

# January 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

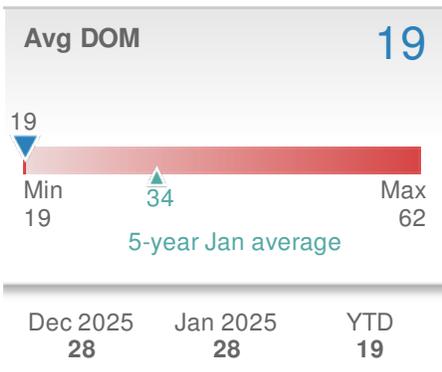
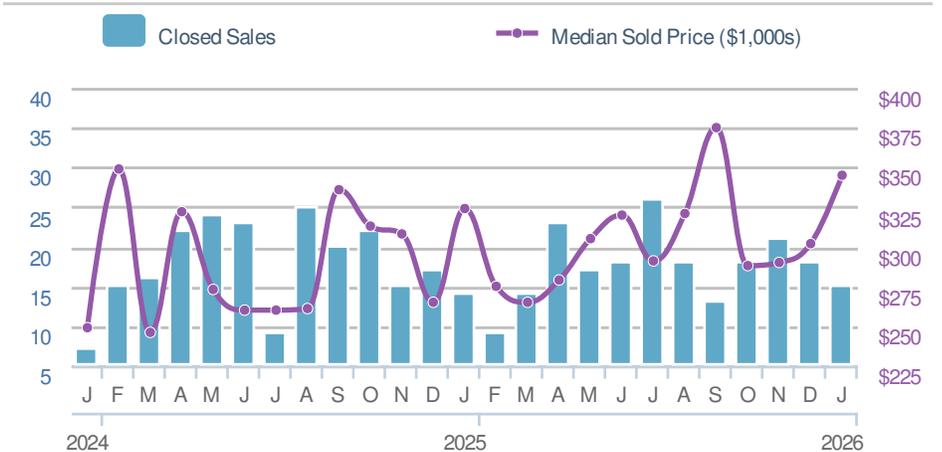
## Local Market Insight

### Boyertown Area (Berks, PA)

# January 2026

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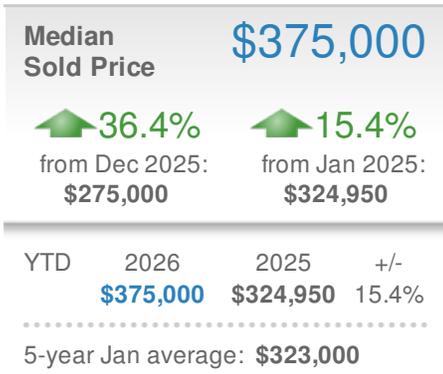
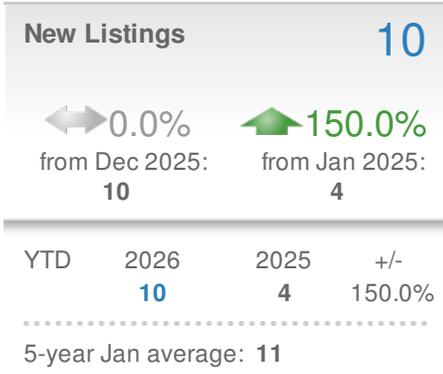
Email: ldavis@tcsr.realtor



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## Boyertown Area (Berks, PA) - Detached

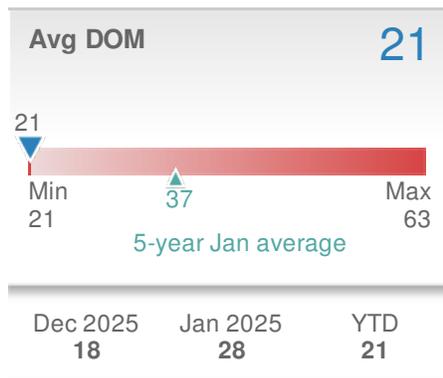
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for January was \$375,000, representing an increase of 36.4% compared to last month and an increase of 15.4% from Jan 2025. The average days on market for units sold in January was 21 days, 43% below the 5-year January average of 37 days. There was a 9.1% month over month decrease in new contract activity with 10 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 15; and a 14.3% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 1.14 in December and an increase from 0.85 in January 2025. The Contract Ratio is 37% higher than the 5-year January 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.



# January 2026

## Boyertown Area (Berks, PA) - Attached

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**New Listings** 3

▲ **50.0%** ▼ **-62.5%**  
 from Dec 2025: 2 from Jan 2025: 8

YTD	2026	2025	+/-
	3	8	-62.5%

5-year Jan average: 5

**New Pendings** 4

▲ **300.0%** ▲ **33.3%**  
 from Dec 2025: 1 from Jan 2025: 3

YTD	2026	2025	+/-
	4	3	33.3%

5-year Jan average: 4

**Closed Sales** 2

▼ **-60.0%** ↔ **0.0%**  
 from Dec 2025: 5 from Jan 2025: 0

YTD	2026	2025	+/-
	2	0	0.0%

5-year Jan average: 2

**Median Sold Price** \$290,000

▼ **-7.9%** ↔ **0.0%**  
 from Dec 2025: \$315,000 from Jan 2025: \$0

YTD	2026	2025	+/-
	\$290,000	\$0	0.0%

5-year Jan average: \$185,400

### Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for January was \$290,000, representing a decrease of 7.9% compared to last month and an increase of 0% from Jan 2025. The average days on market for units sold in January was 7 days, 58% below the 5-year January average of 17 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 5; and a 12.5% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.38 in December and an increase from 0.44 in January 2025. The Contract Ratio is 83% lower than the 5-year January average of 3.20. 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** 9

Dec 2025	Jan 2025	YTD
8	9	

**Avg DOM** 7

Dec 2025	Jan 2025	YTD
55	0	7

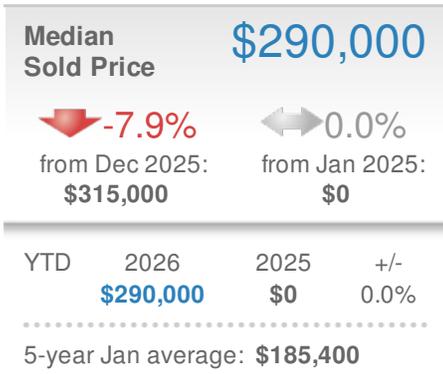
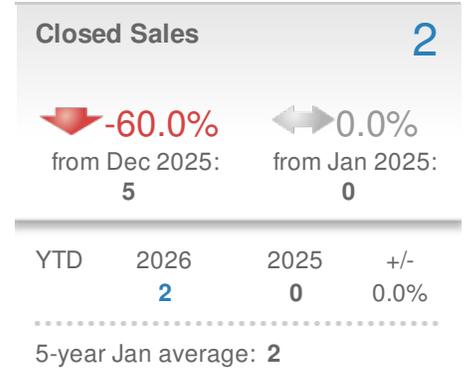
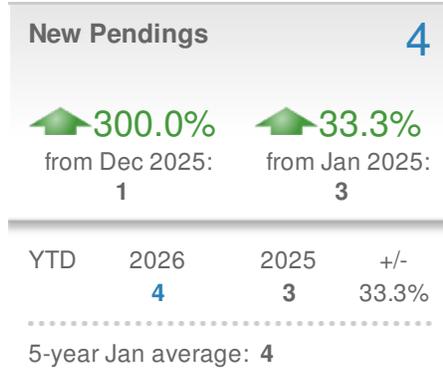
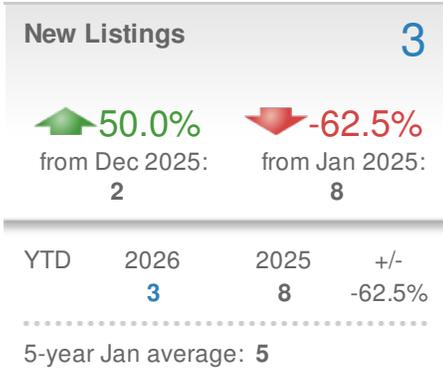
**Avg Sold to OLP Ratio** 99.0%

Dec 2025	Jan 2025	YTD
97.7%	0.0%	99.0%

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### Summary

In Boyertown Area (Berks, PA), the median sold price for Attached/Townhouse properties for January was \$290,000, representing a decrease of 7.9% compared to last month and an increase of 0% from Jan 2025. The average days on market for units sold in January was 7 days, 58% below the 5-year January average of 17 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 5; and a 12.5% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.56 pendencies per active listing, up from 0.38 in December and an increase from 0.44 in January 2025. The Contract Ratio is 83% lower than the 5-year January average of 3.20. 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.

