

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

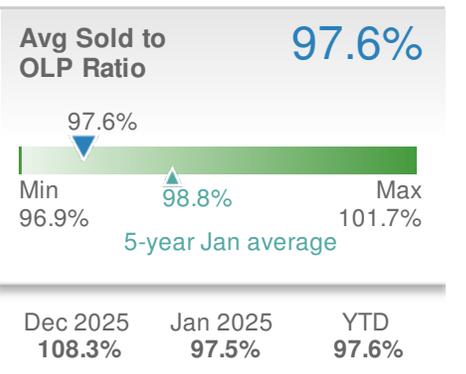
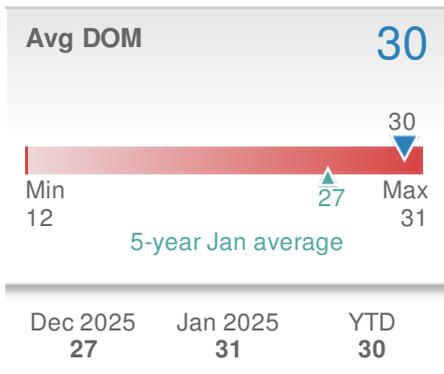
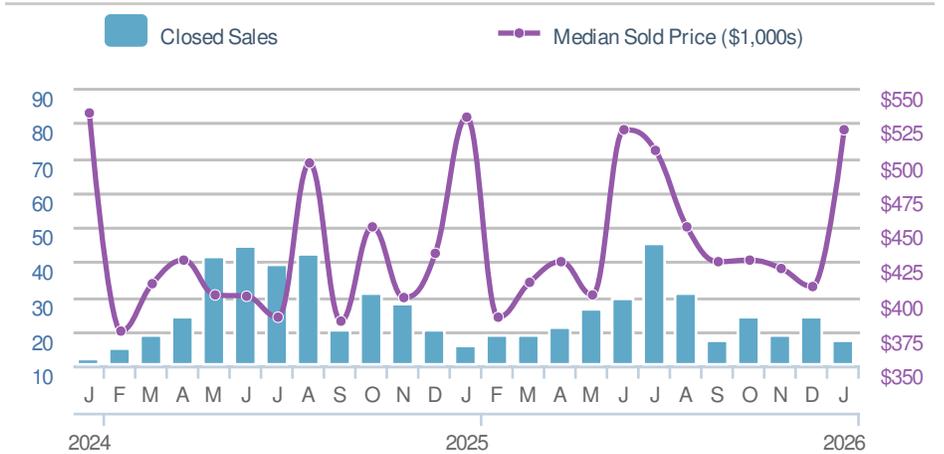
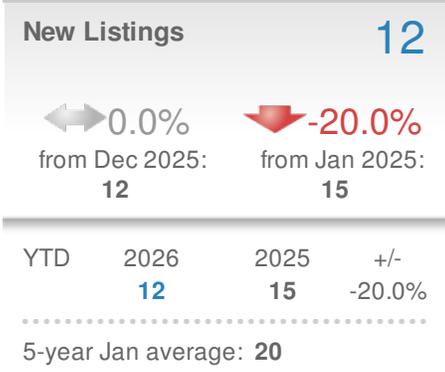
Local Market Insight

Boyertown Area (Montgomery, PA)

January 2026

Boyertown Area (Montgomery, PA)

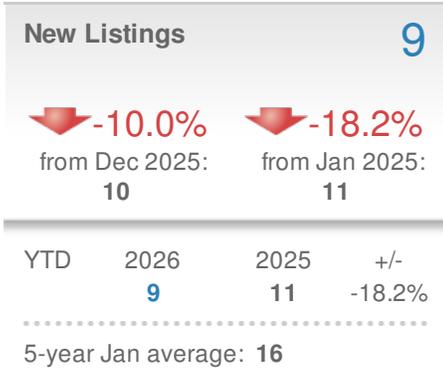
Email: ldavis@tcsr.realtor



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Boyertown Area (Montgomery, PA) - Detached

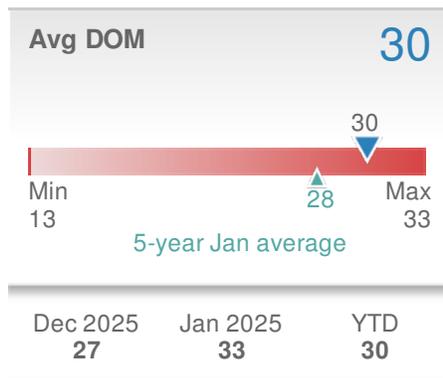
Tri-County Suburban REALTORS
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for January was \$534,500, representing an increase of 16.8% compared to last month and a decrease of 0.1% from Jan 2025. The average days on market for units sold in January was 30 days, 8% above the 5-year January average of 28 days. There was no month over month change in new contract activity with 12 New Pendings; a 31.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 11; and an 8.3% decrease in supply to 22 active units.

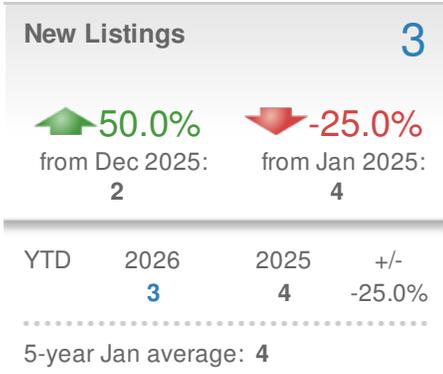
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.67 in December and a decrease from 1.10 in January 2025. The Contract Ratio is 60% lower than the 5-year January average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Boyertown Area (Montgomery, PA) - Attached

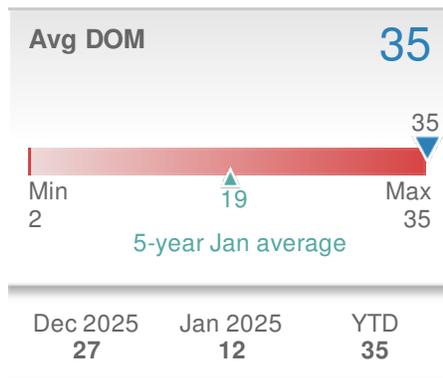
Tri-County Suburban REALTORS
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for January was \$335,000, representing an increase of 5.5% compared to last month and a decrease of 9% from Jan 2025. The average days on market for units sold in January was 35 days, 82% above the 5-year January average of 19 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 4; and a 50% increase in supply to 3 active units.

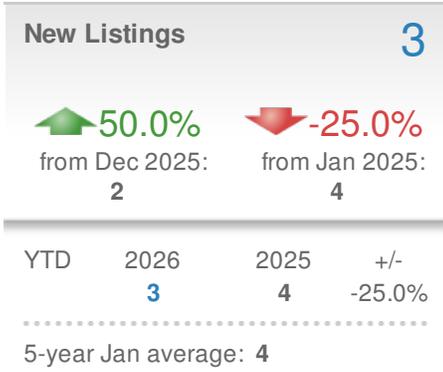
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.50 in December and a decrease from 39.00 in January 2025. The Contract Ratio is 86% lower than the 5-year January average of 9.67. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Boyertown Area (Montgomery, PA) - Attached/Townhouse

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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for January was \$335,000, representing an increase of 5.5% compared to last month and a decrease of 9% from Jan 2025. The average days on market for units sold in January was 35 days, 82% above the 5-year January average of 19 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 4; and a 50% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.50 in December and a decrease from 39.00 in January 2025. The Contract Ratio is 86% lower than the 5-year January average of 9.67. 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.

