

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

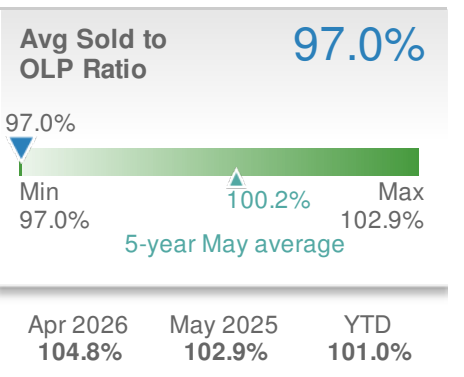
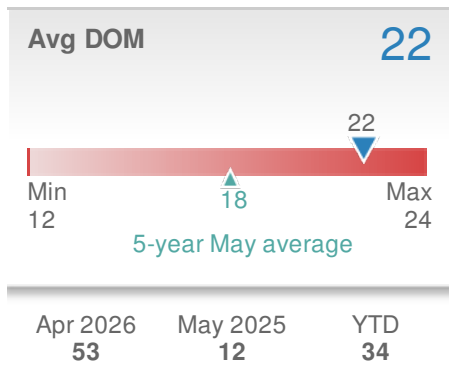
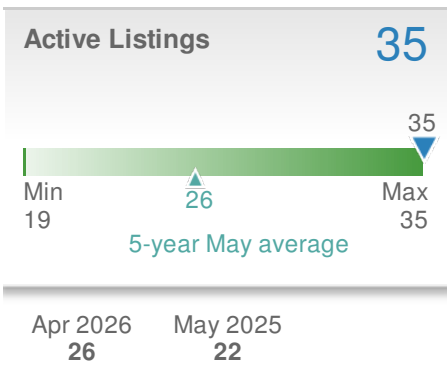
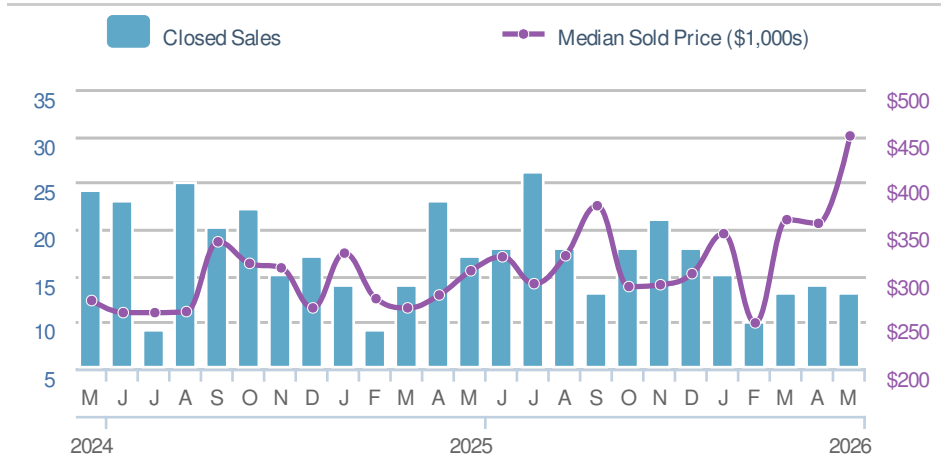
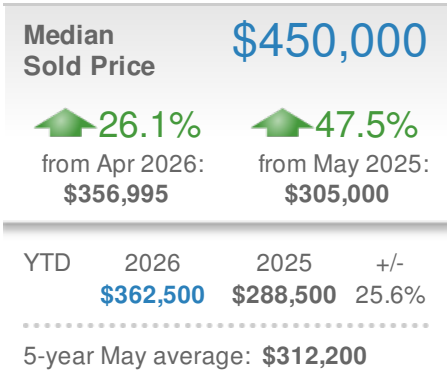
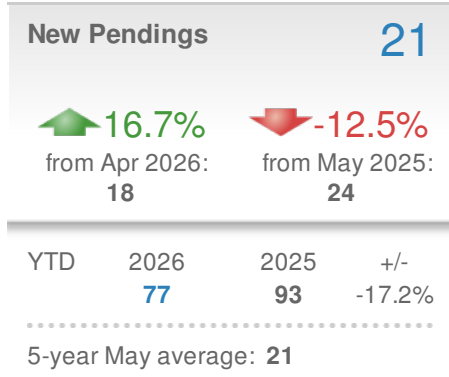
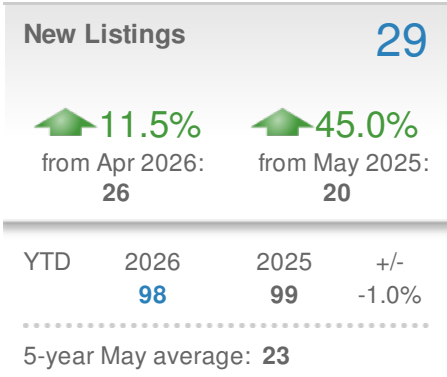
## Local Market Insight

### Boyertown Area (Berks, PA)

## May 2026

### Boyertown Area (Berks, PA)

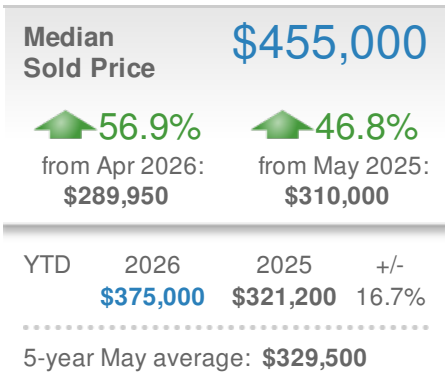
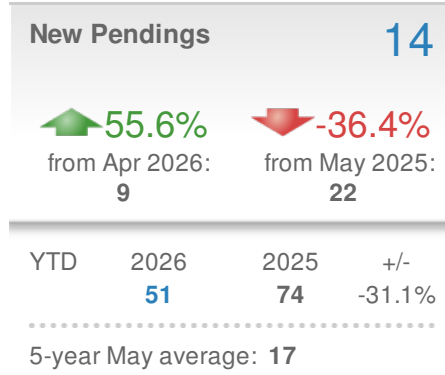
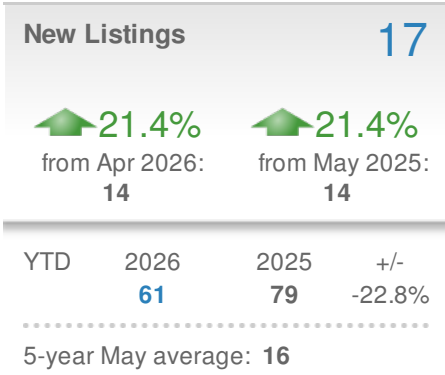
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**May 2026**

Boyertown Area (Berks, PA) - Detached

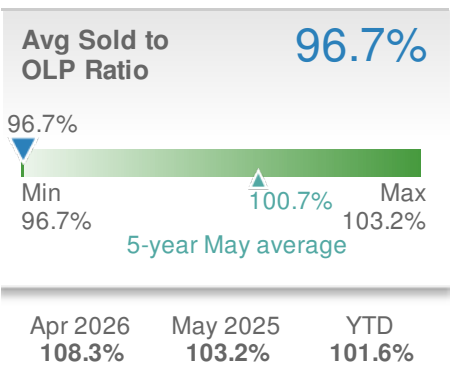
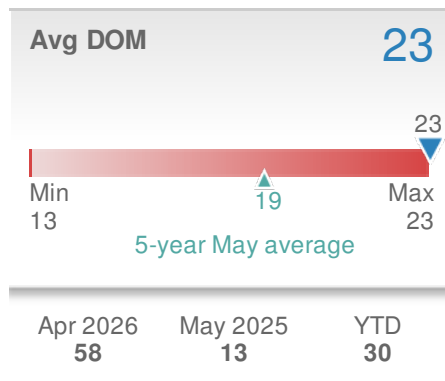
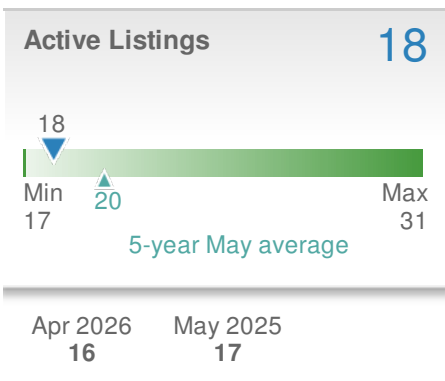
Tri-County Suburban REALTORS  
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**Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for May was \$455,000, representing an increase of 56.9% compared to last month and an increase of 46.8% from May 2025. The average days on market for units sold in May was 23 days, 21% above the 5-year May average of 19 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 15; and a 12.5% increase in supply to 18 active units.

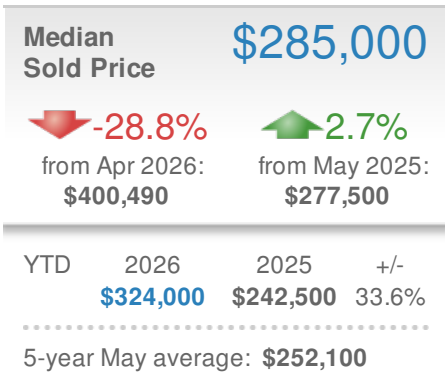
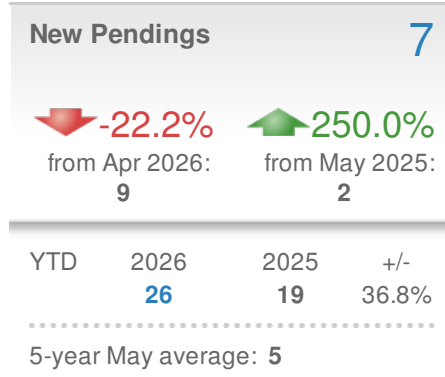
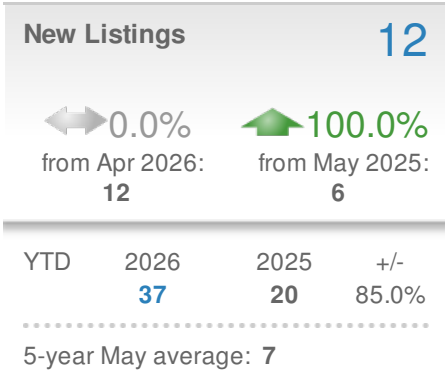
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 0.94 in April and a decrease from 1.41 in May 2025. The Contract Ratio is 33% lower than the 5-year May average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Boyertown Area (Berks, PA) - Attached

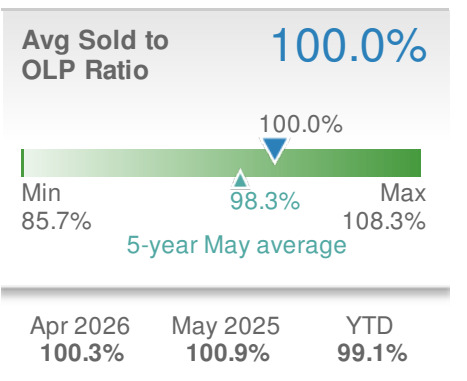
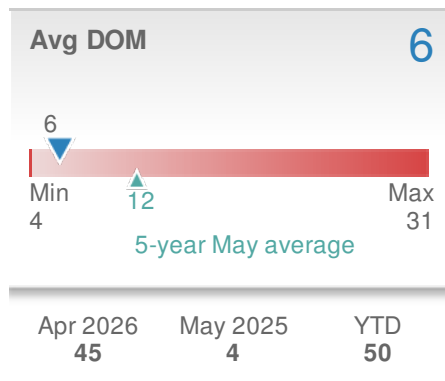
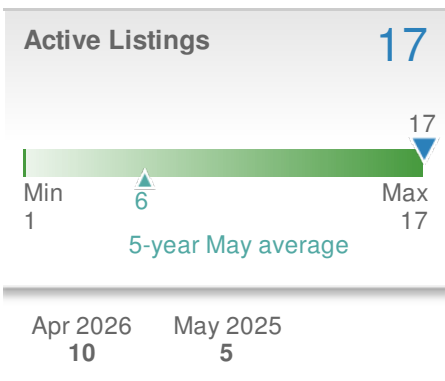
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**Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for May was \$285,000, representing a decrease of 28.8% compared to last month and an increase of 2.7% from May 2025. The average days on market for units sold in May was 6 days, 48% below the 5-year May average of 12 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 30% MoM increase in All Pendings (new contracts + contracts carried over from April) to 13; and a 70% increase in supply to 17 active units.

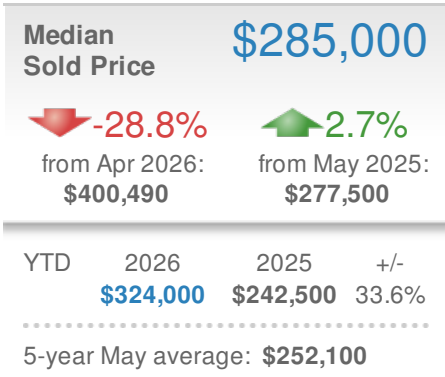
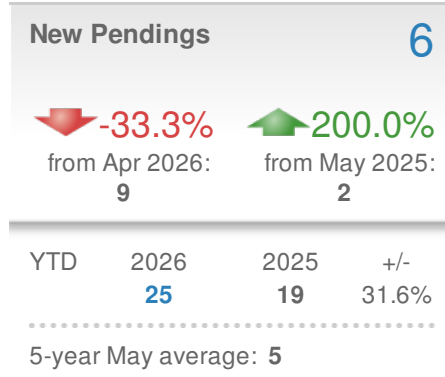
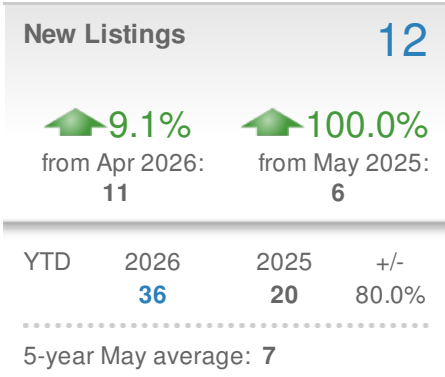
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 1.00 in April and an increase from 0.40 in May 2025. The Contract Ratio is 55% lower than the 5-year May average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

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 May was \$285,000, representing a decrease of 28.8% compared to last month and an increase of 2.7% from May 2025. The average days on market for units sold in May was 6 days, 48% below the 5-year May average of 12 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from April) to 12; and an 88.9% increase in supply to 17 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 1.11 in April and an increase from 0.40 in May 2025. The Contract Ratio is 58% lower than the 5-year May average of 1.68. 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.

