

# April 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

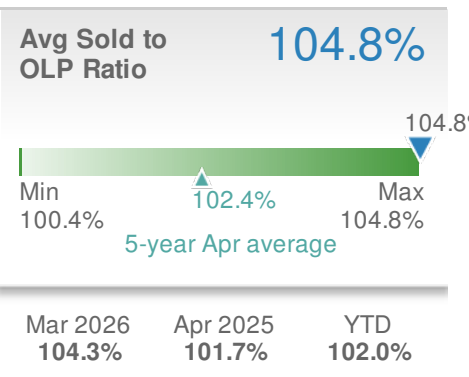
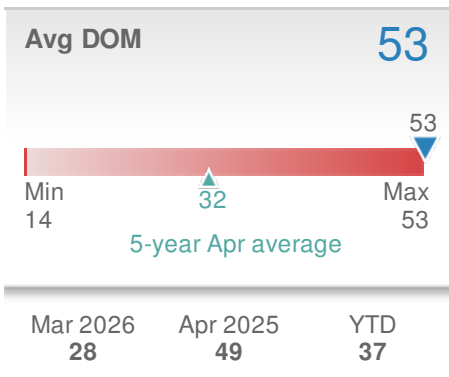
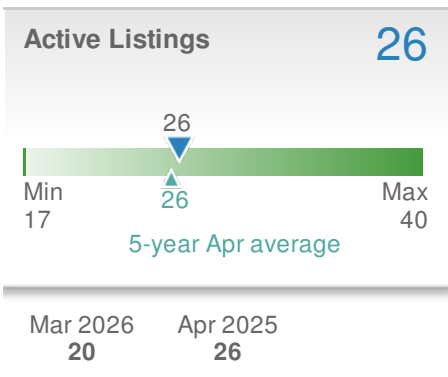
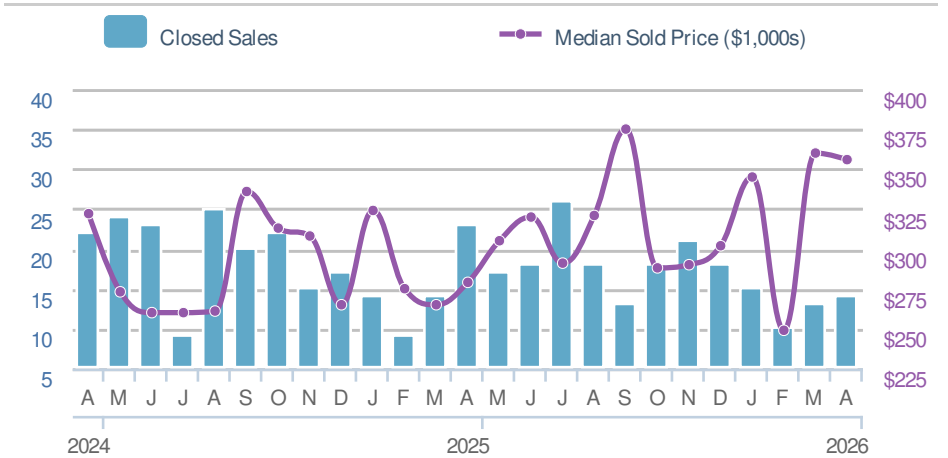
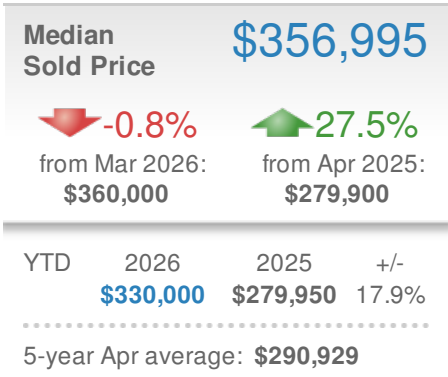
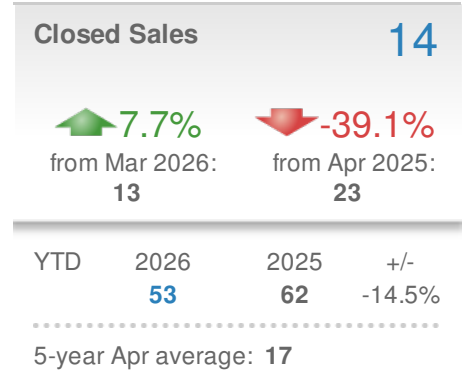
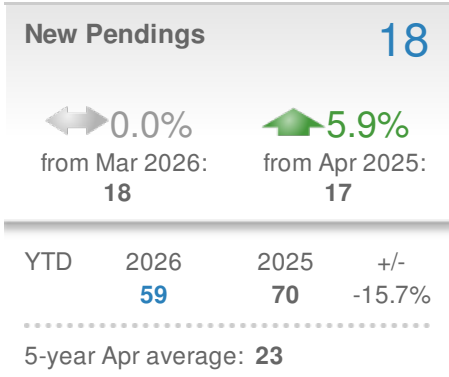
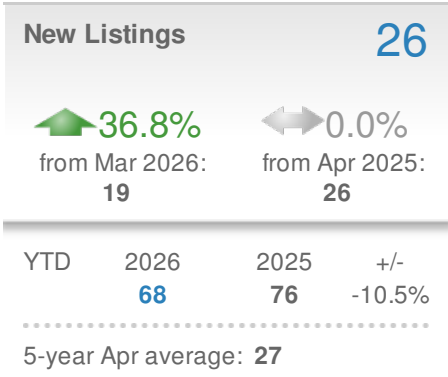
## Local Market Insight

### Boyertown Area (Berks, PA)

**April 2026**

Boyertown Area (Berks, PA)

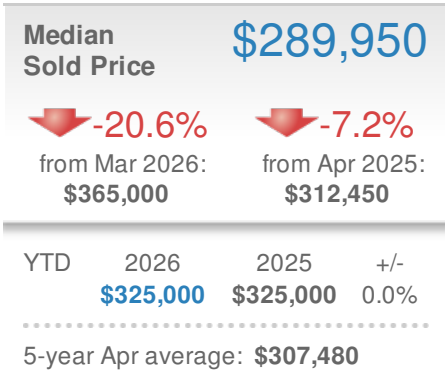
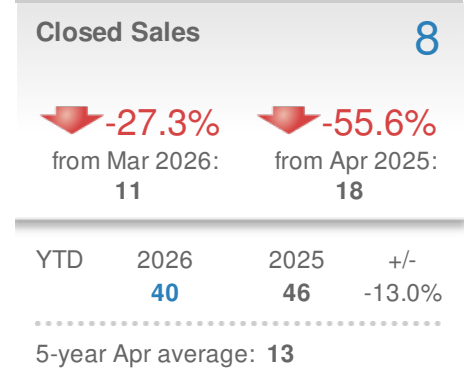
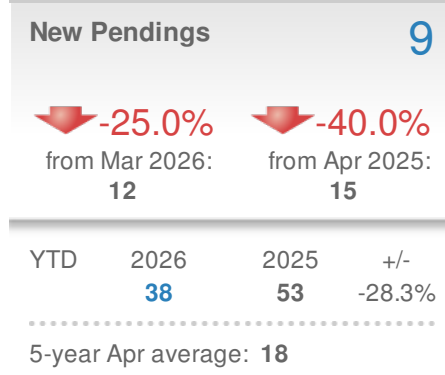
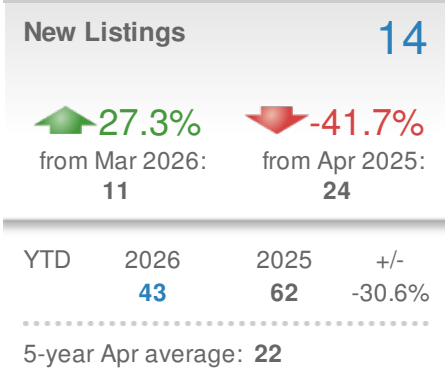
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**April 2026**

Boyertown Area (Berks, PA) - Detached

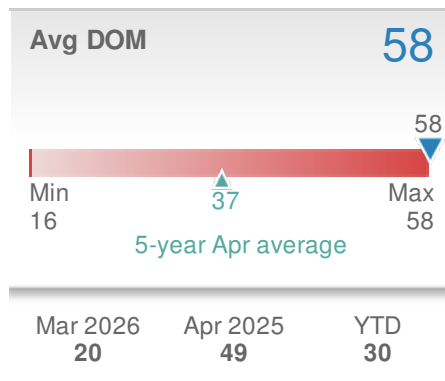
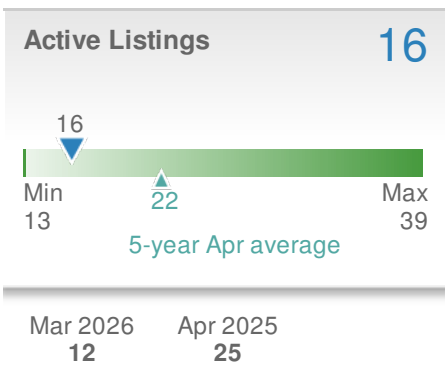
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**Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for April was \$289,950, representing a decrease of 20.6% compared to last month and a decrease of 7.2% from Apr 2025. The average days on market for units sold in April was 58 days, 58% above the 5-year April average of 37 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 15; and a 33.3% increase in supply to 16 active units.

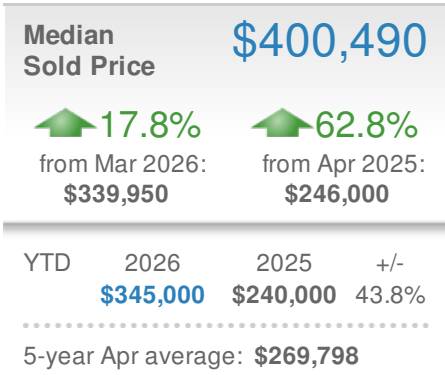
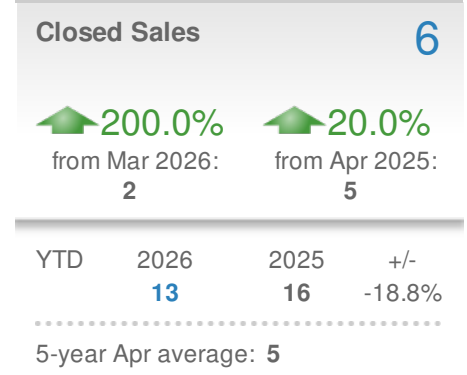
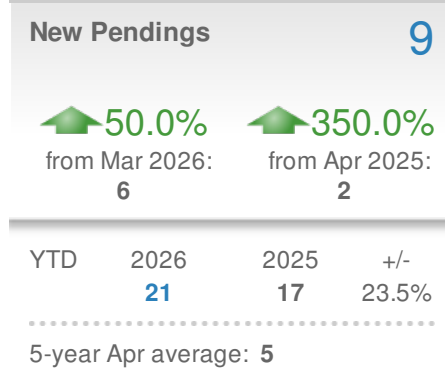
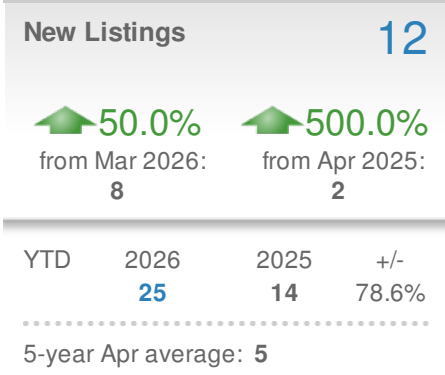
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.17 in March and an increase from 0.76 in April 2025. The Contract Ratio is 28% lower than the 5-year April average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Boyertown Area (Berks, PA) - Attached

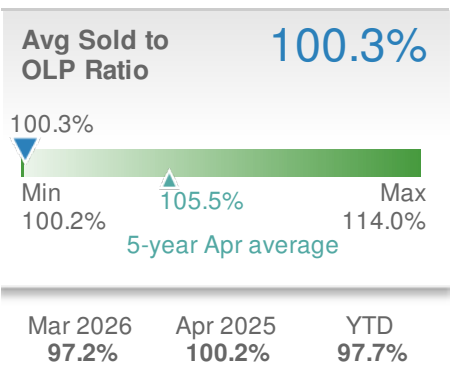
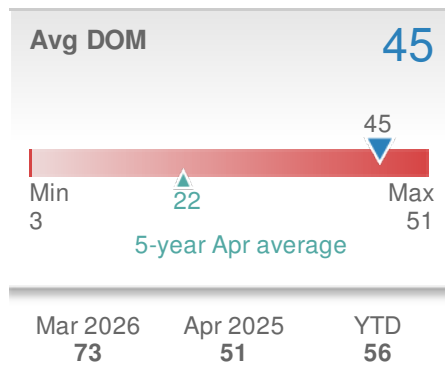
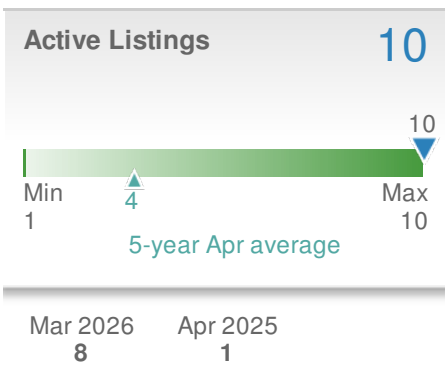
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**Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for April was \$400,490, representing an increase of 17.8% compared to last month and an increase of 62.8% from Apr 2025. The average days on market for units sold in April was 45 days, 105% above the 5-year April average of 22 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 10; and a 25% increase in supply to 10 active units.

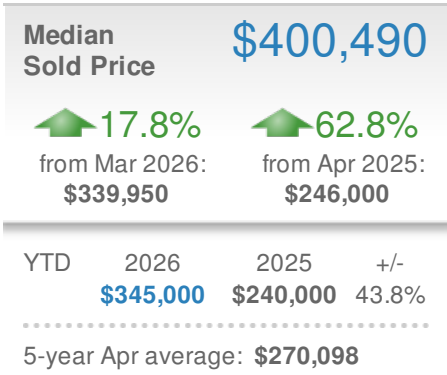
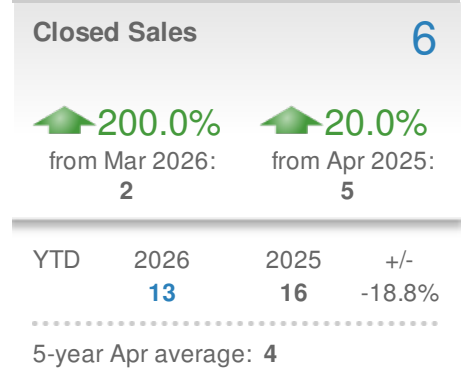
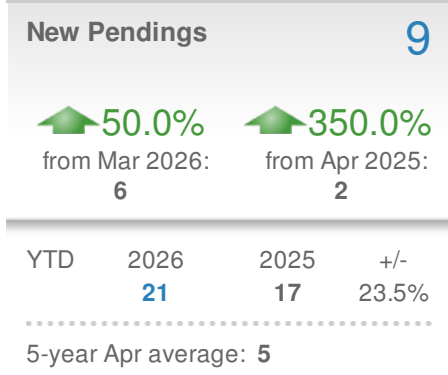
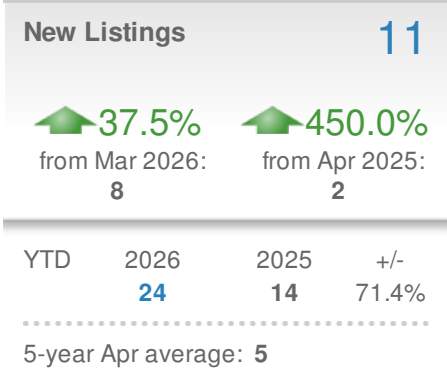
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.88 in March and a decrease from 2.00 in April 2025. The Contract Ratio is 60% lower than the 5-year April average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



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Boyertown Area (Berks, PA) - Attached/Townhouse

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**Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached/Townhouse properties for April was \$400,490, representing an increase of 17.8% compared to last month and an increase of 62.8% from Apr 2025. The average days on market for units sold in April was 45 days, 108% above the 5-year April average of 22 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 10; and a 12.5% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 1.11 pendings per active listing, up from 0.88 in March and a decrease from 2.00 in April 2025. The Contract Ratio is 56% lower than the 5-year April average of 2.52. 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.

