December 2025

All Home Types
Detached
Attached

Local Market Insight

Boyertown Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings 12

-36.8% from Nov 2025: **19**
-7.7% from Dec 2024: **13**

YTD	2025	2024	+/-
	321	**422**	-23.9%

5-year Dec average: **15**

New Pendings 13

-48.0% from Nov 2025: **25**
8.3% from Dec 2024: **12**

YTD	2025	2024	+/-
	278	**374**	-25.7%

5-year Dec average: **16**

Closed Sales 24

26.3% from Nov 2025: **19**
20.0% from Dec 2024: **20**

YTD	2025	2024	+/-
	321	**356**	-9.8%

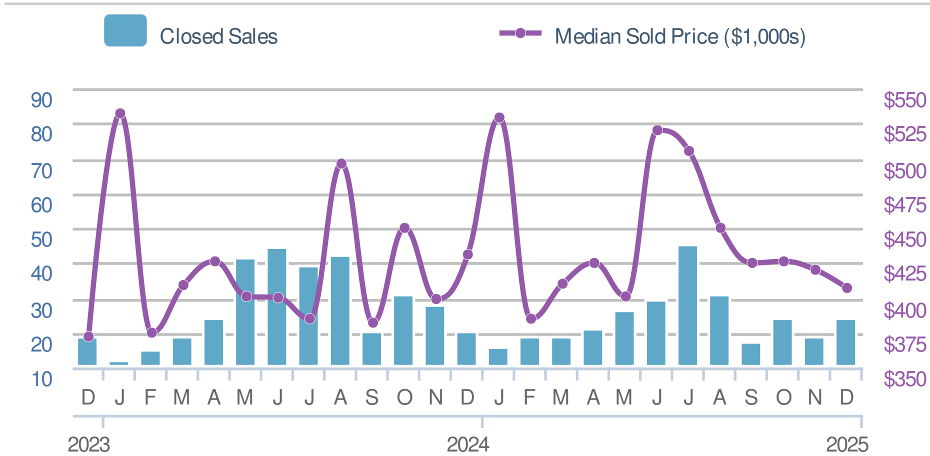
5-year Dec average: **26**

Median Sold Price $407,500

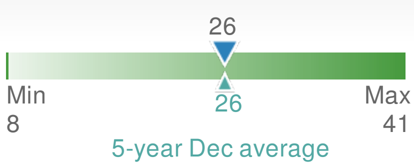
-3.0% from Nov 2025: **$420,000**
-5.5% from Dec 2024: **$431,000**

YTD	2025	2024	+/-
	$430,000	**$405,117**	6.1%

5-year Dec average: **$406,340**

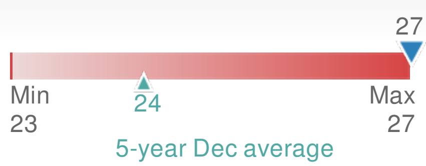


Active Listings 26



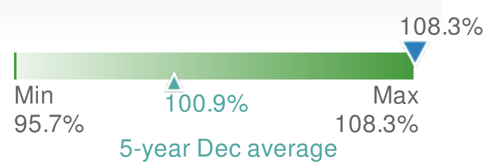
Nov 2025	Dec 2024
30	**24**

Avg DOM 27



Nov 2025	Dec 2024	YTD
21	**23**	**19**

Avg Sold to OLP Ratio 108.3%



Nov 2025	Dec 2024	YTD
104.6%	**100.0%**	**102.4%**

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

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Boyertown Area (Montgomery, PA) - Detached

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New Listings — 10

-37.5% from Nov 2025: **16**
25.0% from Dec 2024: **8**

YTD	2025	2024	+/-
	265	**268**	-1.1%

5-year Dec average: **13**

New Pendings — 12

-33.3% from Nov 2025: **18**
33.3% from Dec 2024: **9**

YTD	2025	2024	+/-
	223	**244**	-8.6%

5-year Dec average: **14**

Closed Sales — 18

5.9% from Nov 2025: **17**
12.5% from Dec 2024: **16**

YTD	2025	2024	+/-
	237	**239**	-0.8%

5-year Dec average: **22**

Median Sold Price — $457,500

-3.7% from Nov 2025: **$475,000**
-11.6% from Dec 2024: **$517,500**

YTD	2025	2024	+/-
	$515,000	**$485,000**	6.2%

5-year Dec average: **$447,612**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for December was $457,500, representing a decrease of 3.7% compared to last month and a decrease of 11.6% from Dec 2024. The average days on market for units sold in December was 27 days, 7% above the 5-year December average of 25 days. There was a 33.3% month over month decrease in new contract activity with 12 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 16; and a 17.2% decrease in supply to 24 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.69 in November and a decrease from 1.20 in December 2024. The Contract Ratio is 69% lower than the 5-year December average of 2.14. 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 — 24

Current: 24
Min 7 — 23 (5-year Dec average) — Max 35

Nov 2025	Dec 2024
29	**20**

Avg DOM — 27

Current: 27
Min 24 — 25 (5-year Dec average) — Max 27

Nov 2025	Dec 2024	YTD
23	**25**	**21**

Avg Sold to OLP Ratio — 112.1%

Current: 112.1%
Min 95.8% — 101.8% (5-year Dec average) — Max 112.1%

Nov 2025	Dec 2024	YTD
105.2%	**100.4%**	**103.3%**

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

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New Listings — 2

-33.3% from Nov 2025: **3**
-60.0% from Dec 2024: **5**

YTD	2025	2024	+/-
	56	**153**	-63.4%

5-year Dec average: **2**

New Pendings — 1

-85.7% from Nov 2025: **7**
-66.7% from Dec 2024: **3**

YTD	2025	2024	+/-
	55	**129**	-57.4%

5-year Dec average: **2**

Closed Sales — 6

200.0% from Nov 2025: **2**
50.0% from Dec 2024: **4**

YTD	2025	2024	+/-
	84	**116**	-27.6%

5-year Dec average: **4**

Median Sold Price — $317,500

-15.9% from Nov 2025: **$377,450**
-6.9% from Dec 2024: **$341,170**

YTD	2025	2024	+/-
	$365,470	**$371,252**	-1.6%

5-year Dec average: **$308,622**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for December was $317,500, representing a decrease of 15.9% compared to last month and a decrease of 6.9% from Dec 2024. The average days on market for units sold in December was 27 days, 42% above the 5-year December average of 19 days. There was an 85.7% month over month decrease in new contract activity with 1 New Pendings; a 62.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 3; and a 100% increase in supply to 2 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 8.00 in November and a decrease from 9.25 in December 2024. The Contract Ratio is 68% lower than the 5-year December average of 4.67. 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 — 2

2
Min 1 — 3 — Max 6
5-year Dec average

Nov 2025	Dec 2024
1	**4**

Avg DOM — 27

27
Min 12 — 19 — Max 27
5-year Dec average

Nov 2025	Dec 2024	YTD
4	**12**	**13**

Avg Sold to OLP Ratio — 96.7%

96.7%
Min 93.4% — 97.4% — Max 101.3%
5-year Dec average

Nov 2025	Dec 2024	YTD
100.0%	**98.6%**	**100.0%**

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