

# February 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

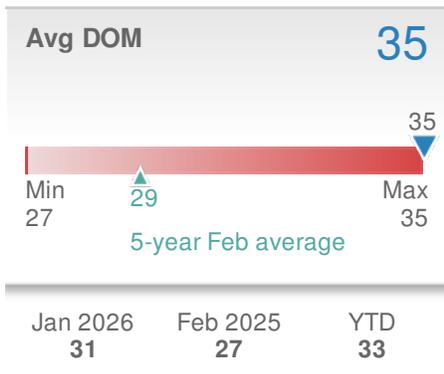
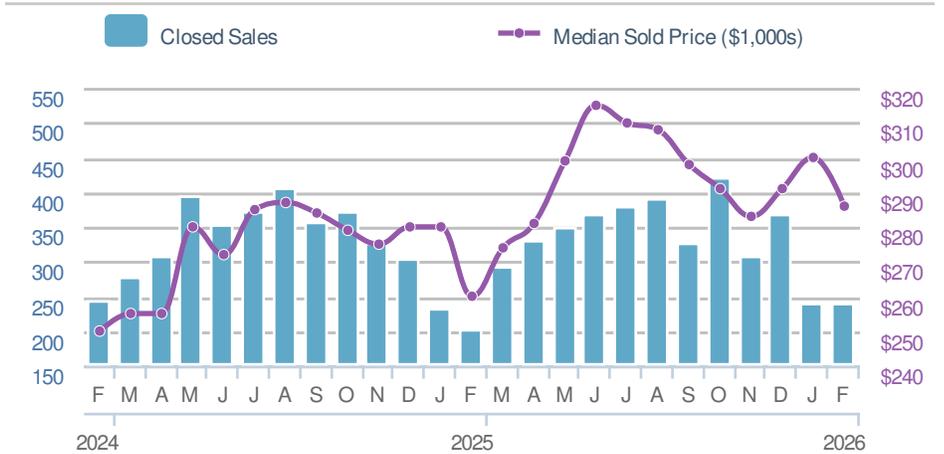
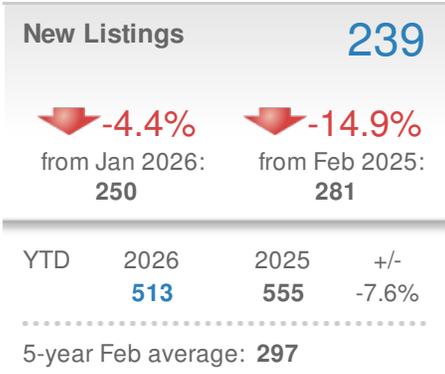
## Local Market Insight

### Berks County, PA

## February 2026

### Berks County, PA

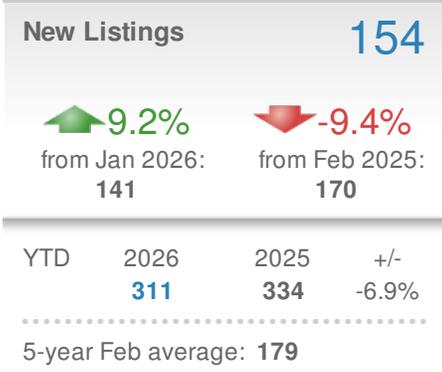
Email: ldavis@tcsr.realtor



**February 2026**

Berks County, PA - Detached

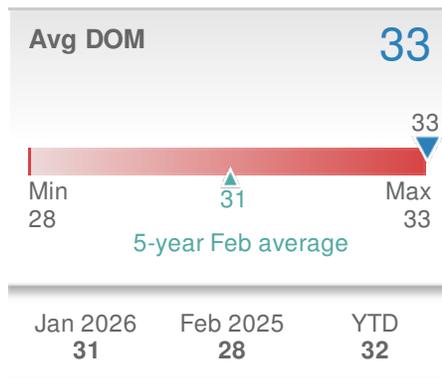
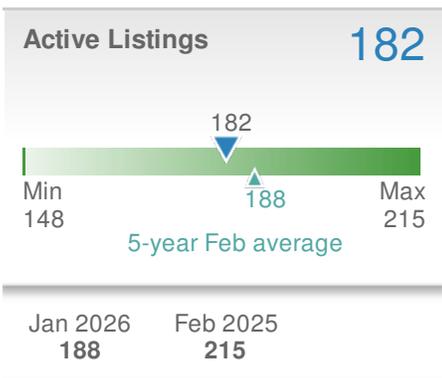
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**Summary**

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.

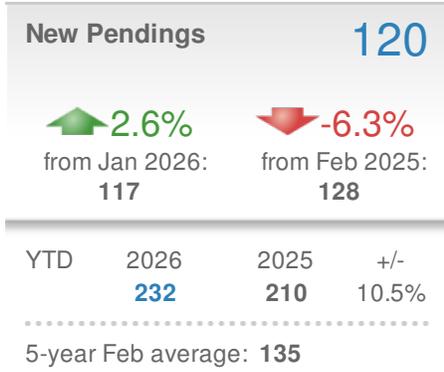
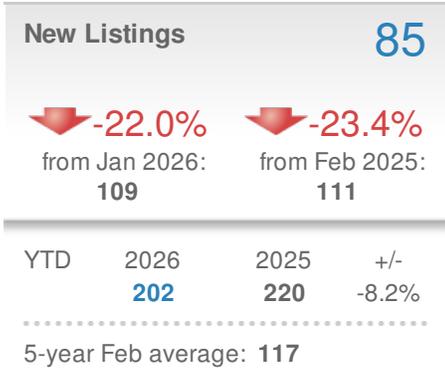
This activity resulted in a Contract Ratio of 1.42 pendings per active listing, up from 1.40 in January and an increase from 1.25 in February 2025. The Contract Ratio is 6% lower than the 5-year February average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared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

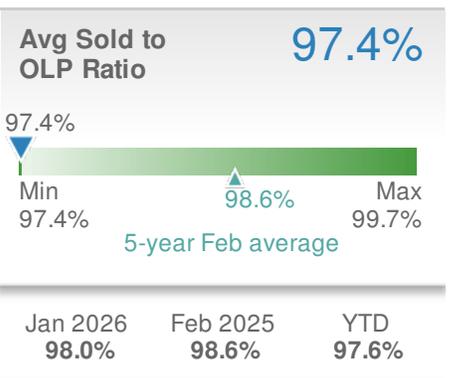
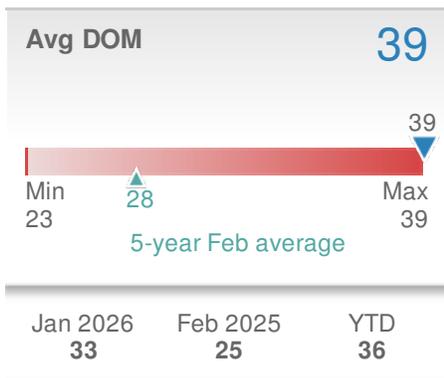
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**Summary**

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.

