

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

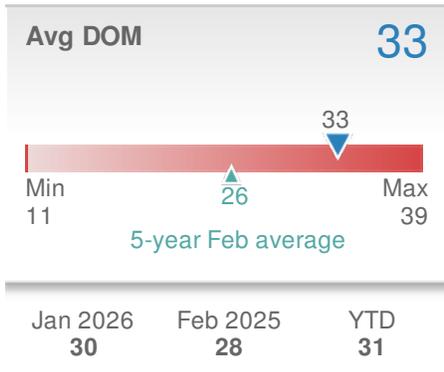
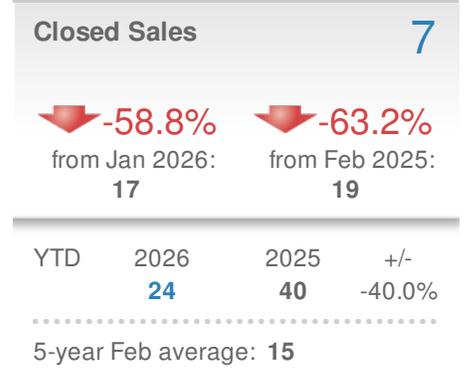
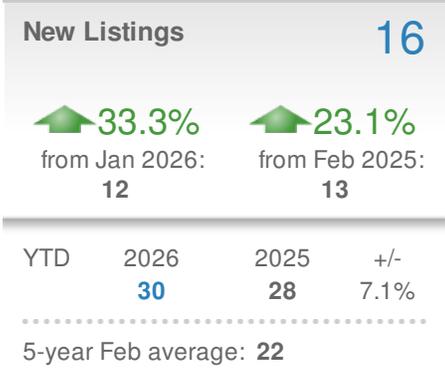
Local Market Insight

Boyertown Area (Montgomery, PA)

February 2026

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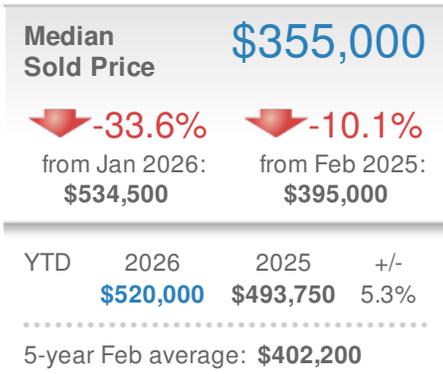
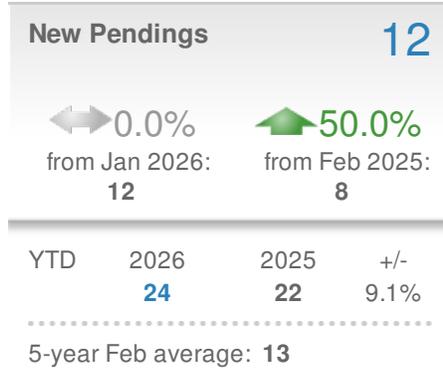
Email: ldavis@tcsr.realtor



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Boyertown Area (Montgomery, PA) - Detached

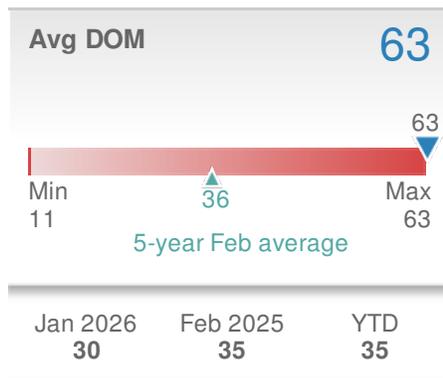
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for February was \$355,000, representing a decrease of 33.6% compared to last month and a decrease of 10.1% from Feb 2025. The average days on market for units sold in February was 63 days, 77% above the 5-year February average of 36 days. There was no month over month change in new contract activity with 12 New Pendings; an 81.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 20; and a 13.6% increase in supply to 25 active units.

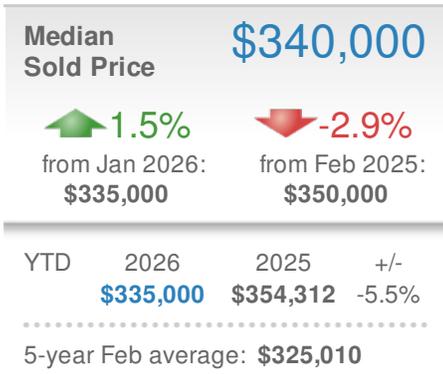
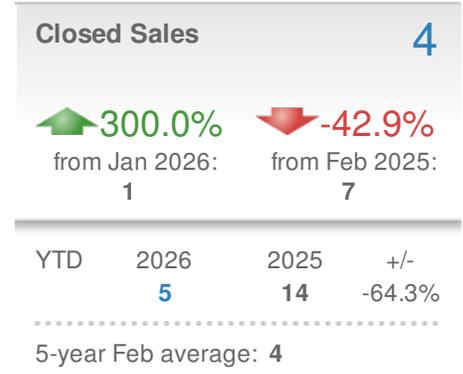
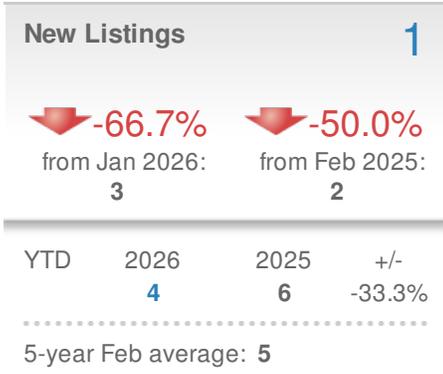
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, up from 0.50 in January and an increase from 0.78 in February 2025. The Contract Ratio is 39% lower than the 5-year February average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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

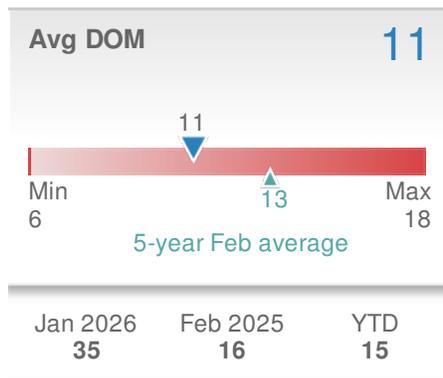
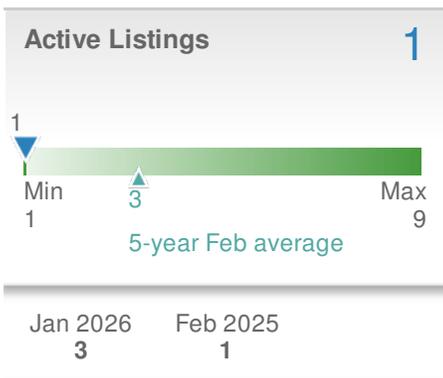
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Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for February was \$340,000, representing an increase of 1.5% compared to last month and a decrease of 2.9% from Feb 2025. The average days on market for units sold in February was 11 days, 18% below the 5-year February average of 13 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 3; and a 66.7% decrease in supply to 1 active units.

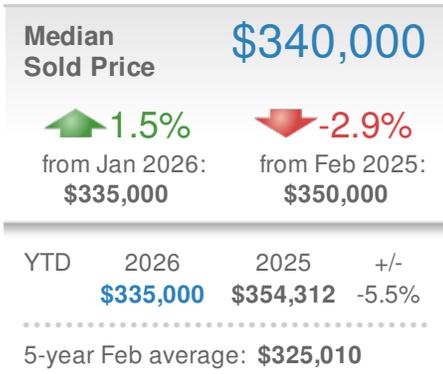
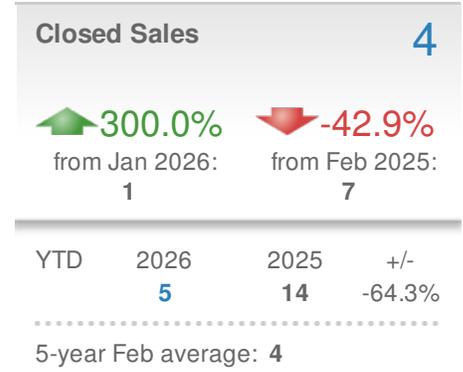
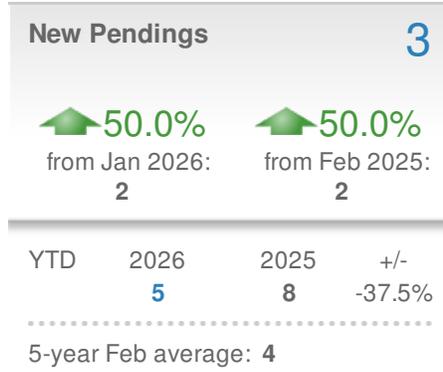
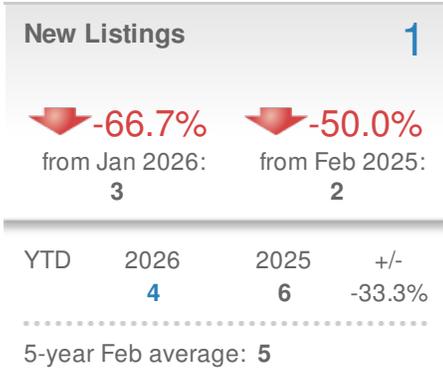
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.33 in January and a decrease from 29.00 in February 2025. The Contract Ratio is 64% lower than the 5-year February average of 8.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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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