July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Boyertown Area (Berks, PA)

MarketStats by ShowingTime

Presented by
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New Listings — 23

from Jun 2026:	from Jul 2025:
-11.5%	-8.0%
26	25

YTD	2026	2025	+/-
	150	150	0.0%

5-year Jul average: **25**

New Pendings — 23

from Jun 2026:	from Jul 2025:
0.0%	9.5%
23	21

YTD	2026	2025	+/-
	123	138	-10.9%

5-year Jul average: **24**

Closed Sales — 23

from Jun 2026:	from Jul 2025:
9.5%	-11.5%
21	26

YTD	2026	2025	+/-
	114	124	-8.1%

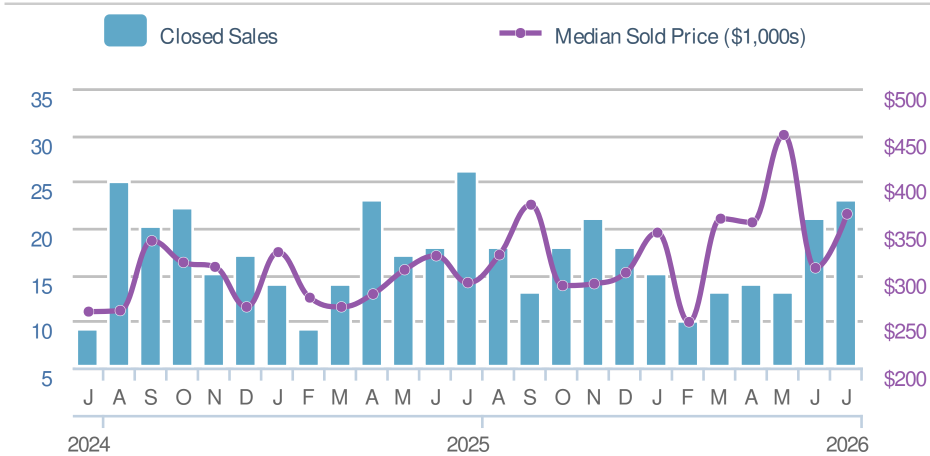
5-year Jul average: **18**

Median Sold Price — $365,000

from Jun 2026:	from Jul 2025:
18.7%	25.2%
$307,500	$291,500

YTD	2026	2025	+/-
	$333,750	$293,500	13.7%

5-year Jul average: **$288,900**



Active Listings — 37

37
Min 23
31
Max 39
5-year Jul average

Jun 2026	Jul 2025
36	23

Avg DOM — 33

33
Min 11
19
Max 33
5-year Jul average

Jun 2026	Jul 2025	YTD
10	23	29

Avg Sold to OLP Ratio — 98.8%

98.8%
Min 98.5%
102.0%
Max 108.2%
5-year Jul average

Jun 2026	Jul 2025	YTD
101.8%	98.5%	100.6%

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Boyertown Area (Berks, PA) - Detached

New Listings 16

-23.8% from Jun 2026: **21**
0.0% from Jul 2025: **16**

YTD	2026	2025	+/-
	100	**115**	-13.0%

5-year Jul average: **19**

New Pendings 15

-16.7% from Jun 2026: **18**
0.0% from Jul 2025: **15**

YTD	2026	2025	+/-
	85	**105**	-19.0%

5-year Jul average: **19**

Closed Sales 16

23.1% from Jun 2026: **13**
-15.8% from Jul 2025: **19**

YTD	2026	2025	+/-
	83	**96**	-13.5%

5-year Jul average: **13**

Median Sold Price $380,000

23.6% from Jun 2026: **$307,500**
16.9% from Jul 2025: **$325,000**

YTD	2026	2025	+/-
	$365,000	**$324,950**	12.3%

5-year Jul average: **$309,100**

Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for July was $380,000, representing an increase of 23.6% compared to last month and an increase of 16.9% from Jul 2025. The average days on market for units sold in July was 30 days, 52% above the 5-year July average of 20 days. There was a 16.7% month over month decrease in new contract activity with 15 New Pendings; a 5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 19; and a 5.6% increase in supply to 19 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.11 in June and a decrease from 1.11 in July 2025. The Contract Ratio is 6% lower than the 5-year July average of 1.06. 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 19

19
Min 19 — 25 (5-year Jul average) — Max 39

Jun 2026	Jul 2025
18	**19**

Avg DOM 30

30
Min 10 — 20 (5-year Jul average) — Max 30

Jun 2026	Jul 2025	YTD
13	**27**	**27**

Avg Sold to OLP Ratio 99.0%

99.0%
Min 97.5% — 102.2% (5-year Jul average) — Max 109.4%

Jun 2026	Jul 2025	YTD
101.3%	**97.5%**	**101.0%**

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Boyertown Area (Berks, PA) - Attached

New Listings — 7

40.0%	-22.2%
from Jun 2026: **5**	from Jul 2025: **9**

YTD	2026	2025	+/-
	50	**35**	42.9%

5-year Jul average: **5**

New Pendings — 8

60.0%	33.3%
from Jun 2026: **5**	from Jul 2025: **6**

YTD	2026	2025	+/-
	38	**33**	15.2%

5-year Jul average: **6**

Closed Sales — 7

-12.5%	0.0%
from Jun 2026: **8**	from Jul 2025: **7**

YTD	2026	2025	+/-
	31	**28**	10.7%

5-year Jul average: **5**

Median Sold Price — $364,990

16.8%	46.0%
from Jun 2026: **$312,500**	from Jul 2025: **$250,000**

YTD	2026	2025	+/-
	$324,000	**$245,500**	32.0%

5-year Jul average: **$268,548**

Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for July was $364,990, representing an increase of 16.8% compared to last month and an increase of 46% from Jul 2025. The average days on market for units sold in July was 40 days, 141% above the 5-year July average of 17 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 9; and no change in supply with 18 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, no change from June and a decrease from 1.50 in July 2025. The Contract Ratio is 64% lower than the 5-year July 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 — 18

18

Min	5-year Jul average	Max
0	6	18

Jun 2026	Jul 2025
18	**4**

Avg DOM — 40

40

Min	5-year Jul average	Max
3	17	40

Jun 2026	Jul 2025	YTD
7	**14**	**36**

Avg Sold to OLP Ratio — 98.4%

98.4%

Min	5-year Jul average	Max
98.4%	101.8%	105.9%

Jun 2026	Jul 2025	YTD
102.6%	**101.0%**	**99.7%**

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July 2026

Boyertown Area (Berks, PA) - Attached/Townhouse

New Listings — 7

40.0% from Jun 2026: **5**
-22.2% from Jul 2025: **9**

YTD	2026	2025	+/-
	49	**35**	40.0%

5-year Jul average: **5**

New Pendings — 8

60.0% from Jun 2026: **5**
33.3% from Jul 2025: **6**

YTD	2026	2025	+/-
	37	**33**	12.1%

5-year Jul average: **6**

Closed Sales — 7

0.0% from Jun 2026: **7**
0.0% from Jul 2025: **7**

YTD	2026	2025	+/-
	30	**28**	7.1%

5-year Jul average: **5**

Median Sold Price — $364,990

12.3% from Jun 2026: **$325,000**
46.0% from Jul 2025: **$250,000**

YTD	2026	2025	+/-
	$324,500	**$245,500**	32.2%

5-year Jul average: **$268,548**

Summary

In Boyertown Area (Berks, PA), the median sold price for Attached/Townhouse properties for July was $364,990, representing an increase of 12.3% compared to last month and an increase of 46% from Jul 2025. The average days on market for units sold in July was 40 days, 141% above the 5-year July average of 17 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 9; and no change in supply with 18 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, no change from June and a decrease from 1.50 in July 2025. The Contract Ratio is 70% lower than the 5-year July average of 1.67. 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.

Active Listings — 18

18
Min 0 — 5 (5-year Jul average) — Max 18

Jun 2026	Jul 2025
18	**4**

Avg DOM — 40

40
Min 3 — 17 (5-year Jul average) — Max 40

Jun 2026	Jul 2025	YTD
6	**14**	**36**

Avg Sold to OLP Ratio — 98.4%

98.4%
Min 98.4% — 101.8% (5-year Jul average) — Max 105.9%

Jun 2026	Jul 2025	YTD
103.5%	**101.0%**	**99.8%**

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