

# April 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

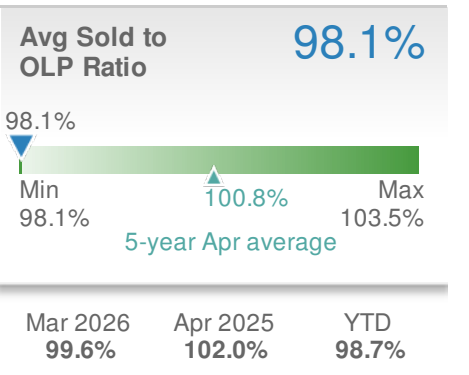
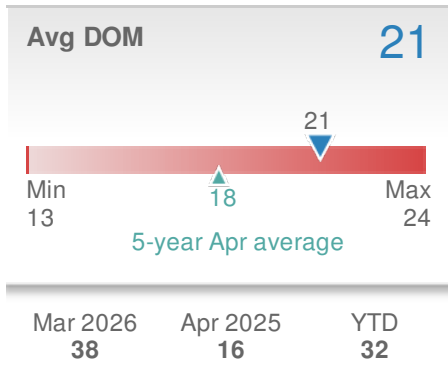
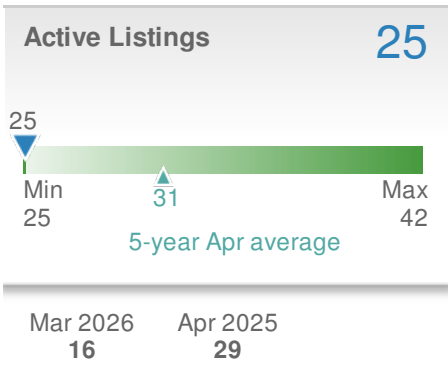
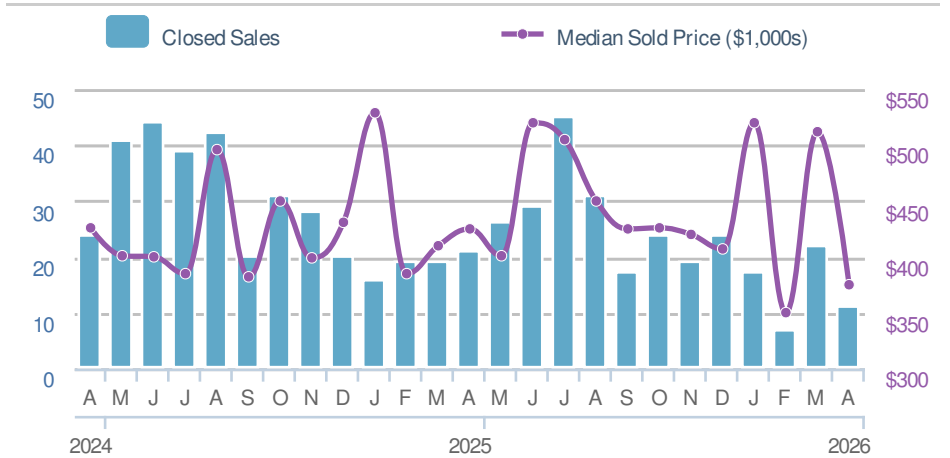
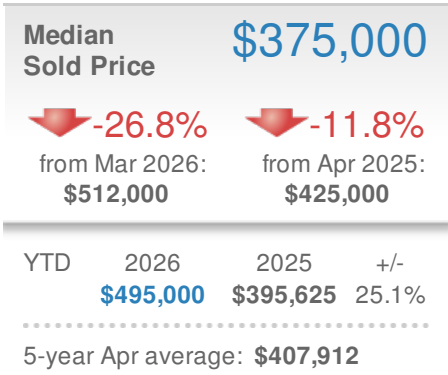
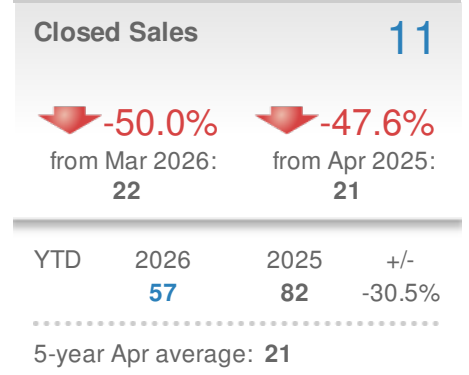
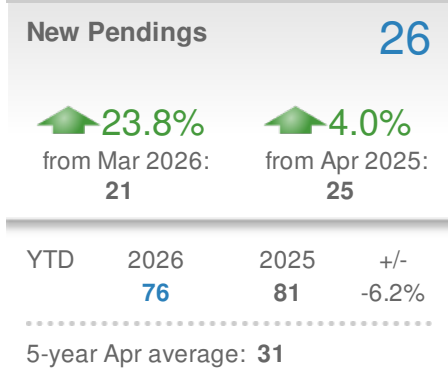
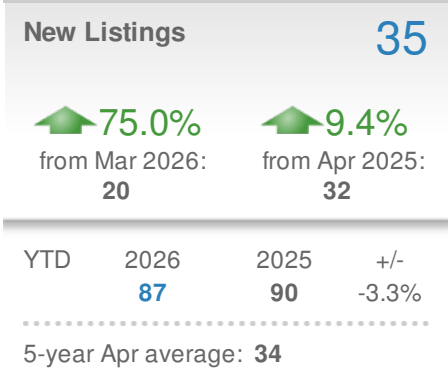
## Local Market Insight

### Boyertown Area (Montgomery, PA)

**April 2026**

Boyertown Area (Montgomery, PA)

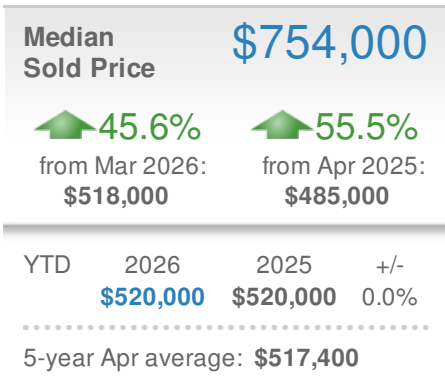
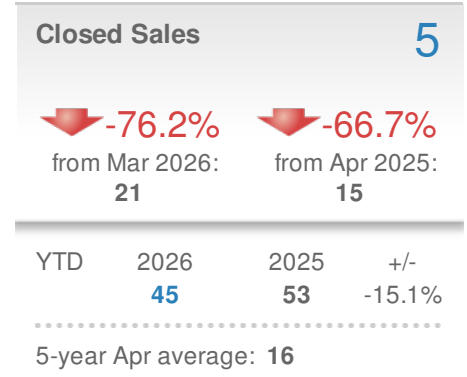
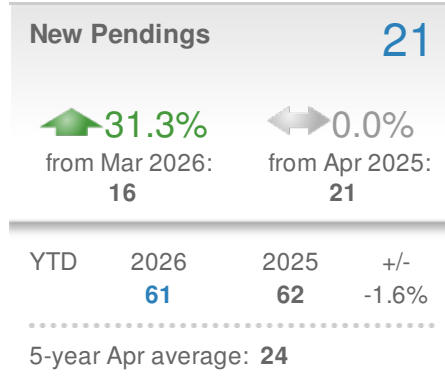
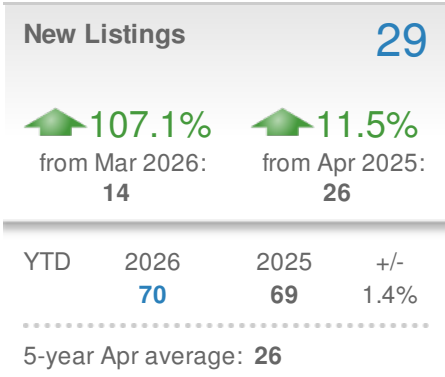
Email: ldavis@tcsr.realtor



**April 2026**

Boyertown Area (Montgomery, PA) - Detached

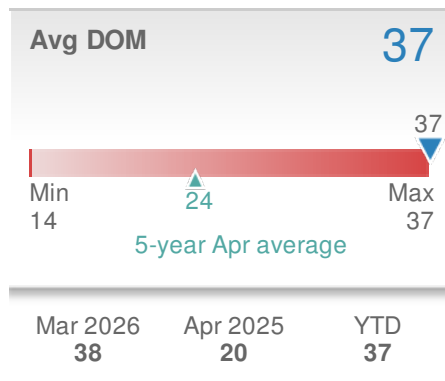
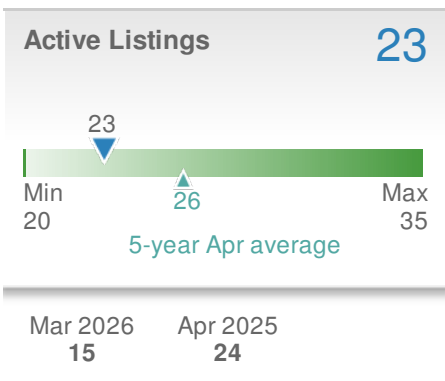
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for April was \$754,000, representing an increase of 45.6% compared to last month and an increase of 55.5% from Apr 2025. The average days on market for units sold in April was 37 days, 56% above the 5-year April average of 24 days. There was a 31.3% month over month increase in new contract activity with 21 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from March) to 32; and a 53.3% increase in supply to 23 active units.

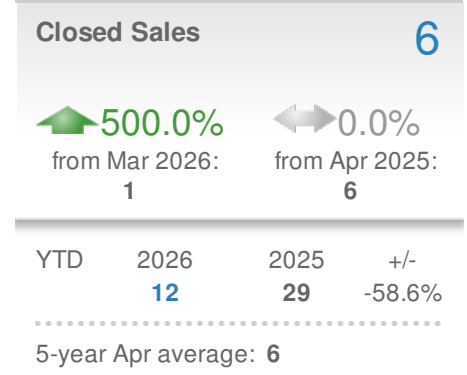
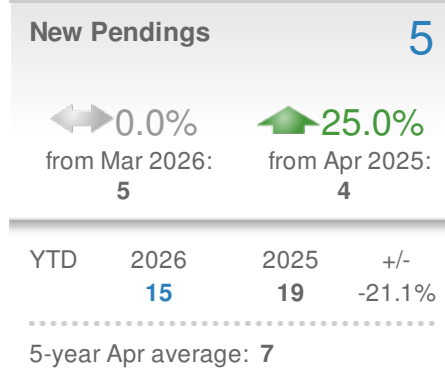
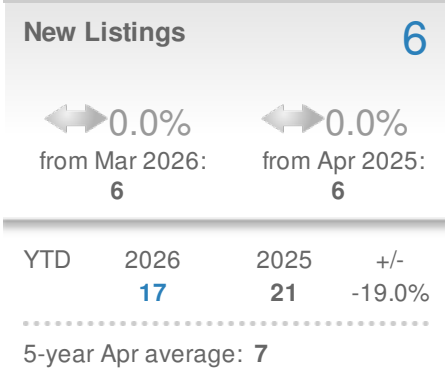
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, up from 1.07 in March and an increase from 1.33 in April 2025. The Contract Ratio is 6% higher than the 5-year April average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Boyertown Area (Montgomery, PA) - Attached

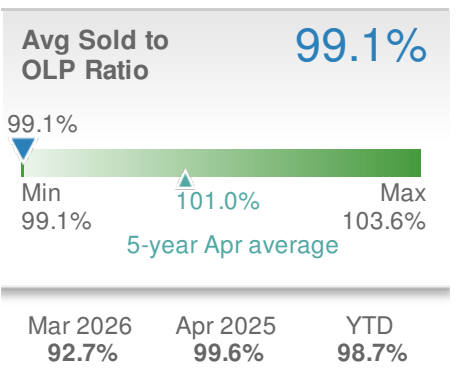
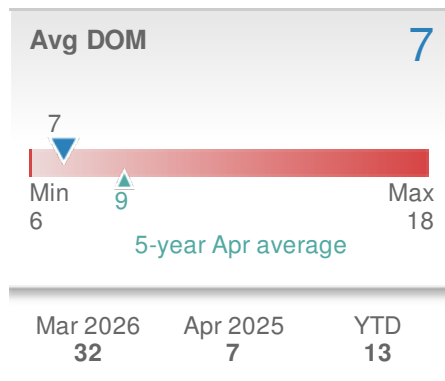
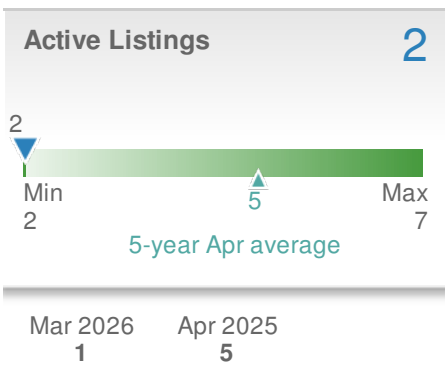
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**Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for April was \$357,750, representing an increase of 1.6% compared to last month and an increase of 3.7% from Apr 2025. The average days on market for units sold in April was 7 days, 22% below the 5-year April average of 9 days. There was no month over month change in new contract activity with 5 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 6; and a 100% increase in supply to 2 active units.

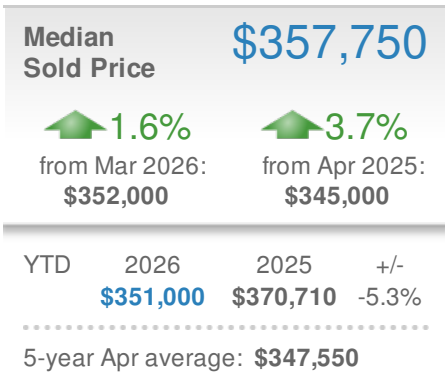
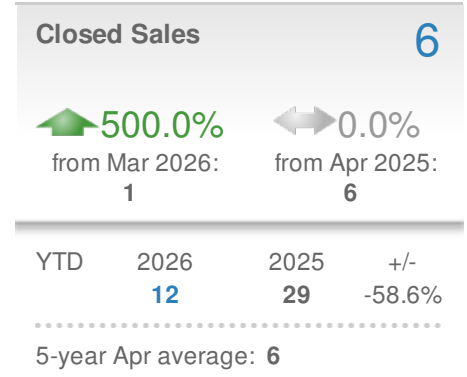
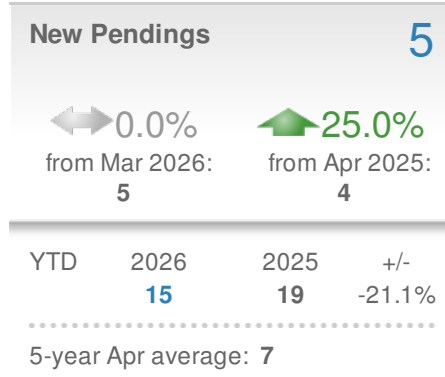
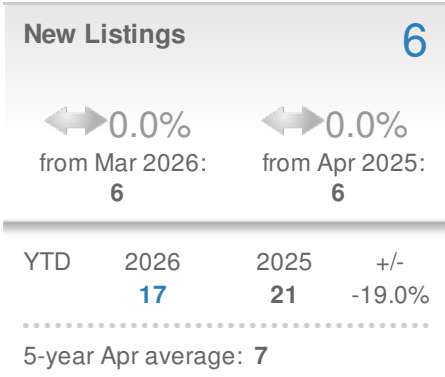
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, down from 7.00 in March and a decrease from 5.00 in April 2025. The Contract Ratio is 21% lower than the 5-year April average of 3.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Boyertown Area (Montgomery, PA) - Attached/Townhouse

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**Summary**

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