

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

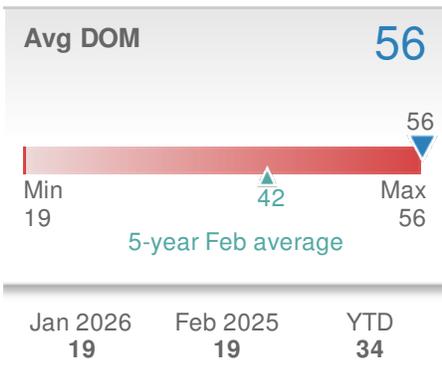
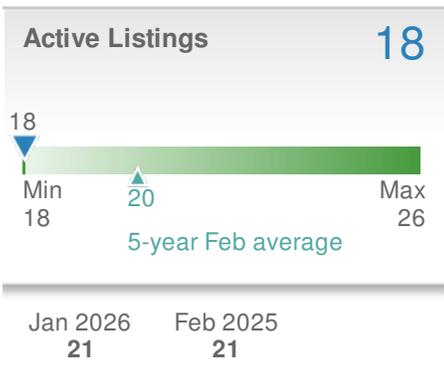
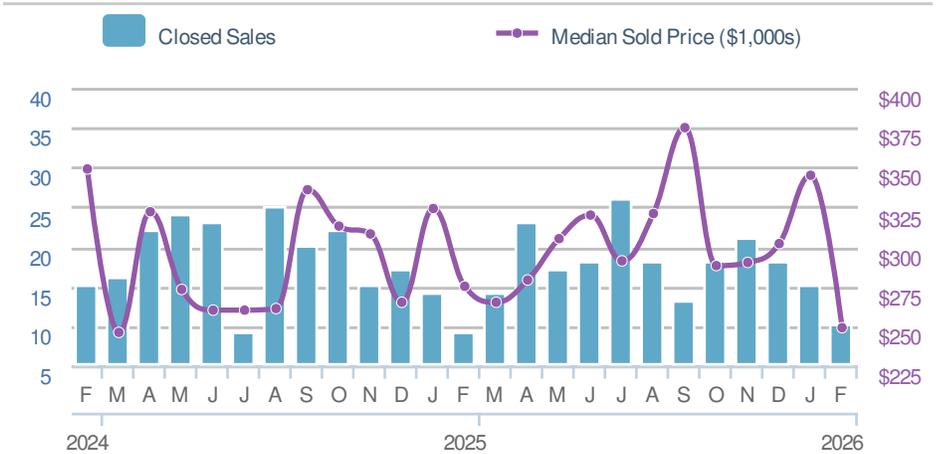
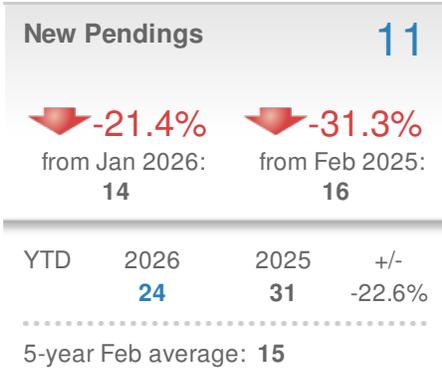
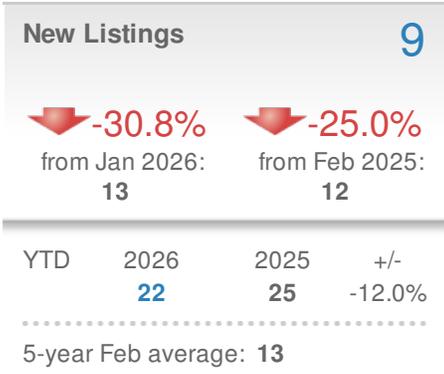
Local Market Insight

Boyertown Area (Berks, PA)

February 2026

Boyertown Area (Berks, PA)

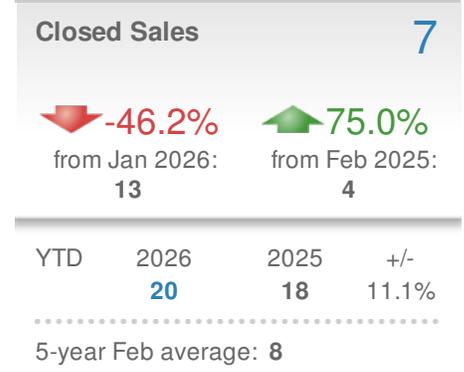
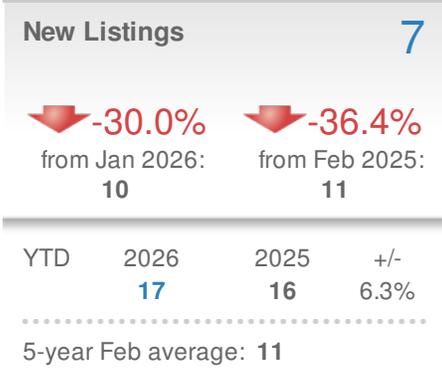
Email: ldavis@tcsr.realtor



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Boyertown Area (Berks, PA) - Detached

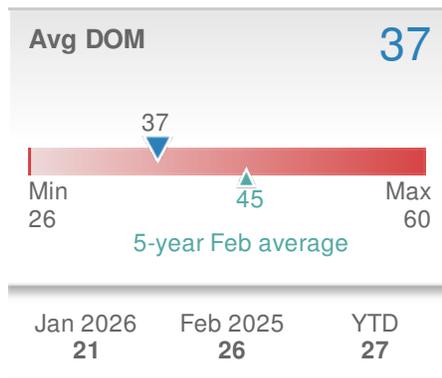
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for 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.

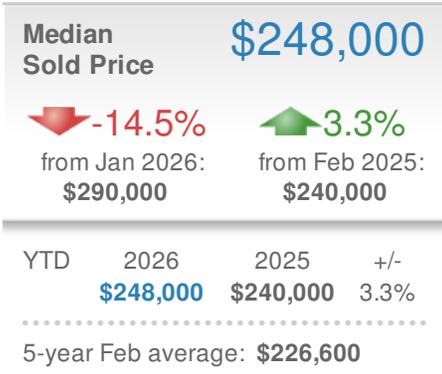
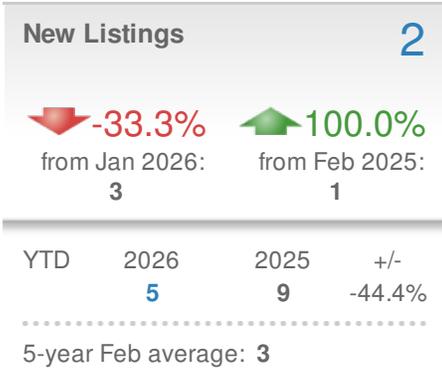
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, no change from January and an increase from 0.74 in February 2025. The Contract Ratio is 26% higher than the 5-year February average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared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

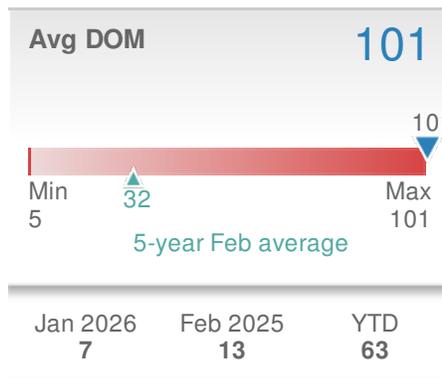
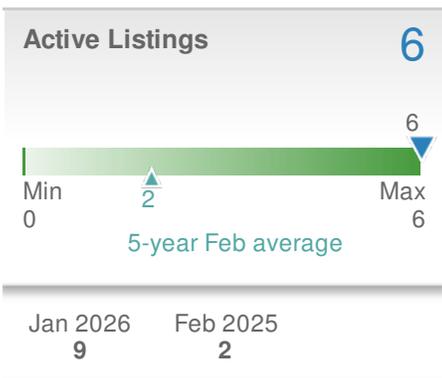
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Summary

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.

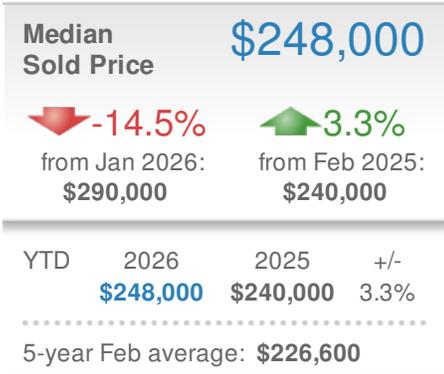
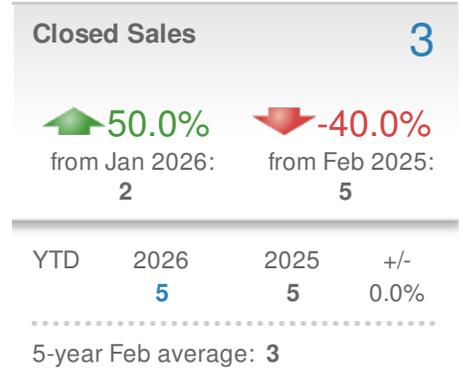
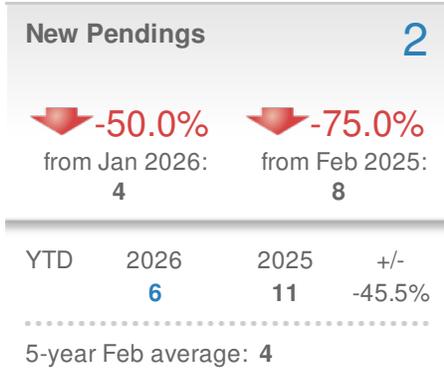
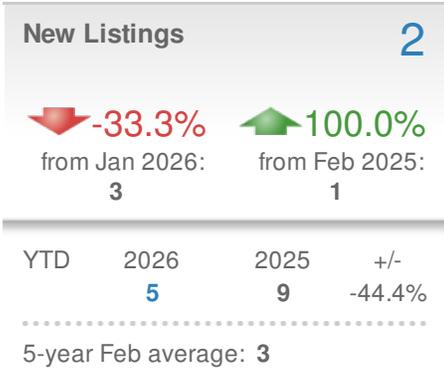
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.56 in January and a decrease from 3.50 in February 2025. The Contract Ratio is 78% lower than the 5-year February average of 3.03. A higher Contract Ratio signifies a relative increase in contract activity compared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



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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.

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