

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

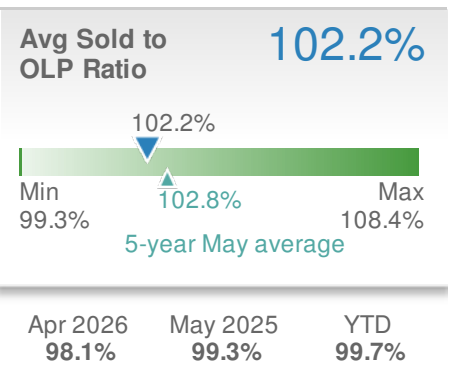
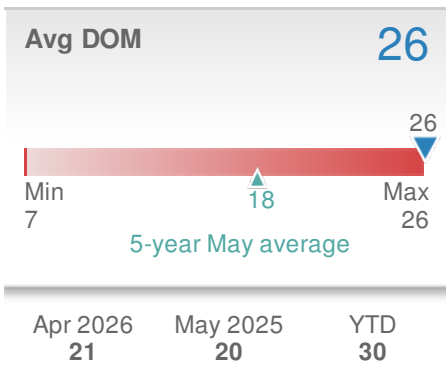
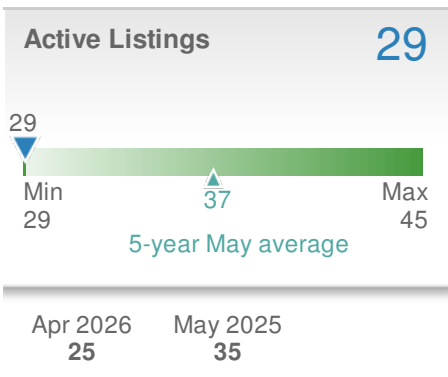
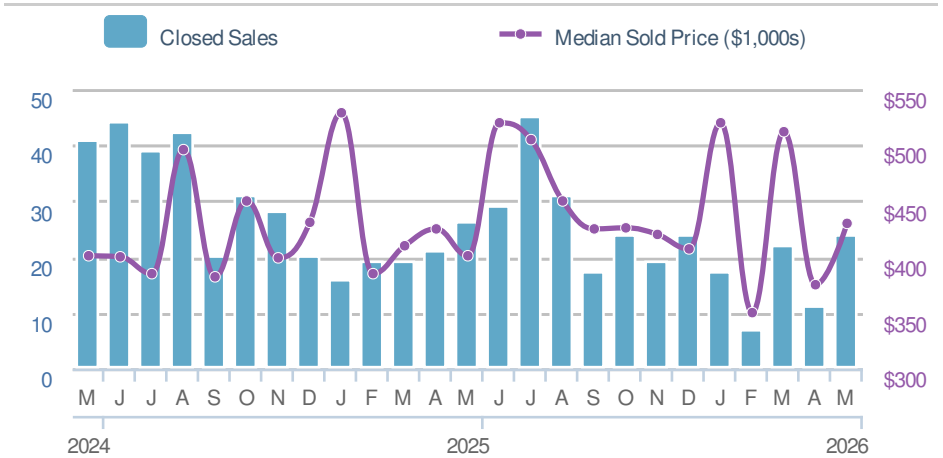
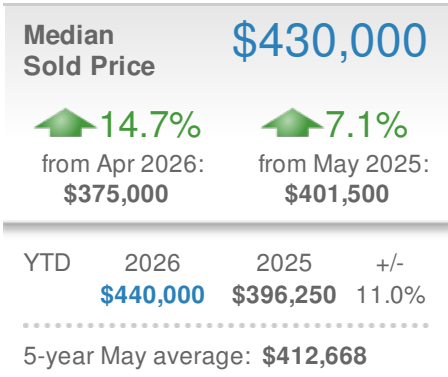
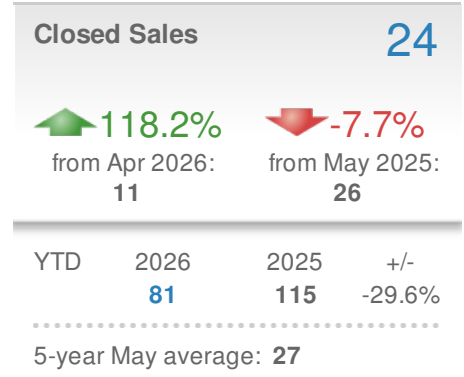
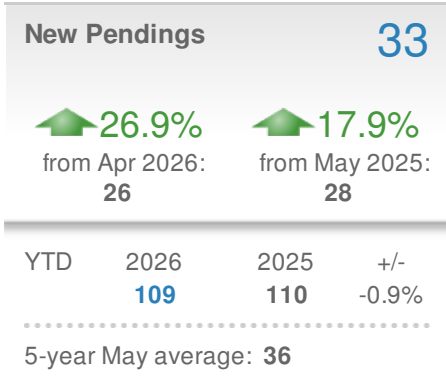
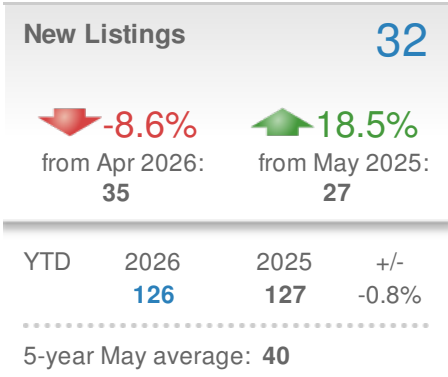
Local Market Insight

Boyertown Area (Montgomery, PA)

May 2026

Boyertown Area (Montgomery, PA)

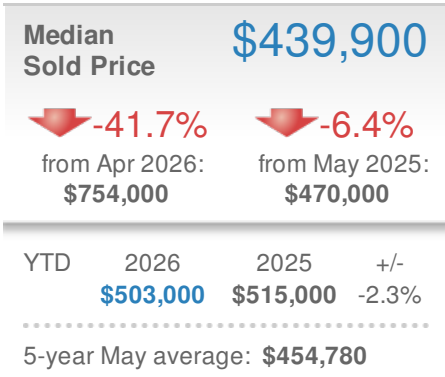
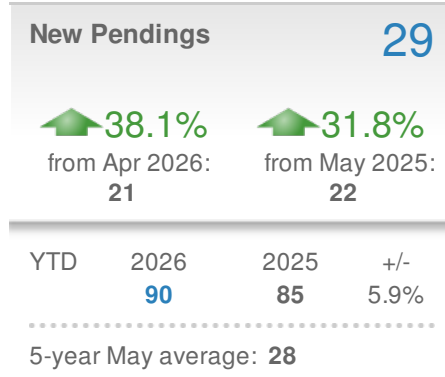
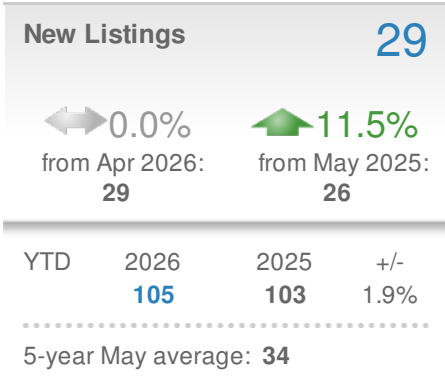
Email: ldavis@tcsr.realtor



May 2026

Boyertown Area (Montgomery, PA) - Detached

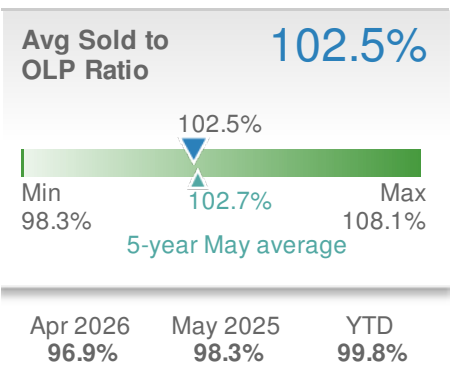
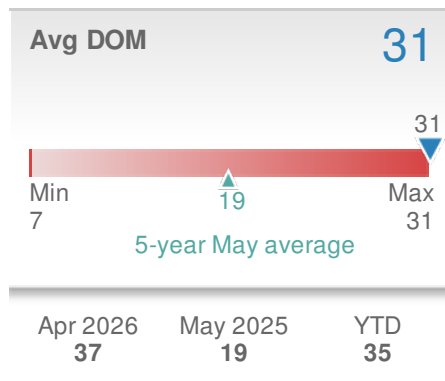
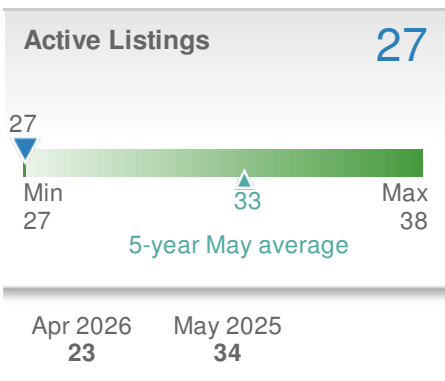
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for May was \$439,900, representing a decrease of 41.7% compared to last month and a decrease of 6.4% from May 2025. The average days on market for units sold in May was 31 days, 62% above the 5-year May average of 19 days. There was a 38.1% month over month increase in new contract activity with 29 New Pendings; a 31.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 42; and a 17.4% increase in supply to 27 active units.

This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 1.39 in April and an increase from 1.06 in May 2025. The Contract Ratio is 22% higher than the 5-year May average of 1.28. 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.



May 2026

Boyertown Area (Montgomery, PA) - Attached

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

New Listings 3

↓ -50.0% ↑ 200.0%
 from Apr 2026: 6 from May 2025: 1

YTD	2026	2025	+/-
	21	24	-12.5%

5-year May average: 6

New Pendings 4

↓ -20.0% ↓ -33.3%
 from Apr 2026: 5 from May 2025: 6

YTD	2026	2025	+/-
	19	25	-24.0%

5-year May average: 8

Closed Sales 5

↓ -16.7% ↓ -44.4%
 from Apr 2026: 6 from May 2025: 9

YTD	2026	2025	+/-
	17	43	-60.5%

5-year May average: 7

Median Sold Price \$354,900

↓ -0.8% ↑ 1.1%
 from Apr 2026: \$357,750 from May 2025: \$351,005

YTD	2026	2025	+/-
	\$352,000	\$365,940	-3.8%

5-year May average: \$337,483

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for May was \$354,900, representing a decrease of 0.8% compared to last month and an increase of 1.1% from May 2025. The average days on market for units sold in May was 7 days, 54% below the 5-year May average of 15 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 5; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 2.50 pendings per active listing, down from 3.00 in April and a decrease from 17.00 in May 2025. The Contract Ratio is 65% lower than the 5-year May average of 7.22. 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

Apr 2026	May 2025
2	1

Avg DOM 7

Apr 2026	May 2025	YTD
7	21	11

Avg Sold to OLP Ratio 101.1%

Apr 2026	May 2025	YTD
99.1%	101.1%	99.4%

May 2026

Boyertown Area (Montgomery, PA) - Attached/Townhouse

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

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