

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Boyertown Area (Berks, PA)

September 2026

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**14****↓ -30.0%**from Aug 2026:
20**↓ -39.1%**from Sep 2025:
23

YTD	2026	2025	+/-
	189	198	-4.5%

5-year Sep average: **19****New Pendings****21****↓ -8.7%**from Aug 2026:
23**↓ -22.2%**from Sep 2025:
27

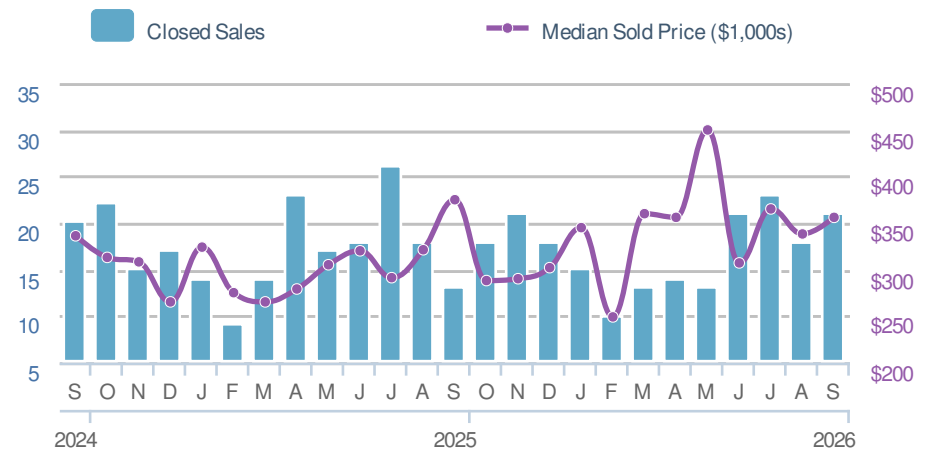
YTD	2026	2025	+/-
	166	173	-4.0%

5-year Sep average: **21****Closed Sales****21****↑ 16.7%**from Aug 2026:
18**↑ 61.5%**from Sep 2025:
13

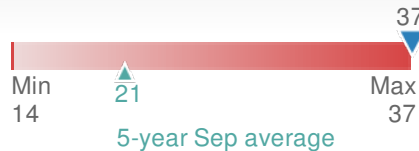
YTD	2026	2025	+/-
	155	155	0.0%

5-year Sep average: **19****Median Sold Price****\$356,000****↑ 5.3%**from Aug 2026:
\$338,050**↓ -5.1%**from Sep 2025:
\$375,000

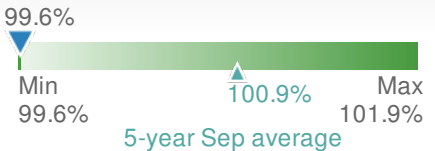
YTD	2026	2025	+/-
	\$335,000	\$302,000	10.9%

5-year Sep average: **\$328,000****Active Listings****30**

Aug 2026	Sep 2025
31	30

Avg DOM**37**

Aug 2026	Sep 2025	YTD
28	20	31

Avg Sold to OLP Ratio**99.6%**

Aug 2026	Sep 2025	YTD
99.8%	100.6%	100.3%

September 2026

Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****9**

 **-30.8%**
 from Aug 2026: **13**

 **-52.6%**
 from Sep 2025: **19**

YTD	2026	2025	+/-
	127	155	-18.1%

5-year Sep average: **15****New Pendings****17**

 **54.5%**
 from Aug 2026: **11**

 **-32.0%**
 from Sep 2025: **25**

YTD	2026	2025	+/-
	114	135	-15.6%

5-year Sep average: **17****Closed Sales****13**

 **8.3%**
 from Aug 2026: **12**

 **30.0%**
 from Sep 2025: **10**

YTD	2026	2025	+/-
	108	119	-9.2%

5-year Sep average: **14****Median Sold Price****\$365,000**

 **-5.8%**
 from Aug 2026: **\$387,550**

 **-20.2%**
 from Sep 2025: **\$457,450**

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

5-year Sep average: **\$387,090****Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for September was \$365,000, representing a decrease of 5.8% compared to last month and a decrease of 20.2% from Sep 2025. The average days on market for units sold in September was 33 days, 62% above the 5-year September average of 20 days. There was a 54.5% month over month increase in new contract activity with 17 New Pendings; a 27.8% MoM increase in All Pendings (new contracts + contracts carried over from August) to 23; and a 25% decrease in supply to 15 active units.

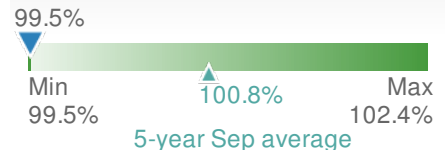
This activity resulted in a Contract Ratio of 1.53 pendings per active listing, up from 0.90 in August and an increase from 1.17 in September 2025. The Contract Ratio is 44% higher than the 5-year September average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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**15**

Aug 2026	Sep 2025
20	24

Avg DOM**33**

Aug 2026	Sep 2025	YTD
12	25	26

Avg Sold to OLP Ratio**99.5%**

Aug 2026	Sep 2025	YTD
102.1%	99.8%	101.0%

September 2026

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**5**

 **-28.6%**
 from Aug 2026: **7**
 **25.0%**
 from Sep 2025: **4**

YTD	2026	2025	+/-
	62	43	44.2%

5-year Sep average: **4****New Pendings****4**

 **-66.7%**
 from Aug 2026: **12**
 **100.0%**
 from Sep 2025: **2**

YTD	2026	2025	+/-
	52	38	36.8%

5-year Sep average: **4****Closed Sales****8**

 **33.3%**
 from Aug 2026: **6**
 **166.7%**
 from Sep 2025: **3**

YTD	2026	2025	+/-
	47	36	30.6%

5-year Sep average: **5****Median Sold Price****\$282,500**

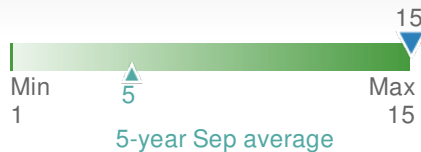
 **-7.0%**
 from Aug 2026: **\$303,800**
 **6.6%**
 from Sep 2025: **\$265,000**

YTD	2026	2025	+/-
	\$319,900	\$250,000	28.0%

5-year Sep average: **\$235,750****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for September was \$282,500, representing a decrease of 7% compared to last month and an increase of 6.6% from Sep 2025. The average days on market for units sold in September was 44 days, 129% above the 5-year September average of 19 days. There was a 66.7% month over month decrease in new contract activity with 4 New Pendings; a 53.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 7; and a 36.4% increase in supply to 15 active units.

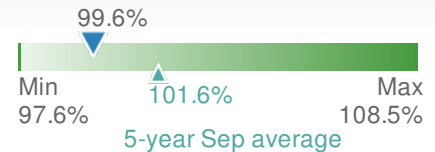
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 1.36 in August and a decrease from 0.50 in September 2025. The Contract Ratio is 71% lower than the 5-year September average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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**15**

Aug 2026	Sep 2025
11	6

Avg DOM**44**

Aug 2026	Sep 2025	YTD
61	5	44

Avg Sold to OLP Ratio**99.6%**

Aug 2026	Sep 2025	YTD
95.1%	103.3%	98.7%

September 2026

Boyertown Area (Berks, PA) - Attached/Townhouse

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**5** **-28.6%**from Aug 2026:
7 **25.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	61	43	41.9%

5-year Sep average: **4****New Pendings****4** **-66.7%**from Aug 2026:
12 **100.0%**from Sep 2025:
2

YTD	2026	2025	+/-
	51	38	34.2%

5-year Sep average: **3****Closed Sales****8** **33.3%**from Aug 2026:
6 **166.7%**from Sep 2025:
3

YTD	2026	2025	+/-
	46	36	27.8%

5-year Sep average: **5****Median Sold Price****\$282,500** **-7.0%**from Aug 2026:
\$303,800 **6.6%**from Sep 2025:
\$265,000

YTD	2026	2025	+/-
	\$321,950	\$250,000	28.8%

5-year Sep average: **\$235,750****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached/Townhouse properties for September was \$282,500, representing a decrease of 7% compared to last month and an increase of 6.6% from Sep 2025. The average days on market for units sold in September was 44 days, 129% above the 5-year September average of 19 days. There was a 66.7% month over month decrease in new contract activity with 4 New Pendings; a 53.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 7; and a 36.4% increase in supply to 15 active units.

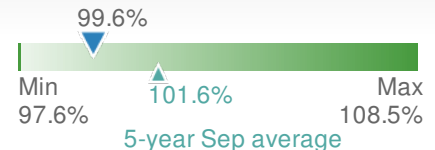
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 1.36 in August and a decrease from 0.50 in September 2025. The Contract Ratio is 59% lower than the 5-year September average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared 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**15**

Aug 2026	Sep 2025
11	6

Avg DOM**44**

Aug 2026	Sep 2025	YTD
61	5	44

Avg Sold to OLP Ratio**99.6%**

Aug 2026	Sep 2025	YTD
95.1%	103.3%	98.8%