June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Boyertown Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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June 2026

Boyertown Area (Montgomery, PA)

New Listings 42

31.3% from May 2026: **32**

7.7% from Jun 2025: **39**

YTD	2026	2025	+/-
	174	171	1.8%

5-year Jun average: **39**

New Pendings 38

15.2% from May 2026: **33**

-13.6% from Jun 2025: **44**

YTD	2026	2025	+/-
	147	155	-5.2%

5-year Jun average: **40**

Closed Sales 38

58.3% from May 2026: **24**

31.0% from Jun 2025: **29**

YTD	2026	2025	+/-
	122	146	-16.4%

5-year Jun average: **39**

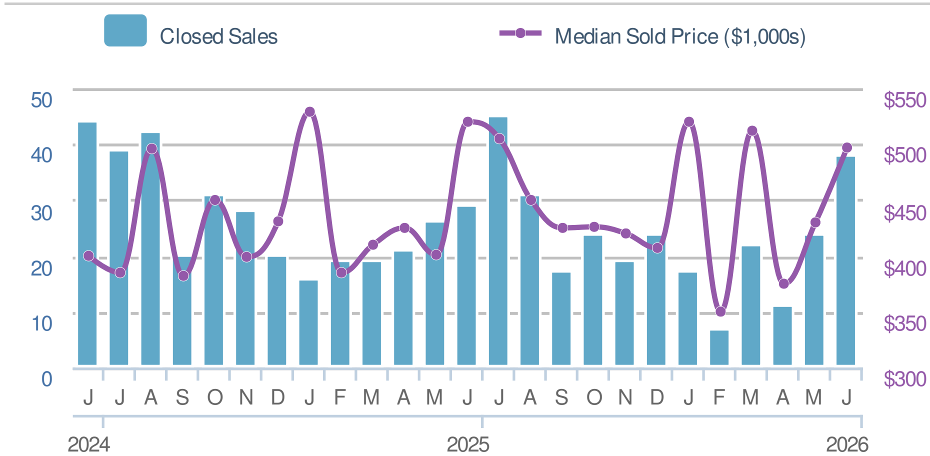
Median Sold Price $497,500

15.7% from May 2026: **$430,000**

-4.3% from Jun 2025: **$520,000**

YTD	2026	2025	+/-
	$455,000	$404,300	12.5%

5-year Jun average: **$449,538**



Active Listings 34

34

Min 32 | 36 | Max 43

5-year Jun average

May 2026	Jun 2025
29	33

Avg DOM 15

15

Min 8 | 10 | Max 15

5-year Jun average

May 2026	Jun 2025	YTD
26	9	25

Avg Sold to OLP Ratio 101.5%

101.5%

Min 100.9% | 103.6% | Max 105.2%

5-year Jun average

May 2026	Jun 2025	YTD
102.2%	105.2%	100.9%

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

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Boyertown Area (Montgomery, PA) - Detached

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New Listings — 37

27.6% from May 2026: **29**
8.8% from Jun 2025: **34**

YTD	2026	2025	+/-
	147	**141**	4.3%

5-year Jun average: **31**

New Pendings — 33

13.8% from May 2026: **29**
-17.5% from Jun 2025: **40**

YTD	2026	2025	+/-
	124	**126**	-1.6%

5-year Jun average: **33**

Closed Sales — 35

84.2% from May 2026: **19**
34.6% from Jun 2025: **26**

YTD	2026	2025	+/-
	102	**100**	2.0%

5-year Jun average: **31**

Median Sold Price — $525,000

19.3% from May 2026: **$439,900**
-1.0% from Jun 2025: **$530,500**

YTD	2026	2025	+/-
	$515,500	**$523,000**	-1.4%

5-year Jun average: **$490,200**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for June was $525,000, representing an increase of 19.3% compared to last month and a decrease of 1% from Jun 2025. The average days on market for units sold in June was 15 days, 53% above the 5-year June average of 10 days. There was a 13.8% month over month increase in new contract activity with 33 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 39; and an 18.5% increase in supply to 32 active units.

This activity resulted in a Contract Ratio of 1.22 pendings per active listing, down from 1.56 in May and a decrease from 1.77 in June 2025. The Contract Ratio is 13% lower than the 5-year June average of 1.40. 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 — 32

32

Min	5-year Jun average	Max
28	30	32

May 2026	Jun 2025
27	**30**

Avg DOM — 15

15

Min	5-year Jun average	Max
8	10	15

May 2026	Jun 2025	YTD
31	**8**	**27**

Avg Sold to OLP Ratio — 101.6%

101.6%

Min	5-year Jun average	Max
100.8%	103.3%	105.9%

May 2026	Jun 2025	YTD
102.5%	**105.9%**	**101.1%**

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Boyertown Area (Montgomery, PA) - Attached

New Listings 5

66.7% from May 2026: **3**

0.0% from Jun 2025: **5**

YTD	2026	2025	+/-
	27	**30**	-10.0%

5-year Jun average: **8**

New Pendings 5

25.0% from May 2026: **4**

25.0% from Jun 2025: **4**

YTD	2026	2025	+/-
	23	**29**	-20.7%

5-year Jun average: **7**

Closed Sales 3

-40.0% from May 2026: **5**

0.0% from Jun 2025: **3**

YTD	2026	2025	+/-
	20	**46**	-56.5%

5-year Jun average: **7**

Median Sold Price $367,000

3.4% from May 2026: **$354,900**

6.4% from Jun 2025: **$345,000**

YTD	2026	2025	+/-
	$353,450	**$361,997**	-2.4%

5-year Jun average: **$341,560**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for June was $367,000, representing an increase of 3.4% compared to last month and an increase of 6.4% from Jun 2025. The average days on market for units sold in June was 9 days, 7% above the 5-year June average of 8 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from May) to 6; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.50 in May and a decrease from 6.00 in June 2025. The Contract Ratio is 26% lower than the 5-year June average of 4.04. 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 2 — 6 — Max 11

5-year Jun average

May 2026	Jun 2025
2	**3**

Avg DOM 9

9

Min 4 — 8 — Max 19

5-year Jun average

May 2026	Jun 2025	YTD
7	**19**	**11**

Avg Sold to OLP Ratio 100.9%

100.9%

Min 99.1% — 103.3% — Max 111.5%

5-year Jun average

May 2026	Jun 2025	YTD
101.1%	**99.1%**	**99.7%**

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Avg Sold to OLP Ratio 100.9%

100.9%
Min 99.1% | 103.3% | Max 111.5%
5-year Jun average

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101.1%	**99.1%**	**99.7%**

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