21**

Avg DOM — 18

18

Min	21	Max
12	5-year Dec average	30

Nov 2025	Dec 2024	YTD
36	**12**	**26**

Avg Sold to OLP Ratio — 100.6%

100.6%

Min	99.1%	Max
95.5%	5-year Dec average	103.9%

Nov 2025	Dec 2024	YTD
99.3%	**98.3%**	**99.9%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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New Listings — 2

100.0%	100.0%
from Nov 2025: **1**	from Dec 2024: **1**

YTD	2025	2024	+/-
	58	**52**	11.5%

5-year Dec average: **2**

New Pendings — 1

-66.7%	-50.0%
from Nov 2025: **3**	from Dec 2024: **2**

YTD	2025	2024	+/-
	49	**50**	-2.0%

5-year Dec average: **3**

Closed Sales — 5

25.0%	0.0%
from Nov 2025: **4**	from Dec 2024: **5**

YTD	2025	2024	+/-
	47	**51**	-7.8%

5-year Dec average: **4**

Median Sold Price — $315,000

14.5%	23.5%
from Nov 2025: **$275,000**	from Dec 2024: **$255,000**

YTD	2025	2024	+/-
	$255,000	**$239,000**	6.7%

5-year Dec average: **$234,000**

Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for December was $315,000, representing an increase of 14.5% compared to last month and an increase of 23.5% from Dec 2024. The average days on market for units sold in December was 55 days, 159% above the 5-year December average of 21 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 57.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 3; and no change in supply with 8 active units.

This activity resulted in a Contract Ratio of 0.38 pendings per active listing, down from 0.88 in November and an increase from 0.25 in December 2024. The Contract Ratio is 82% lower than the 5-year December average of 2.13. 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	5-year Dec average	Max
1	3	8

Nov 2025	Dec 2024
8	**4**

Avg DOM — 55

55

Min	5-year Dec average	Max
6	21	55

Nov 2025	Dec 2024	YTD
5	**12**	**23**

Avg Sold to OLP Ratio — 97.7%

97.7%

Min	5-year Dec average	Max
97.7%	101.8%	105.5%

Nov 2025	Dec 2024	YTD
102.4%	**101.0%**	**100.3%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.