Boyertown Area - Berks, PA

Market Trends Report | October 2026 · All Home Types

TRI-COUNTY SUBURBAN REALTORS®

At a glance

SALES ACTIVITY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Closed Sales	**29**	21	▲ 38.1%	**191**	178	▲ 7.3%
New Purchase Contracts	**23**	27	▼ 14.8%	**220**	225	▼ 2.2%
Showings	**173**	324	▼ 46.6%	**2,206**	3,214	▼ 31.4%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$335,000**	$287,000	▲ 16.7%	**$332,500**	$302,000	▲ 10.1%
Avg. Sale to Orig. List Price Ratio	**99.0%**	100.2%	▼ 1.1 pp	**100.0%**	100.1%	▼ 0.1 pp
Median Days on Market	**8 days**	7 days	▲ 1 day	**10 days**	8 days	▲ 2 days

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**26**	24	▲ 8.3%	**238**	225	▲ 5.8%
Active Listings	**37**	28	▲ 32.1%	**37**	28	▲ 32.1%
Months of Supply	**1.9**	1.6	▲ 0.4 mos	**1.9**	1.6	▲ 0.4 mos

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Sales Activity

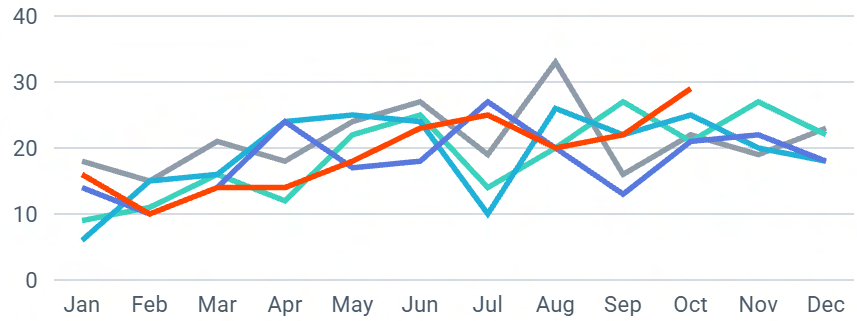
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

29
homes sold

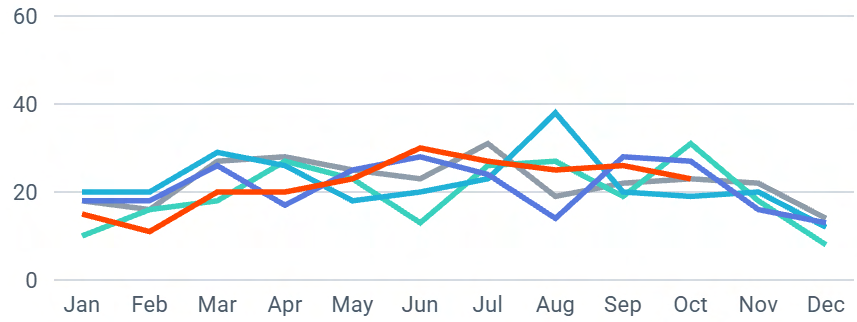
▲ **38.1%** vs. Oct 2025
▲ **31.8%** vs. Sep 2026
▲ **7.3%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

23
homes went under contract

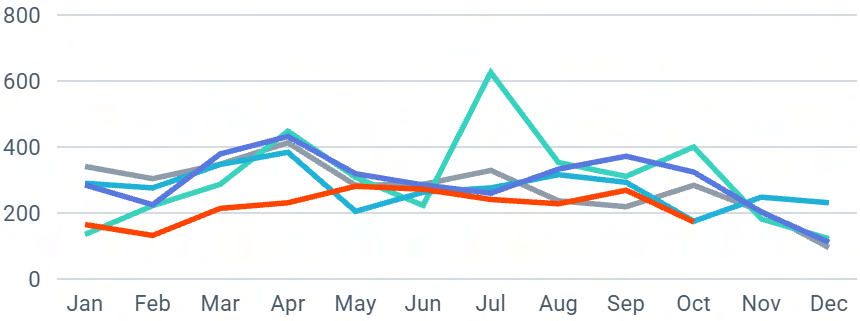
▼ **14.8%** vs. Oct 2025
▼ **11.5%** vs. Sep 2026
▼ **2.2%** 2026 YTD vs. 2025 YTD



Showings

173
home showings

▼ **46.6%** vs. Oct 2025
▼ **35.7%** vs. Sep 2026
▼ **31.4%** 2026 YTD vs. 2025 YTD



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Price and Pace

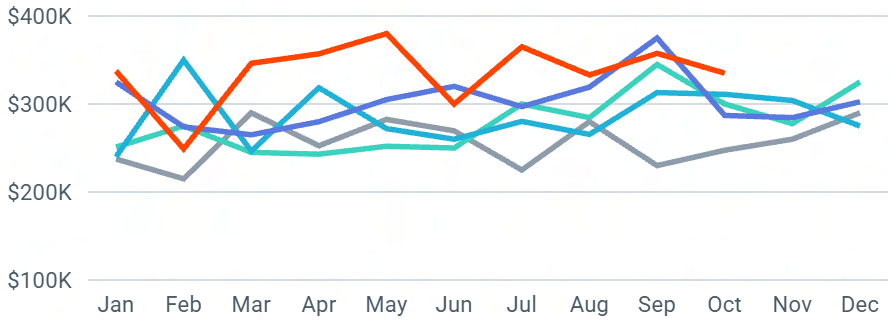
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$335,000
median sale price

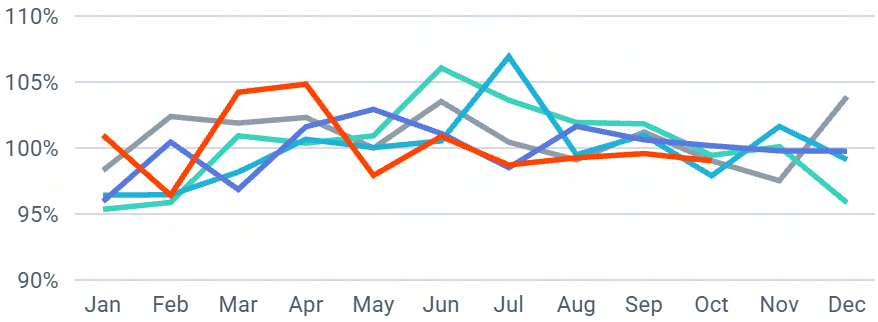
▲ **16.7%** vs. Oct 2025
▼ **6.3%** vs. Sep 2026
▲ **10.1%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

99.0%
of original list price, on average

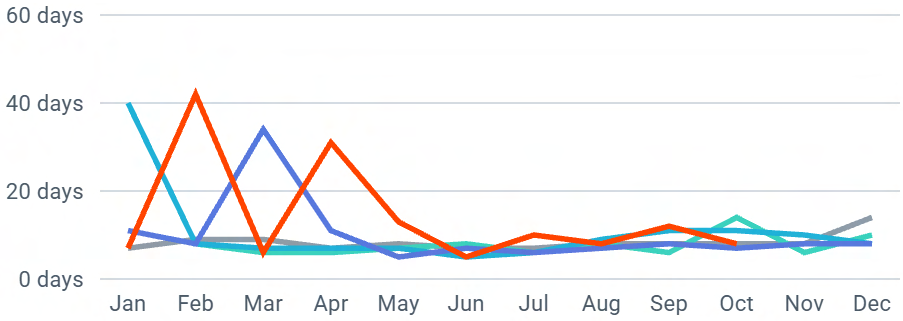
▼ **1.1 pp** vs. Oct 2025
▼ **0.5 pp** vs. Sep 2026
▼ **0.1 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

8 days
median days on market

▲ **1 day** vs. Oct 2025
▼ **4 days** vs. Sep 2026
▲ **2 days** 2026 YTD vs. 2025 YTD



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Inventory

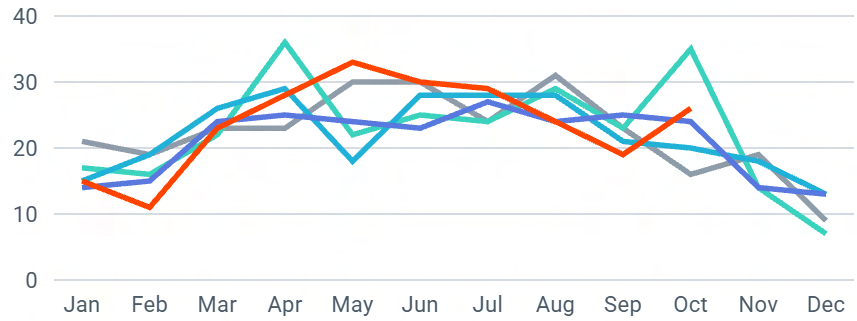
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

26
homes newly listed

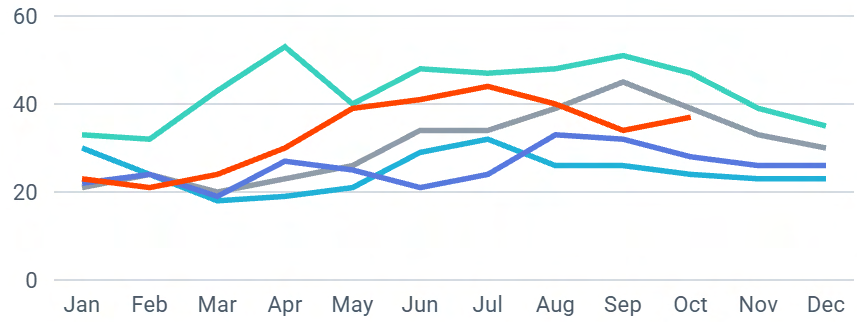
▲ **8.3%** vs. Oct 2025
▲ **36.8%** vs. Sep 2026
▲ **5.8%** 2026 YTD vs. 2025 YTD



Active Listings

37
homes for sale at month end

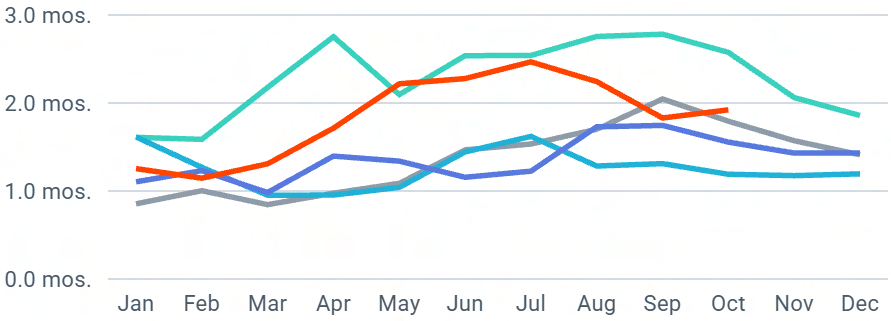
▲ **32.1%** vs. Oct 2025
▲ **8.8%** vs. Sep 2026
▲ **32.1%** 2026 YTD vs. 2025 YTD



Months of Supply

1.9
months of supply at the current sales pace

▲ **0.4 mos** vs. Oct 2025
▲ **0.1 mos** vs. Sep 2026
▲ **0.4 mos** 2026 YTD vs. 2025 YTD



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