July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Boyertown Area (Montgomery, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026
Boyertown Area (Montgomery, PA)

New Listings — 15

-64.3%	-48.3%
from Jun 2026: **42**	from Jul 2025: **29**

YTD	2026	2025	+/-
	190	**206**	-7.8%

5-year Jul average: **29**

New Pendings — 22

-42.1%	-21.4%
from Jun 2026: **38**	from Jul 2025: **28**

YTD	2026	2025	+/-
	168	**185**	-9.2%

5-year Jul average: **26**

Closed Sales — 36

-5.3%	-20.0%
from Jun 2026: **38**	from Jul 2025: **45**

YTD	2026	2025	+/-
	158	**195**	-19.0%

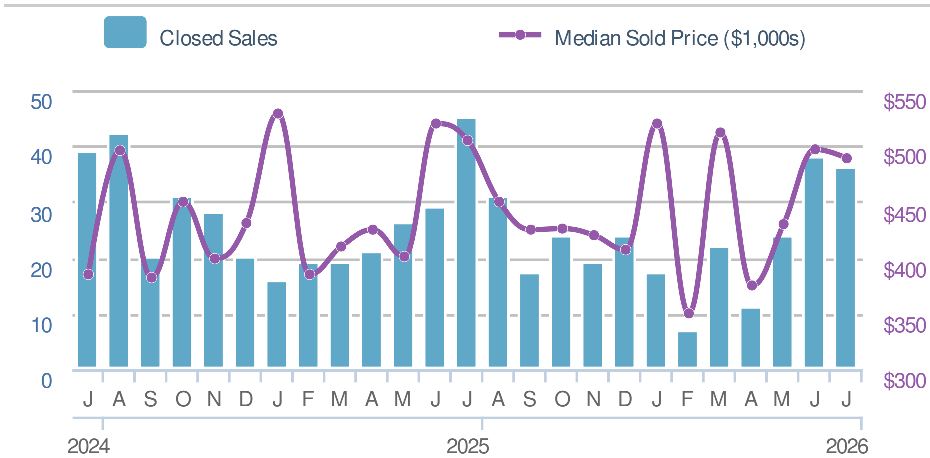
5-year Jul average: **36**

Median Sold Price — $489,027

-1.7%	-3.2%
from Jun 2026: **$497,500**	from Jul 2025: **$505,000**

YTD	2026	2025	+/-
	$466,750	**$445,000**	4.9%

5-year Jul average: **$450,550**



Active Listings — 28

28
Min 28 — 35 — Max 42
5-year Jul average

Jun 2026	Jul 2025
34	**31**

Avg DOM — 12

12
Min 9 — 13 — Max 16
5-year Jul average

Jun 2026	Jul 2025	YTD
15	**16**	**22**

Avg Sold to OLP Ratio — 101.2%

101.2%
Min 101.2% — 101.8% — Max 102.6%
5-year Jul average

Jun 2026	Jul 2025	YTD
101.5%	**102.6%**	**101.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

Boyertown Area (Montgomery, PA) - Detached

New Listings 11

-70.3% from Jun 2026: **37**

-57.7% from Jul 2025: **26**

YTD	2026	2025	+/-
	159	**172**	-7.6%

5-year Jul average: **23**

New Pendings 18

-45.5% from Jun 2026: **33**

-21.7% from Jul 2025: **23**

YTD	2026	2025	+/-
	141	**151**	-6.6%

5-year Jul average: **20**

Closed Sales 29

-17.1% from Jun 2026: **35**

-29.3% from Jul 2025: **41**

YTD	2026	2025	+/-
	131	**144**	-9.0%

5-year Jul average: **29**

Median Sold Price $551,000

5.0% from Jun 2026: **$525,000**

7.4% from Jul 2025: **$513,000**

YTD	2026	2025	+/-
	$525,000	**$523,000**	0.4%

5-year Jul average: **$481,300**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for July was $551,000, representing an increase of 5% compared to last month and an increase of 7.4% from Jul 2025. The average days on market for units sold in July was 11 days, 25% below the 5-year July average of 15 days. There was a 45.5% month over month decrease in new contract activity with 18 New Pendings; a 30.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 27; and an 18.8% decrease in supply to 26 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.22 in June and a decrease from 1.20 in July 2025. The Contract Ratio is 2% 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 26

26

Min 26 | 31 5-year Jul average | Max 38

Jun 2026	Jul 2025
32	**30**

Avg DOM 11

11

Min 9 | 15 5-year Jul average | Max 22

Jun 2026	Jul 2025	YTD
15	**15**	**24**

Avg Sold to OLP Ratio 101.8%

101.8%

Min 100.3% | 101.6% 5-year Jul average | Max 103.1%

Jun 2026	Jul 2025	YTD
101.6%	**103.1%**	**101.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Boyertown Area (Montgomery, PA) - Attached

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

New Listings — 4

-20.0%	33.3%
from Jun 2026: **5**	from Jul 2025: **3**

YTD	2026	2025	+/-
	31	**34**	-8.8%

5-year Jul average: **7**

New Pendings — 4

-20.0%	-20.0%
from Jun 2026: **5**	from Jul 2025: **5**

YTD	2026	2025	+/-
	27	**34**	-20.6%

5-year Jul average: **6**

Closed Sales — 7

133.3%	75.0%
from Jun 2026: **3**	from Jul 2025: **4**

YTD	2026	2025	+/-
	27	**51**	-47.1%

5-year Jul average: **7**

Median Sold Price — $390,000

6.3%	2.0%
from Jun 2026: **$367,000**	from Jul 2025: **$382,500**

YTD	2026	2025	+/-
	$354,900	**$365,940**	-3.0%

5-year Jul average: **$360,374**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for July was $390,000, representing an increase of 6.3% compared to last month and an increase of 2% from Jul 2025. The average days on market for units sold in July was 15 days, 32% above the 5-year July average of 11 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 3; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 3.00 in June and a decrease from 15.00 in July 2025. The Contract Ratio is 75% lower than the 5-year July average of 5.91. 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 1 — 4 — Max 9
5-year Jul average

Jun 2026	Jul 2025
2	**1**

Avg DOM — 15

15
Min 3 — 11 — Max 28
5-year Jul average

Jun 2026	Jul 2025	YTD
9	**28**	**12**

Avg Sold to OLP Ratio — 99.2%

99.2%
Min 97.7% — 102.7% — Max 107.8%
5-year Jul average

Jun 2026	Jul 2025	YTD
100.9%	**97.7%**	**99.5%**

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

Boyertown Area (Montgomery, PA) - Attached/Townhouse

New Listings — 4

-20.0% from Jun 2026: **5**
33.3% from Jul 2025: **3**

YTD	2026	2025	+/-
	31	**34**	-8.8%

5-year Jul average: **6**

New Pendings — 4

-20.0% from Jun 2026: **5**
-20.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	27	**34**	-20.6%

5-year Jul average: **6**

Closed Sales — 7

133.3% from Jun 2026: **3**
75.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	27	**51**	-47.1%

5-year Jul average: **7**

Median Sold Price — $390,000

6.3% from Jun 2026: **$367,000**
2.0% from Jul 2025: **$382,500**

YTD	2026	2025	+/-
	$354,900	**$365,940**	-3.0%

5-year Jul average: **$360,374**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for July was $390,000, representing an increase of 6.3% compared to last month and an increase of 2% from Jul 2025. The average days on market for units sold in July was 15 days, 32% above the 5-year July average of 11 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 3; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 3.00 in June and a decrease from 15.00 in July 2025. The Contract Ratio is 74% lower than the 5-year July average of 5.83. 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 1 — 4 — Max 9
5-year Jul average

Jun 2026	Jul 2025
2	**1**

Avg DOM — 15

15
Min 3 — 11 — Max 28
5-year Jul average

Jun 2026	Jul 2025	YTD
9	**28**	**12**

Avg Sold to OLP Ratio — 99.2%

99.2%
Min 97.7% — 102.7% — Max 107.8%
5-year Jul average

Jun 2026	Jul 2025	YTD
100.9%	**97.7%**	**99.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime