

# February 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

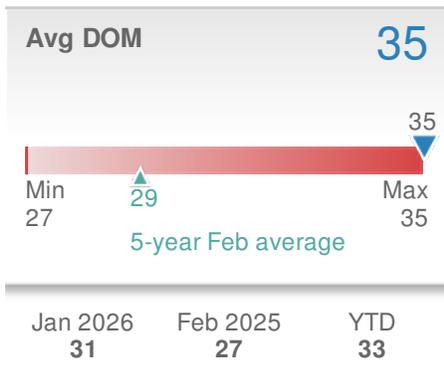
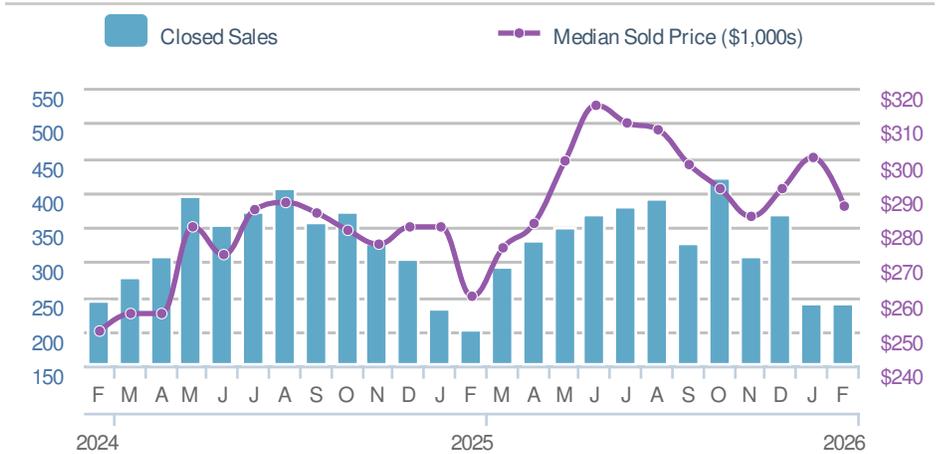
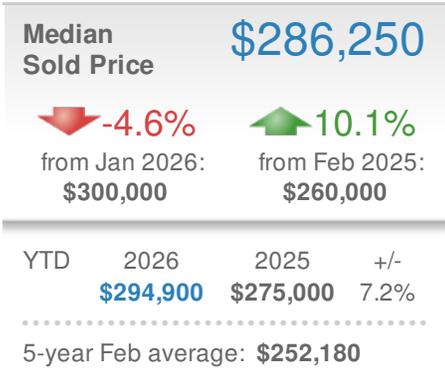
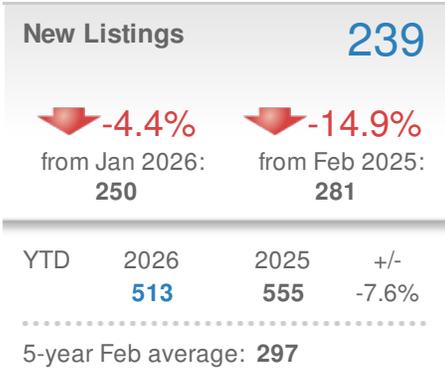
## Local Market Insight

### Berks County, PA

**February 2026**

Berks County, PA

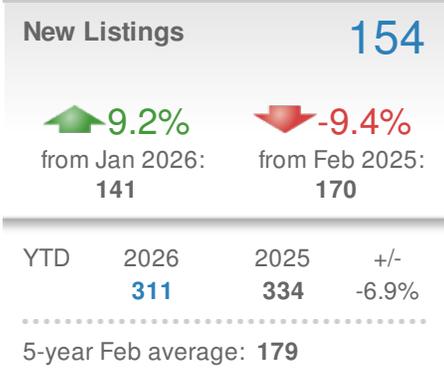
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**February 2026**

Berks County, PA - Detached

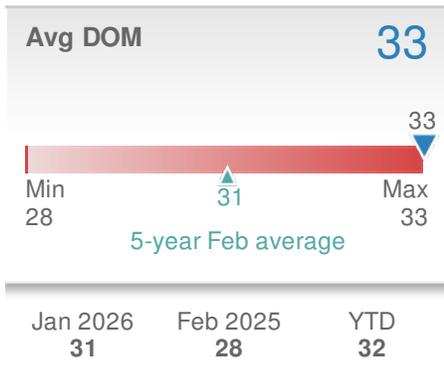
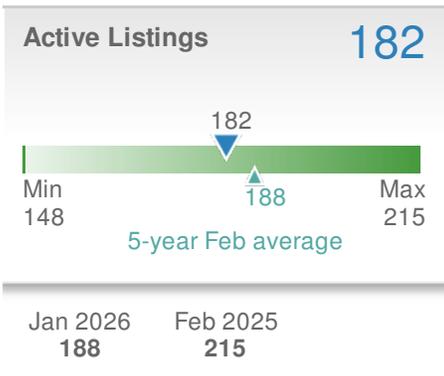
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Email: ldavis@tcsr.realtor



**Summary**

In Berks County, PA, the median sold price for Detached properties for February was \$341,450, representing a decrease of 5.5% compared to last month and an increase of 10.1% from Feb 2025. The average days on market for units sold in February was 33 days, 8% above the 5-year February average of 31 days. There was a 15.5% month over month decrease in new contract activity with 153 New Pendings; a 1.9% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 259; and a 3.2% decrease in supply to 182 active units.

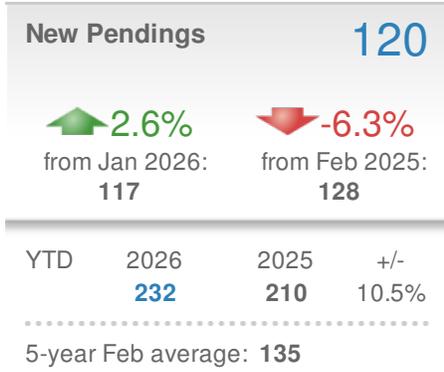
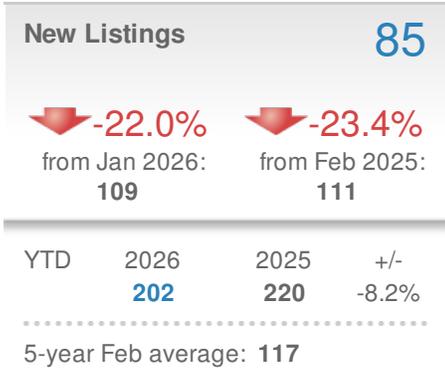
This activity resulted in a Contract Ratio of 1.42 pendings per active listing, up from 1.40 in January and an increase from 1.25 in February 2025. The Contract Ratio is 6% lower than the 5-year February average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**February 2026**

Berks County, PA - Attached

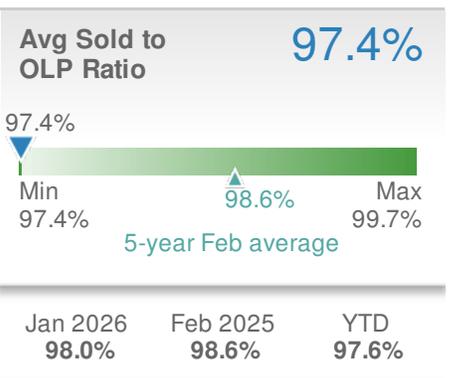
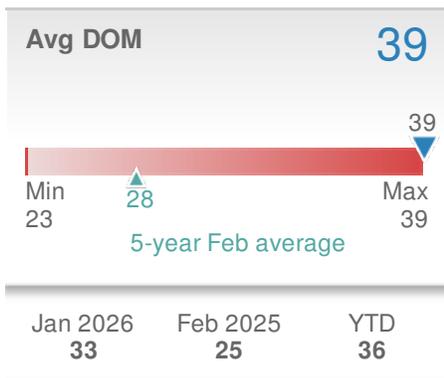
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**Summary**

In Berks County, PA, the median sold price for Attached properties for February was \$225,000, representing an increase of 7.1% compared to last month and an increase of 10.3% from Feb 2025. The average days on market for units sold in February was 39 days, 41% above the 5-year February average of 28 days. There was a 2.6% month over month increase in new contract activity with 120 New Pendings; a 16.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 150; and a 22.6% decrease in supply to 130 active units.

This activity resulted in a Contract Ratio of 1.15 pendings per active listing, up from 0.77 in January and a decrease from 1.65 in February 2025. The Contract Ratio is 35% lower than the 5-year February average of 1.77. 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.



## February 2026

### Berks County, PA - Attached/Townhouse

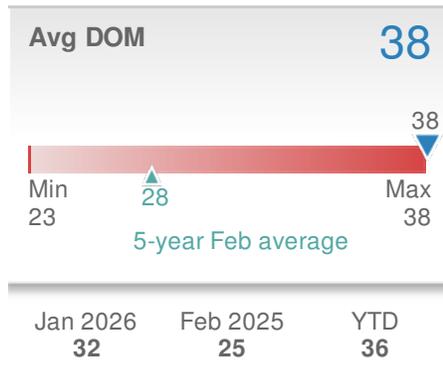
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### Summary

In Berks County, PA, the median sold price for Attached/Townhouse properties for February was \$227,500, representing an increase of 8.3% compared to last month and an increase of 10.3% from Feb 2025. The average days on market for units sold in February was 38 days, 37% above the 5-year February average of 28 days. There was a 2.7% month over month increase in new contract activity with 115 New Pendings; a 16.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 144; and a 22.4% decrease in supply to 125 active units.

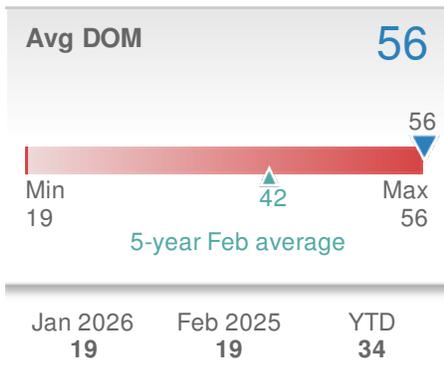
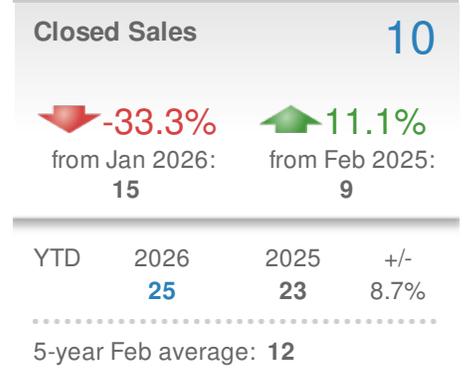
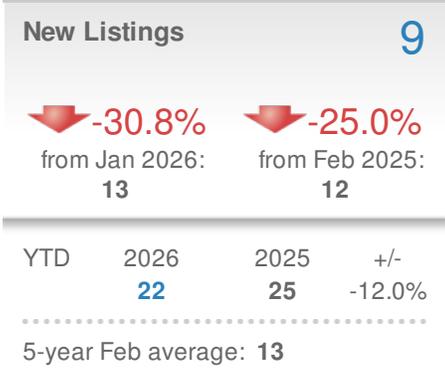
This activity resulted in a Contract Ratio of 1.15 pendings per active listing, up from 0.77 in January and a decrease from 1.64 in February 2025. The Contract Ratio is 36% lower than the 5-year February average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**February 2026**

Boyertown Area (Berks, PA)

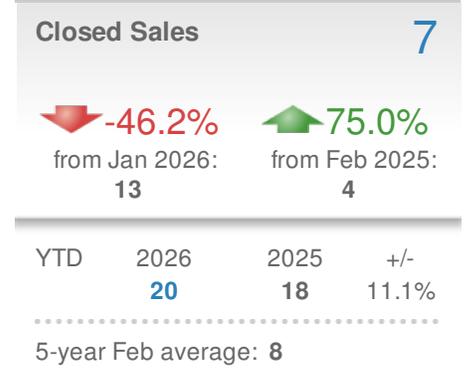
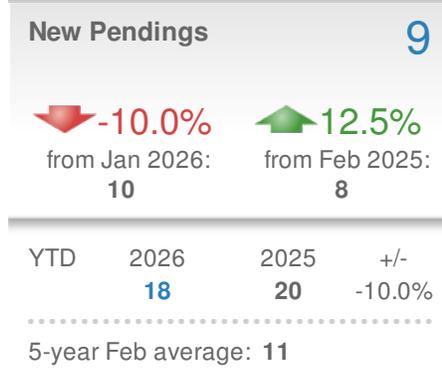
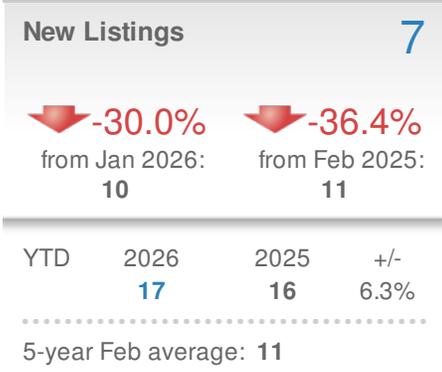
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## February 2026

### Boyertown Area (Berks, PA) - Detached

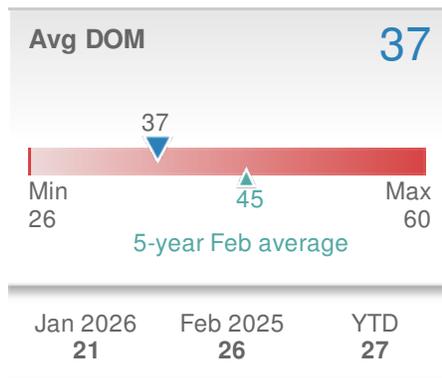
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Email: ldavis@tcsr.realtor



### Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for February was \$250,000, representing a decrease of 33.3% compared to last month and a decrease of 26.4% from Feb 2025. The average days on market for units sold in February was 37 days, 18% below the 5-year February average of 45 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 15; and no change in supply with 12 active units.

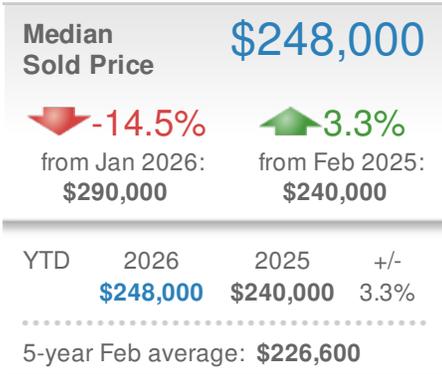
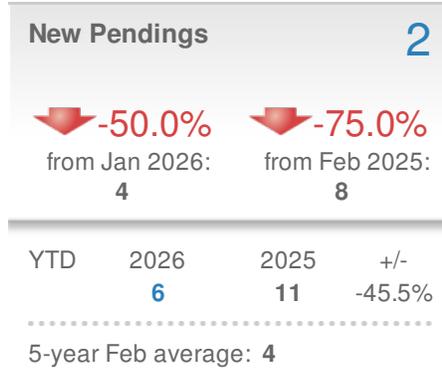
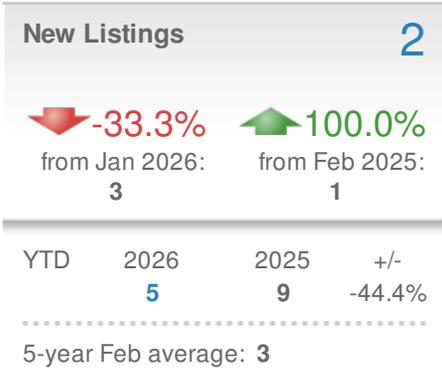
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, no change from January and an increase from 0.74 in February 2025. The Contract Ratio is 26% higher than the 5-year February average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**February 2026**

Boyertown Area (Berks, PA) - Attached

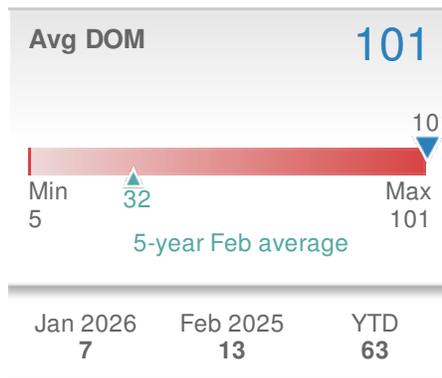
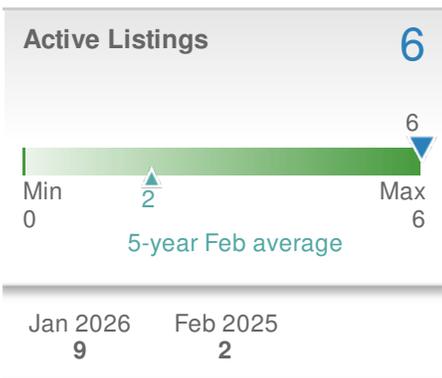
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**Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for February was \$248,000, representing a decrease of 14.5% compared to last month and an increase of 3.3% from Feb 2025. The average days on market for units sold in February was 101 days, 220% above the 5-year February average of 32 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 4; and a 33.3% decrease in supply to 6 active units.

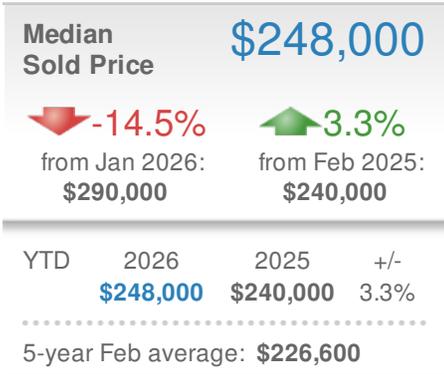
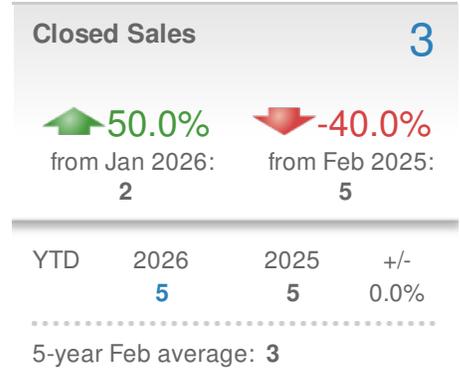
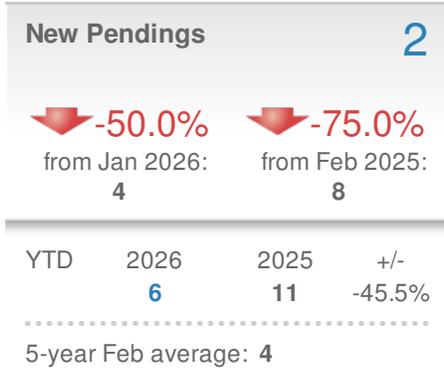
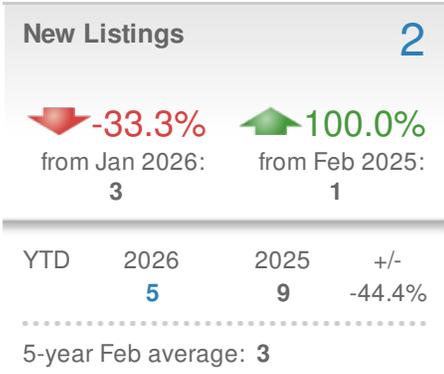
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.56 in January and a decrease from 3.50 in February 2025. The Contract Ratio is 78% lower than the 5-year February average of 3.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**February 2026**

Boyertown Area (Berks, PA) - Attached/Townhouse

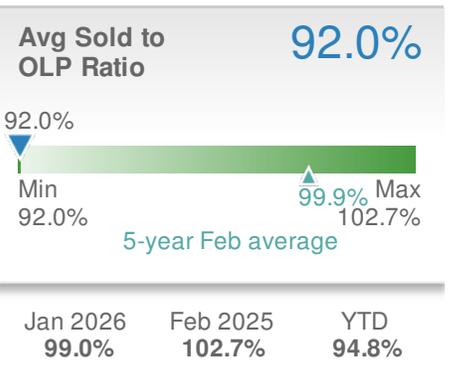
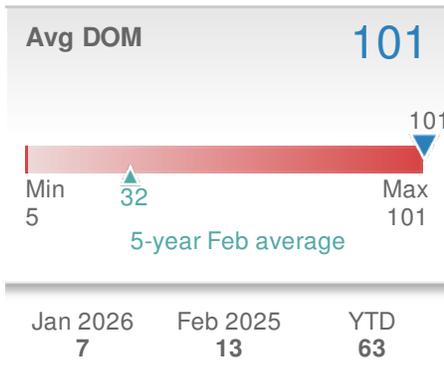
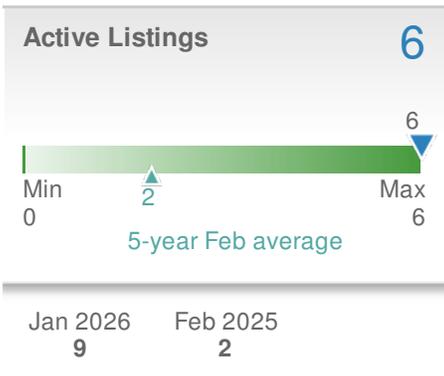
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Email: ldavis@tcsr.realtor



**Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached/Townhouse properties for February was \$248,000, representing a decrease of 14.5% compared to last month and an increase of 3.3% from Feb 2025. The average days on market for units sold in February was 101 days, 220% above the 5-year February average of 32 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 4; and a 33.3% decrease in supply to 6 active units.

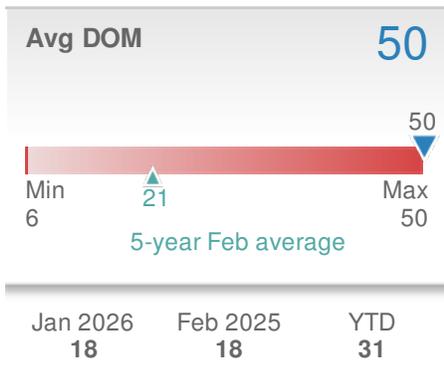
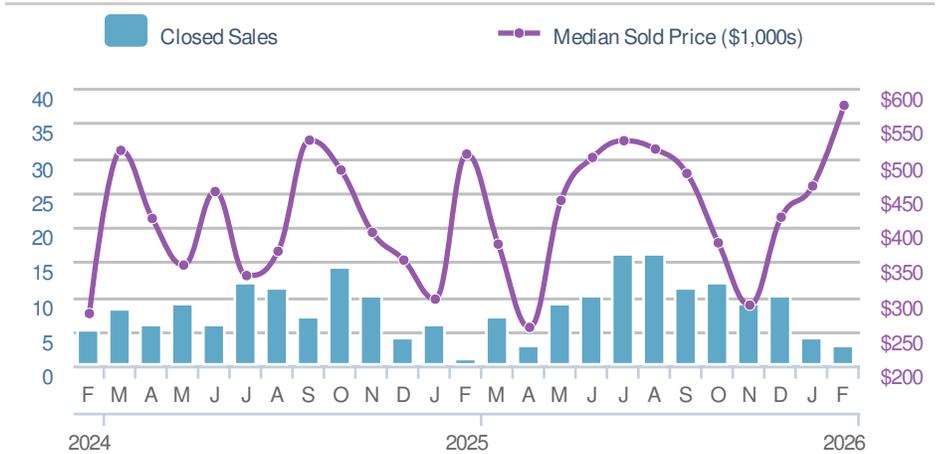
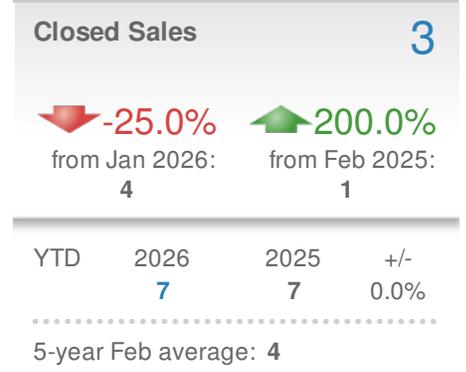
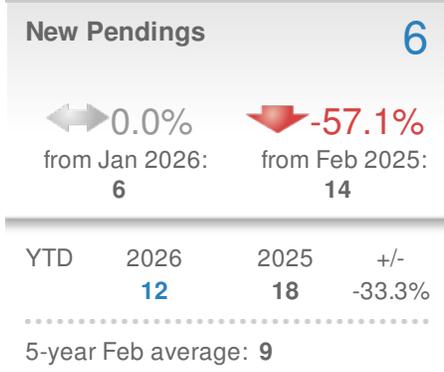
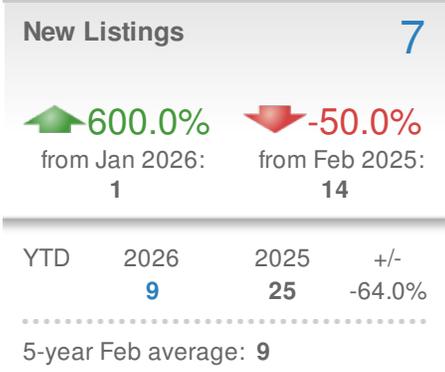
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.56 in January and a decrease from 3.50 in February 2025. The Contract Ratio is 78% lower than the 5-year February average of 3.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**February 2026**

Twin Valley (Berks, PA)

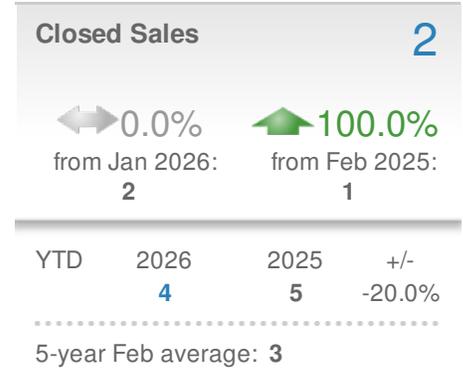
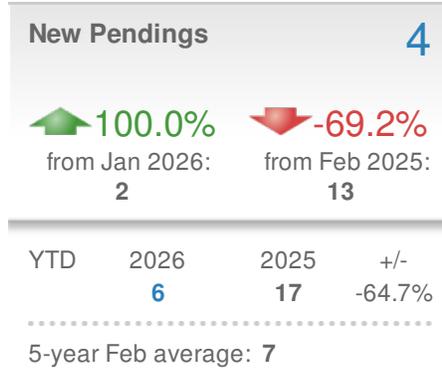
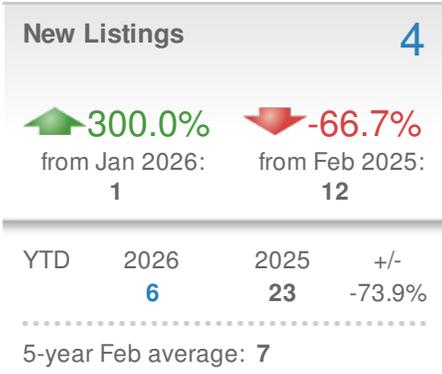
Email: ldavis@tcsr.realtor



**February 2026**

Twin Valley (Berks, PA) - Detached

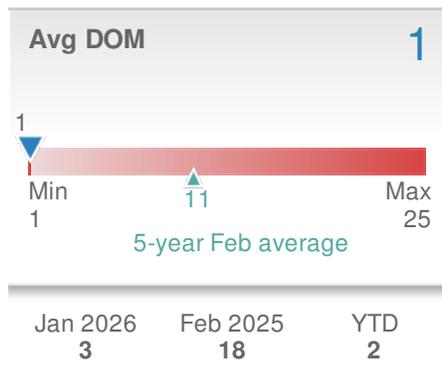
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Email: ldavis@tcsr.realtor



**Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for February was \$578,716, representing a decrease of 12.2% compared to last month and an increase of 14.6% from Feb 2025. The average days on market for units sold in February was 1 days, 91% below the 5-year February average of 11 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 30; and a 37.5% decrease in supply to 5 active units.

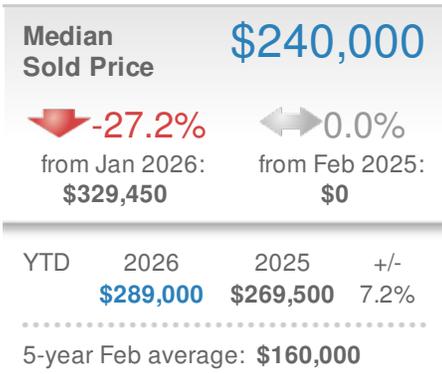
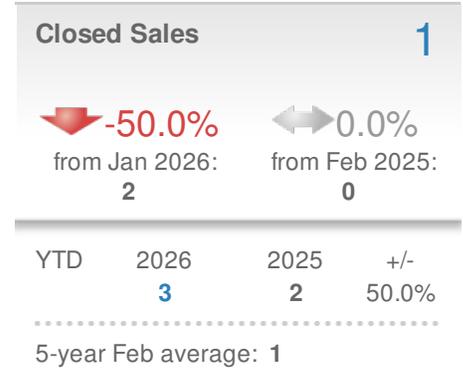
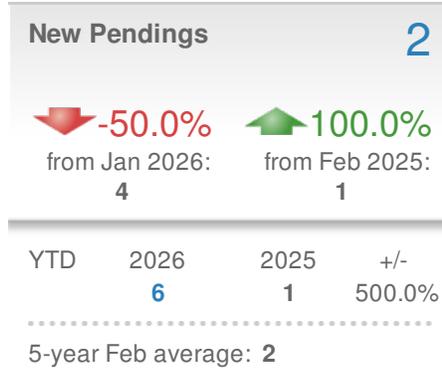
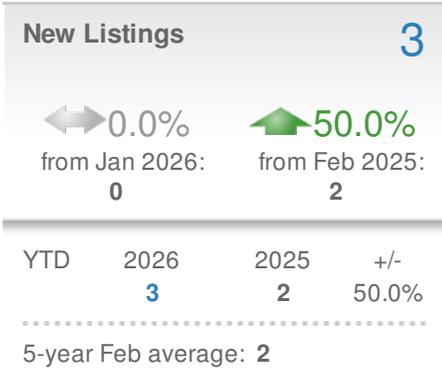
This activity resulted in a Contract Ratio of 6.00 pendings per active listing, up from 3.50 in January and a decrease from 8.33 in February 2025. The Contract Ratio is 8% higher than the 5-year February average of 5.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**February 2026**

Twin Valley (Berks, PA) - Attached

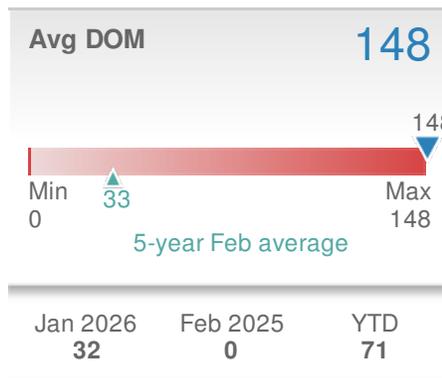
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### Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for February was \$240,000, representing a decrease of 27.2% compared to last month and an increase of 0% from Feb 2025. The average days on market for units sold in February was 148 days, 349% above the 5-year February average of 33 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 3; and a 100% increase in supply to 2 active units.

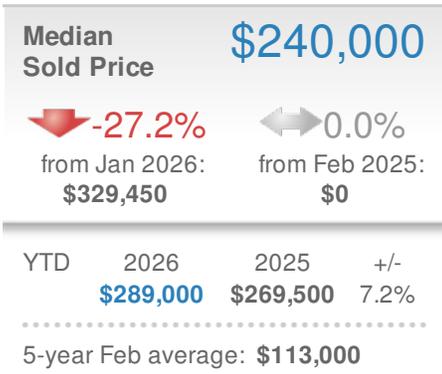
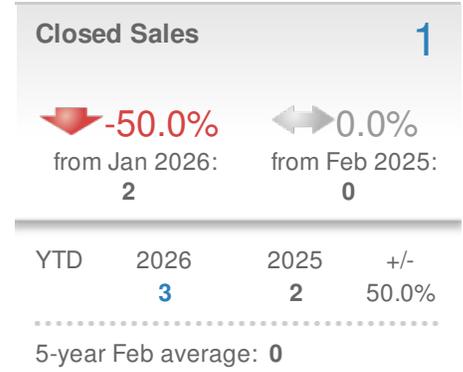
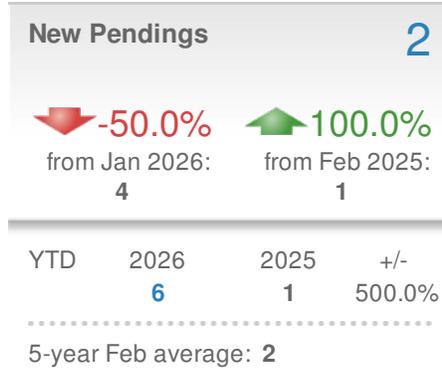
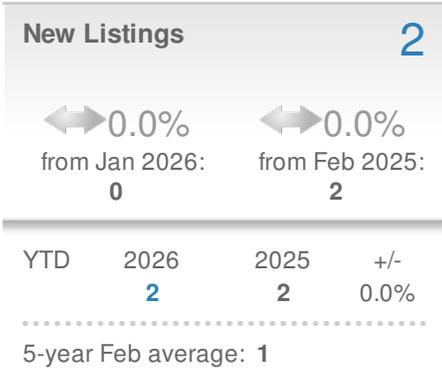
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 2.00 in January and an increase from 0.50 in February 2025. The Contract Ratio is the same as the 5-year February average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**February 2026**

Twin Valley (Berks, PA) - Attached/Townhouse

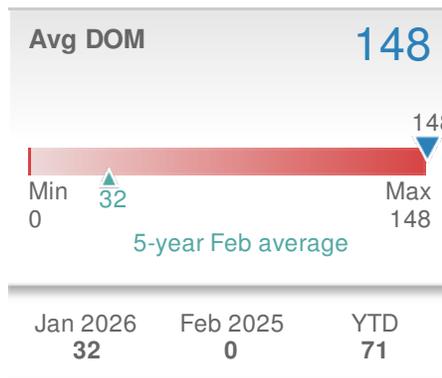
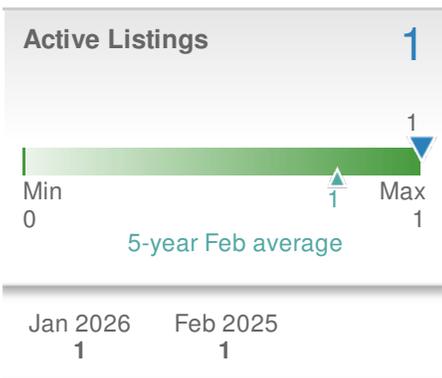
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**Summary**

In Twin Valley (Berks, PA), the median sold price for Attached/Townhouse properties for February was \$240,000, representing a decrease of 27.2% compared to last month and an increase of 0% from Feb 2025. The average days on market for units sold in February was 148 days, 360% above the 5-year February average of 32 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 3; and no change in supply with 1 active units.

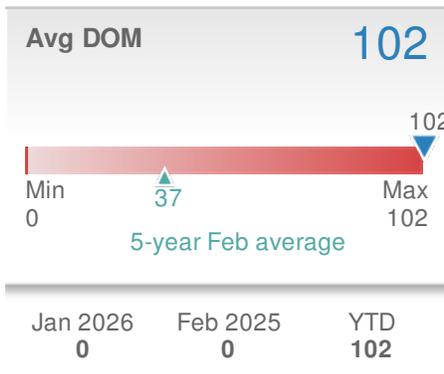
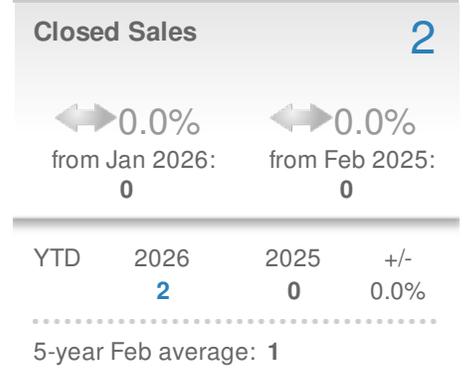
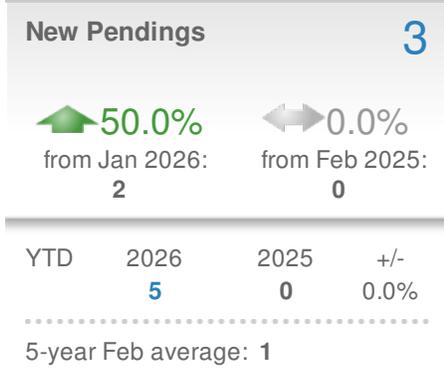
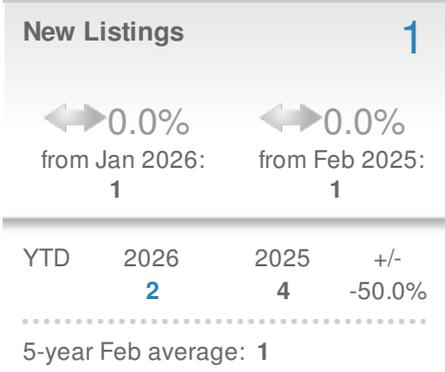
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.00 in January and an increase from 1.00 in February 2025. The Contract Ratio is 88% higher than the 5-year February average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**February 2026**

Upper Perkiomen (Berks, PA)

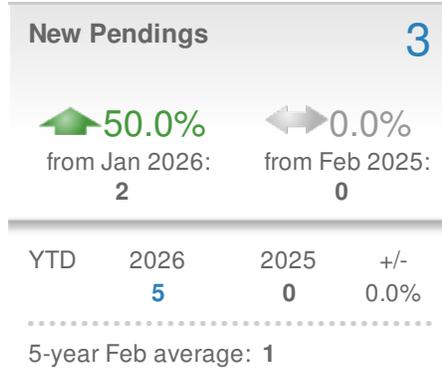
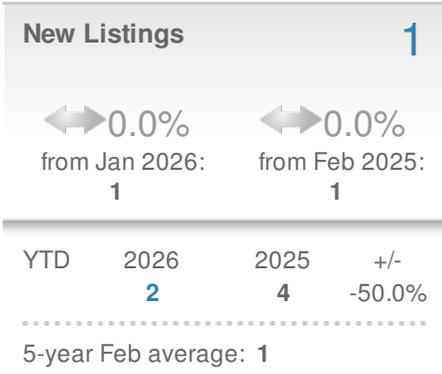
Email: ldavis@tcsr.realtor



**February 2026**

Upper Perkiomen (Berks, PA) - Detached

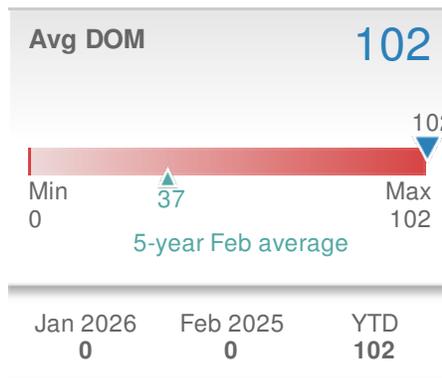
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Email: ldavis@tcsr.realtor



**Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for February was \$56,250, representing an increase of 0% compared to last month and an increase of 0% from Feb 2025. The average days on market for units sold in February was 102 days, 177% above the 5-year February average of 37 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 3; and a 40% decrease in supply to 3 active units.

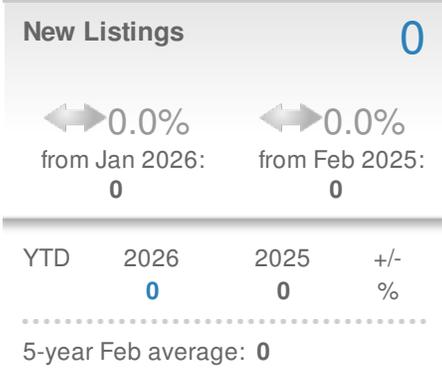
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.40 in January and an increase from 0.17 in February 2025. The Contract Ratio is 11% higher than the 5-year February average of 0.90. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**February 2026**

Upper Perkiomen (Berks, PA) - Attached

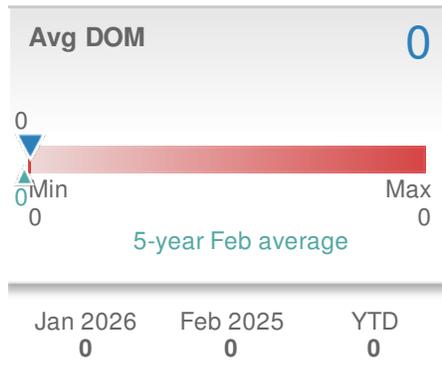
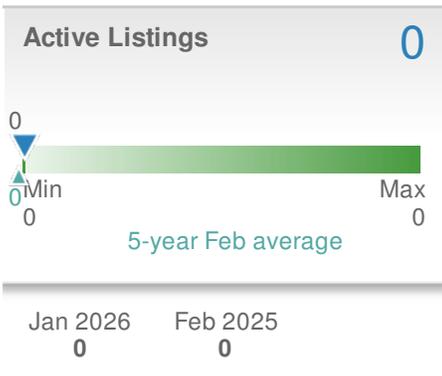
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Attached properties for February was \$0, representing no change compared to last month and no change from Feb 2025. The average days on market for units sold in February was 0 days, the same as the 5-year February average of 0 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 0; and no change in supply with 0 active units.

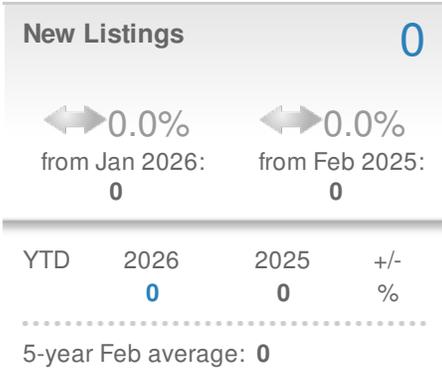
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and no change from February 2025. The Contract Ratio is the same as the 5-year February average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**February 2026**

Upper Perkiomen (Berks, PA) - Attached/Townhouse

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



**Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Attached/Townhouse properties for February was \$0, representing no change compared to last month and no change from Feb 2025. The average days on market for units sold in February was 0 days, the same as the 5-year February average of 0 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and no change from February 2025. The Contract Ratio is the same as the 5-year February average of 0.00. 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.

