August 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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August 2026

Boyertown Area (Montgomery, PA)

New Listings 22

▲ 46.7% from Jul 2026: **15**

▼ -12.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	213	**234**	-9.0%

5-year Aug average: **25**

New Pendings 13

▼ -40.9% from Jul 2026: **22**

↔ 0.0% from Aug 2025: **13**

YTD	2026	2025	+/-
	179	**197**	-9.1%

5-year Aug average: **23**

Closed Sales 20

▼ -44.4% from Jul 2026: **36**

▼ -35.5% from Aug 2025: **31**

YTD	2026	2025	+/-
	177	**226**	-21.7%

5-year Aug average: **30**

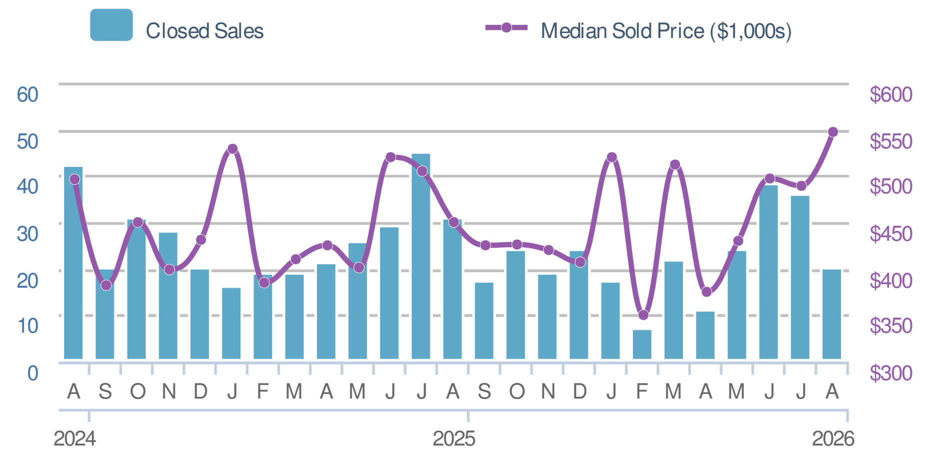
Median Sold Price $547,500

▲ 12.0% from Jul 2026: **$489,027**

▲ 21.7% from Aug 2025: **$450,000**

YTD	2026	2025	+/-
	$482,000	**$447,500**	7.7%

5-year Aug average: **$469,190**



Active Listings 38

38

Min 30 · 36 · Max 41

5-year Aug average

Jul 2026	Aug 2025
28	**41**

Avg DOM 13

13

Min 8 · 17 · Max 31

5-year Aug average

Jul 2026	Aug 2025	YTD
12	**13**	**21**

Avg Sold to OLP Ratio 100.2%

100.2%

Min 99.9% · 101.3% · Max 104.1%

5-year Aug average

Jul 2026	Aug 2025	YTD
101.2%	**101.8%**	**100.9%**

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

MarketStats by ShowingTime

Local Market **Insight**

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August 2026

Boyertown Area (Montgomery, PA) - Detached

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New Listings 20

▲81.8%	▼-9.1%
from Jul 2026:	from Aug 2025:
11	**22**

YTD	2026	2025	+/-
	180	**196**	-8.2%

5-year Aug average: **22**

New Pendings 12

▼-33.3%	▲33.3%
from Jul 2026:	from Aug 2025:
18	**9**

YTD	2026	2025	+/-
	152	**159**	-4.4%

5-year Aug average: **18**

Closed Sales 17

▼-41.4%	▼-32.0%
from Jul 2026:	from Aug 2025:
29	**25**

YTD	2026	2025	+/-
	148	**169**	-12.4%

5-year Aug average: **24**

Median Sold Price $561,000

▲1.8%	▲16.9%
from Jul 2026:	from Aug 2025:
$551,000	**$480,000**

YTD	2026	2025	+/-
	$532,400	**$520,000**	2.4%

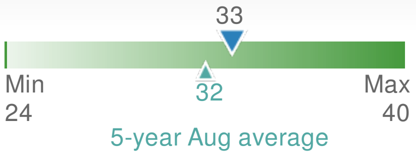
5-year Aug average: **$492,800**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for August was $561,000, representing an increase of 1.8% compared to last month and an increase of 16.9% from Aug 2025. The average days on market for units sold in August was 14 days, 26% below the 5-year August average of 19 days. There was a 33.3% month over month decrease in new contract activity with 12 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 21; and a 26.9% increase in supply to 33 active units.

This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 1.04 in July and an increase from 0.50 in August 2025. The Contract Ratio is 23% lower than the 5-year August average of 0.83. 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 33



Jul 2026	Aug 2025
26	**40**

Avg DOM 14

Jul 2026	Aug 2025	YTD
11	**14**	**23**

Avg Sold to OLP Ratio 100.5%

Jul 2026	Aug 2025	YTD
101.8%	**101.9%**	**101.2%**

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

Local Market **Insight**

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August 2026

Boyertown Area (Montgomery, PA) - Attached

New Listings 2

▼-50.0%	▼-33.3%
from Jul 2026:	from Aug 2025:
4	**3**

YTD	2026	2025	+/-
	33	**38**	-13.2%

5-year Aug average: **3**

New Pendings 1

▼-75.0%	▼-75.0%
from Jul 2026:	from Aug 2025:
4	**4**

YTD	2026	2025	+/-
	27	**38**	-28.9%

5-year Aug average: **5**

Closed Sales 3

▼-57.1%	▼-50.0%
from Jul 2026:	from Aug 2025:
7	**6**

YTD	2026	2025	+/-
	29	**57**	-49.1%

5-year Aug average: **6**

Median Sold Price $330,000

▼-15.4%	▼-8.3%
from Jul 2026:	from Aug 2025:
$390,000	**$360,000**

YTD	2026	2025	+/-
	$350,000	**$365,940**	-4.4%

5-year Aug average: **$339,550**

Summary

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for August was $330,000, representing a decrease of 15.4% compared to last month and a decrease of 8.3% from Aug 2025. The average days on market for units sold in August was 12 days, 3% below the 5-year August average of 12 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 1; and a 150% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.20 pendings per active listing, down from 1.50 in July and a decrease from 13.00 in August 2025. The Contract Ratio is 97% lower than the 5-year August average of 6.95. 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.

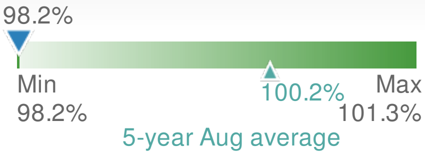
Active Listings 5

Jul 2026	Aug 2025
2	**1**

Avg DOM 12

Jul 2026	Aug 2025	YTD
15	**10**	**12**

Avg Sold to OLP Ratio 98.2%



Jul 2026	Aug 2025	YTD
99.2%	**101.3%**	**99.4%**

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

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August 2026

Boyertown Area (Montgomery, PA) - Attached/Townhouse

New Listings 2

-50.0% from Jul 2026: **4**

-33.3% from Aug 2025: **3**

YTD	2026	2025	+/-
	33	**38**	-13.2%

5-year Aug average: **3**

New Pendings 1

-75.0% from Jul 2026: **4**

-75.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	27	**38**	-28.9%

5-year Aug average: **5**

Closed Sales 3

-57.1% from Jul 2026: **7**

-50.0% from Aug 2025: **6**

YTD	2026	2025	+/-
	29	**57**	-49.1%

5-year Aug average: **6**

Median Sold Price $330,000

-15.4% from Jul 2026: **$390,000**

-8.3% from Aug 2025: **$360,000**

YTD	2026	2025	+/-
	$350,000	**$365,940**	-4.4%

5-year Aug average: **$336,850**

Summary

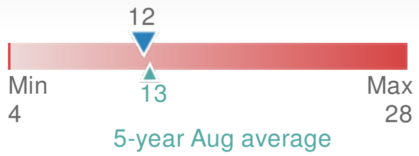
In Boyertown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for August was $330,000, representing a decrease of 15.4% compared to last month and a decrease of 8.3% from Aug 2025. The average days on market for units sold in August was 12 days, 6% below the 5-year August average of 13 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 1; and a 150% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.20 pendings per active listing, down from 1.50 in July and a decrease from 13.00 in August 2025. The Contract Ratio is 97% lower than the 5-year August average of 6.85. 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 5

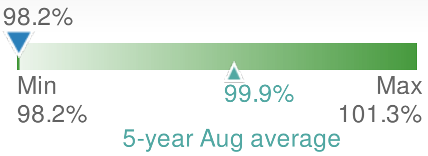
Jul 2026	Aug 2025
2	**1**

Avg DOM 12



Jul 2026	Aug 2025	YTD
15	**10**	**12**

Avg Sold to OLP Ratio 98.2%



Jul 2026	Aug 2025	YTD
99.2%	**101.3%**	**99.4%**

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