

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Boyertown Area (Montgomery, PA)

September 2026

Boyertown Area (Montgomery, PA)

Email: ldavis@tcsr.realtor

New Listings**28****↑27.3%**from Aug 2026:
22**↑21.7%**from Sep 2025:
23

YTD	2026	2025	+/-
	243	265	-8.3%

5-year Sep average: **28****New Pendings****25****↑92.3%**from Aug 2026:
13**↑25.0%**from Sep 2025:
20

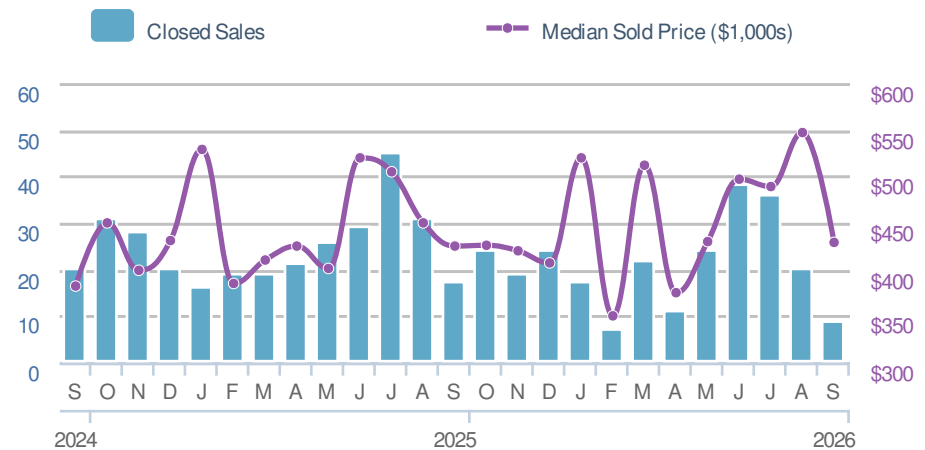
YTD	2026	2025	+/-
	204	217	-6.0%

5-year Sep average: **25****Closed Sales****9****↓-55.0%**from Aug 2026:
20**↓-47.1%**from Sep 2025:
17

YTD	2026	2025	+/-
	187	243	-23.0%

5-year Sep average: **21****Median Sold Price****\$429,000****↓-21.6%**from Aug 2026:
\$547,500**↑0.9%**from Sep 2025:
\$425,000

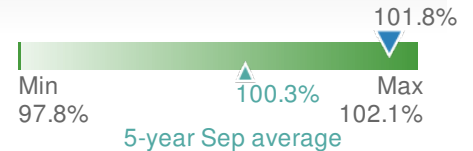
YTD	2026	2025	+/-
	\$475,000	\$445,000	6.7%

5-year Sep average: **\$397,549****Active Listings****38**

Aug 2026	Sep 2025
38	40

Avg DOM**11**

Aug 2026	Sep 2025	YTD
13	14	20

Avg Sold to OLP Ratio**101.8%**

Aug 2026	Sep 2025	YTD
100.2%	102.1%	100.9%

September 2026

Boyertown Area (Montgomery, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****24**
 **20.0%**
from Aug 2026:
20
 **26.3%**
from Sep 2025:
19

YTD	2026	2025	+/-
	206	220	-6.4%

5-year Sep average: **22****New Pendings****22**
 **83.3%**
from Aug 2026:
12
 **69.2%**
from Sep 2025:
13

YTD	2026	2025	+/-
	174	172	1.2%

5-year Sep average: **18****Closed Sales****9**
 **-47.1%**
from Aug 2026:
17
 **-30.8%**
from Sep 2025:
13

YTD	2026	2025	+/-
	158	182	-13.2%

5-year Sep average: **15****Median Sold Price****\$429,000**
 **-23.5%**
from Aug 2026:
\$561,000
 **-10.6%**
from Sep 2025:
\$480,000

YTD	2026	2025	+/-
	\$526,654	\$517,500	1.8%

5-year Sep average: **\$429,700****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Detached properties for September was \$429,000, representing a decrease of 23.5% compared to last month and a decrease of 10.6% from Sep 2025. The average days on market for units sold in September was 11 days, 37% below the 5-year September average of 17 days. There was an 83.3% month over month increase in new contract activity with 22 New Pendings; a 57.1% MoM increase in All Pendings (new contracts + contracts carried over from August) to 33; and a 3% decrease in supply to 32 active units.

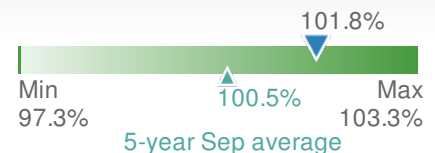
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 0.64 in August and an increase from 0.51 in September 2025. The Contract Ratio is 12% higher than the 5-year September average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared 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**32**

Aug 2026	Sep 2025
33	39

Avg DOM**11**

Aug 2026	Sep 2025	YTD
14	15	22

Avg Sold to OLP Ratio**101.8%**

Aug 2026	Sep 2025	YTD
100.5%	103.3%	101.2%

September 2026

Boyertown Area (Montgomery, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****4** **100.0%**from Aug 2026:
2 **0.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	37	45	-17.8%

5-year Sep average: **5****New Pendings****3** **200.0%**from Aug 2026:
1 **-57.1%**from Sep 2025:
7

YTD	2026	2025	+/-
	30	45	-33.3%

5-year Sep average: **6****Closed Sales****0** **-100.0%**from Aug 2026:
3 **-100.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	29	61	-52.5%

5-year Sep average: **6****Median Sold Price****\$0** **-100.0%**from Aug 2026:
\$330,000 **-100.0%**from Sep 2025:
\$362,450

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

5-year Sep average: **\$291,410****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached properties for September was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Sep 2025. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 10 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from August) to 4; and a 20% increase in supply to 6 active units.

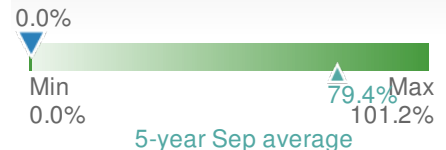
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.20 in August and a decrease from 16.00 in September 2025. The Contract Ratio is 89% lower than the 5-year September average of 6.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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**6**

Aug 2026	Sep 2025
5	1

Avg DOM**0**

Aug 2026	Sep 2025	YTD
12	13	12

Avg Sold to OLP Ratio**0.0%**

Aug 2026	Sep 2025	YTD
98.2%	98.3%	99.4%

September 2026**Boyertown Area (Montgomery, PA) - Attached/Townhouse**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**4** **100.0%**from Aug 2026:
2 **0.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	37	45	-17.8%

5-year Sep average: **5****New Pendings****3** **200.0%**from Aug 2026:
1 **-57.1%**from Sep 2025:
7

YTD	2026	2025	+/-
	30	45	-33.3%

5-year Sep average: **6****Closed Sales****0** **-100.0%**from Aug 2026:
3 **-100.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	29	61	-52.5%

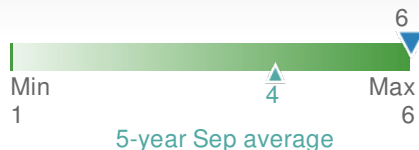
5-year Sep average: **6****Median Sold Price****\$0** **-100.0%**from Aug 2026:
\$330,000 **-100.0%**from Sep 2025:
\$362,450

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

5-year Sep average: **\$291,919****Summary**

In Boyertown Area (Montgomery, PA), the median sold price for Attached/Townhouse properties for September was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Sep 2025. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 11 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from August) to 4; and a 20% increase in supply to 6 active units.

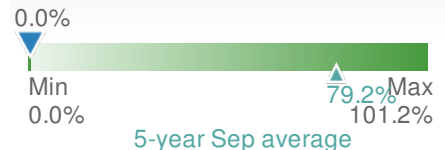
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.20 in August and a decrease from 16.00 in September 2025. The Contract Ratio is 89% lower than the 5-year September average of 6.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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**6**

Aug 2026	Sep 2025
5	1

Avg DOM**0**

Aug 2026	Sep 2025	YTD
12	13	12

Avg Sold to OLP Ratio**0.0%**

Aug 2026	Sep 2025	YTD
98.2%	98.3%	99.4%