August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Boyertown Area (Berks, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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Boyertown Area (Berks, PA)

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New Listings — 20

-13.0% from Jul 2026: **23**

-4.8% from Aug 2025: **21**

YTD	2026	2025	+/-
	171	**173**	-1.2%

5-year Aug average: **24**

New Pendings — 23

0.0% from Jul 2026: **23**

91.7% from Aug 2025: **12**

YTD	2026	2025	+/-
	146	**149**	-2.0%

5-year Aug average: **22**

Closed Sales — 18

-21.7% from Jul 2026: **23**

0.0% from Aug 2025: **18**

YTD	2026	2025	+/-
	132	**142**	-7.0%

5-year Aug average: **22**

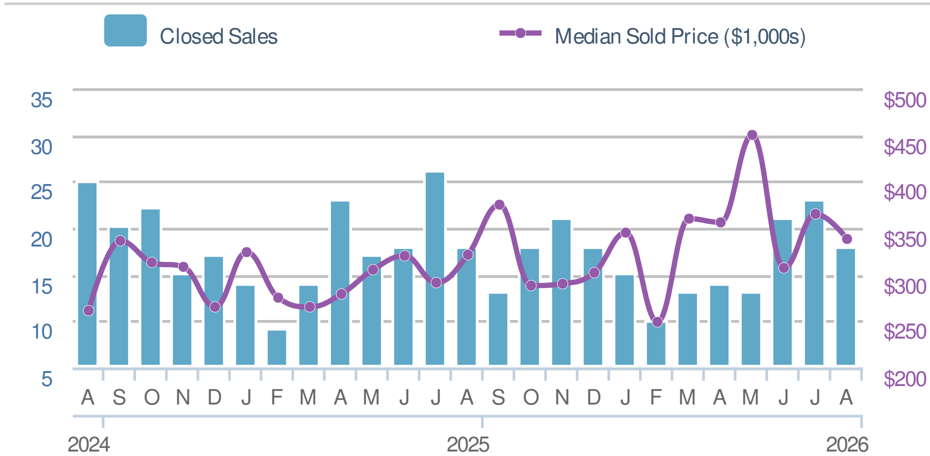
Median Sold Price — $338,050

-7.4% from Jul 2026: **$365,000**

5.0% from Aug 2025: **$321,950**

YTD	2026	2025	+/-
	$335,000	**$298,450**	12.2%

5-year Aug average: **$297,090**



Active Listings — 31

31

Min 24 | 32 | Max 37

5-year Aug average

Jul 2026	Aug 2025
37	**33**

Avg DOM — 28

28

Min 12 | 18 | Max 28

5-year Aug average

Jul 2026	Aug 2025	YTD
33	**18**	**29**

Avg Sold to OLP Ratio — 99.8%

99.8%

Min 99.0% | 100.4% | Max 101.9%

5-year Aug average

Jul 2026	Aug 2025	YTD
98.8%	**101.9%**	**100.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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Boyertown Area (Berks, PA) - Detached

New Listings 13

-18.8% from Jul 2026: **16**
-23.5% from Aug 2025: **17**

YTD	2026	2025	+/-
	114	**133**	-14.3%

5-year Aug average: **18**

New Pendings 11

-26.7% from Jul 2026: **15**
22.2% from Aug 2025: **9**

YTD	2026	2025	+/-
	96	**113**	-15.0%

5-year Aug average: **16**

Closed Sales 12

-25.0% from Jul 2026: **16**
-7.7% from Aug 2025: **13**

YTD	2026	2025	+/-
	95	**109**	-12.8%

5-year Aug average: **17**

Median Sold Price $387,550

2.0% from Jul 2026: **$380,000**
19.2% from Aug 2025: **$325,000**

YTD	2026	2025	+/-
	$365,000	**$325,000**	12.3%

5-year Aug average: **$322,010**

Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for August was $387,550, representing an increase of 2% compared to last month and an increase of 19.2% from Aug 2025. The average days on market for units sold in August was 12 days, 17% below the 5-year August average of 14 days. There was a 26.7% month over month decrease in new contract activity with 11 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 18; and a 5.3% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 1.00 in July and an increase from 0.59 in August 2025. The Contract Ratio is 1% higher than the 5-year August average of 0.89. 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 20

20
Min 20 | 27 5-year Aug average | Max 35

Jul 2026	Aug 2025
19	**27**

Avg DOM 12

12
Min 12 | 14 5-year Aug average | Max 18

Jul 2026	Aug 2025	YTD
30	**16**	**25**

Avg Sold to OLP Ratio 102.1%

102.1%
Min 99.2% | 100.9% 5-year Aug average | Max 102.1%

Jul 2026	Aug 2025	YTD
99.0%	**101.1%**	**101.2%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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Boyertown Area (Berks, PA) - Attached

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New Listings — 7

0.0% from Jul 2026: **7**
75.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	57	**40**	42.5%

5-year Aug average: **5**

New Pendings — 12

50.0% from Jul 2026: **8**
300.0% from Aug 2025: **3**

YTD	2026	2025	+/-
	50	**36**	38.9%

5-year Aug average: **6**

Closed Sales — 6

-14.3% from Jul 2026: **7**
20.0% from Aug 2025: **5**

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

5-year Aug average: **5**

Median Sold Price — $303,800

-16.8% from Jul 2026: **$364,990**
-5.0% from Aug 2025: **$319,900**

YTD	2026	2025	+/-
	$324,000	**$250,000**	29.6%

5-year Aug average: **$260,730**

Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for August was $303,800, representing a decrease of 16.8% compared to last month and a decrease of 5% from Aug 2025. The average days on market for units sold in August was 61 days, 154% above the 5-year August average of 24 days. There was a 50% month over month increase in new contract activity with 12 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 15; and a 38.9% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 0.50 in July and an increase from 0.67 in August 2025. The Contract Ratio is 15% lower than the 5-year August average of 1.61. 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 — 11

11
Min 2 — 5 (5-year Aug average) — Max 11

Jul 2026	Aug 2025
18	**6**

Avg DOM — 61

61
Min 4 — 24 (5-year Aug average) — Max 61

Jul 2026	Aug 2025	YTD
40	**21**	**40**

Avg Sold to OLP Ratio — 95.1%

95.1%
Min 95.1% — 99.0% (5-year Aug average) — Max 104.0%

Jul 2026	Aug 2025	YTD
98.4%	**104.0%**	**98.9%**

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75.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	56	**40**	40.0%

5-year Aug average: **5**

New Pendings — 12

50.0% from Jul 2026: **8**
300.0% from Aug 2025: **3**

YTD	2026	2025	+/-
	49	**36**	36.1%

5-year Aug average: **6**

Closed Sales — 6

-14.3% from Jul 2026: **7**
20.0% from Aug 2025: **5**

YTD	2026	2025	+/-
	36	**33**	9.1%

5-year Aug average: **5**

Median Sold Price — $303,800

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This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 0.50 in July and an increase from 0.67 in August 2025. The Contract Ratio is 38% lower than the 5-year August average of 2.21. 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 — 11

11
Min 1 — 5 (5-year Aug average) — Max 11

Jul 2026	Aug 2025
18	**6**

Avg DOM — 61

61
Min 4 — 24 (5-year Aug average) — Max 61

Jul 2026	Aug 2025	YTD
40	**21**	**40**

Avg Sold to OLP Ratio — 95.1%

95.1%
Min 95.1% — 99.0% (5-year Aug average) — Max 104.0%

Jul 2026	Aug 2025	YTD
98.4%	**104.0%**	**99.0%**

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