

April 2025

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

April 2025

Berks County, PA

Email: ldavis@tcsr.realtor

New Listings**414****↑ 16.3%**from Mar 2025:
356**↓ -2.8%**from Apr 2024:
426

YTD	2025	2024	+/-
	1,396	1,447	-3.5%

5-year Apr average: **475****New Pendings****376****↓ -4.1%**from Mar 2025:
392**↓ -8.3%**from Apr 2024:
410

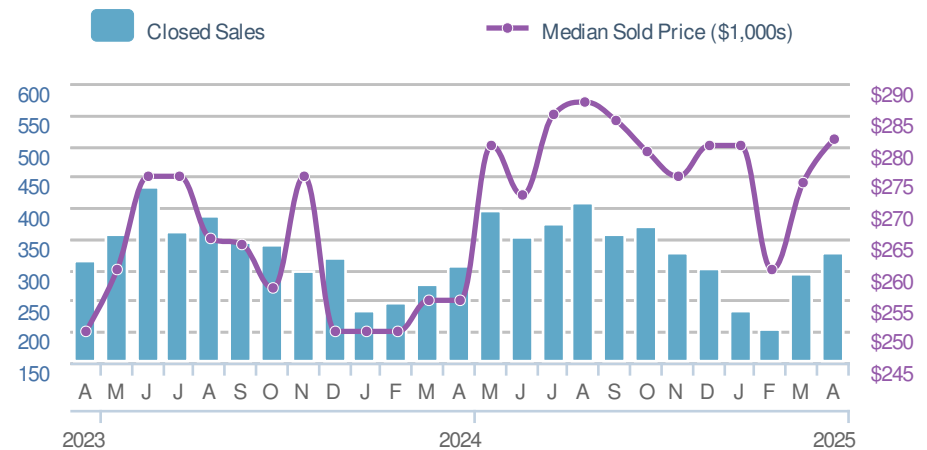
YTD	2025	2024	+/-
	1,300	1,359	-4.3%

5-year Apr average: **445****Closed Sales****328****↑ 12.3%**from Mar 2025:
292**↑ 7.5%**from Apr 2024:
305

YTD	2025	2024	+/-
	1,078	1,080	-0.2%

5-year Apr average: **343****Median Sold Price****\$281,050****↑ 2.2%**from Mar 2025:
\$274,950**↑ 10.2%**from Apr 2024:
\$255,000

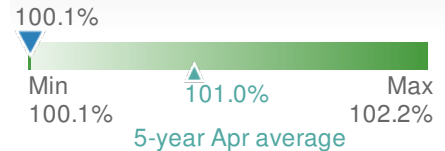
YTD	2025	2024	+/-
	\$275,500	\$252,950	8.9%

5-year Apr average: **\$242,810****Active Listings****344**

Mar 2025	Apr 2024
278	302

Avg DOM**25**

Mar 2025	Apr 2024	YTD
29	27	27

Avg Sold to OLP Ratio**100.1%**

Mar 2025	Apr 2024	YTD
98.5%	100.1%	99.1%

April 2025

Berks County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**269** **17.5%**from Mar 2025:
229 **-3.9%**from Apr 2024:
280

YTD	2025	2024	+/-
	884	884	0.0%

5-year Apr average: **307****New Pendings****243** **-0.4%**from Mar 2025:
244 **-3.6%**from Apr 2024:
252

YTD	2025	2024	+/-
	823	824	-0.1%

5-year Apr average: **279****Closed Sales****203** **12.8%**from Mar 2025:
180 **12.8%**from Apr 2024:
180

YTD	2025	2024	+/-
	686	642	6.9%

5-year Apr average: **209****Median
Sold Price****\$335,000** **-4.1%**from Mar 2025:
\$349,450 **-1.3%**from Apr 2024:
\$339,450

YTD	2025	2024	+/-
	\$330,000	\$325,000	1.5%

5-year Apr average: **\$305,980****Summary**

In Berks County, PA, the median sold price for Detached properties for April was \$335,000, representing a decrease of 4.1% compared to last month and a decrease of 1.3% from Apr 2024. The average days on market for units sold in April was 25 days, 11% above the 5-year April average of 23 days. There was a 0.4% month over month decrease in new contract activity with 243 New Pendings; a 10.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 357; and a 23.4% increase in supply to 243 active units.

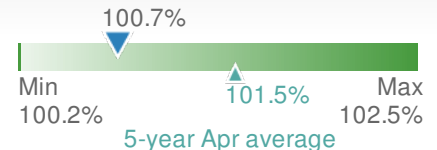
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, down from 1.64 in March and a decrease from 1.72 in April 2024. The Contract Ratio is 24% lower than the 5-year April average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**243**

Mar 2025	Apr 2024
197	212

Avg DOM**25**

Mar 2025	Apr 2024	YTD
30	28	28

**Avg Sold to
OLP Ratio****100.7%**

Mar 2025	Apr 2024	YTD
98.1%	100.2%	99.2%

April 2025

Berks County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**145** **14.2%**from Mar 2025:
127 **0.0%**from Apr 2024:
145

YTD	2025	2024	+/-
	511	562	-9.1%

5-year Apr average: **167****New Pendings****133** **-10.1%**from Mar 2025:
148 **-15.8%**from Apr 2024:
158

YTD	2025	2024	+/-
	477	535	-10.8%

5-year Apr average: **165****Closed Sales****125** **11.6%**from Mar 2025:
112 **0.0%**from Apr 2024:
125

YTD	2025	2024	+/-
	391	438	-10.7%

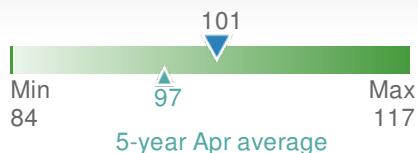
5-year Apr average: **134****Median
Sold Price****\$215,000** **7.5%**from Mar 2025:
\$200,000 **16.2%**from Apr 2024:
\$185,000

YTD	2025	2024	+/-
	\$209,200	\$187,000	11.9%

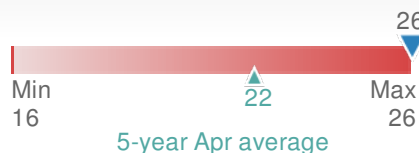
5-year Apr average: **\$176,090****Summary**

In Berks County, PA, the median sold price for Attached properties for April was \$215,000, representing an increase of 7.5% compared to last month and an increase of 16.2% from Apr 2024. The average days on market for units sold in April was 26 days, 17% above the 5-year April average of 22 days. There was a 10.1% month over month decrease in new contract activity with 133 New Pendings; a 2.8% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 175; and a 24.7% increase in supply to 101 active units.

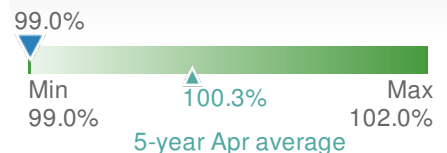
This activity resulted in a Contract Ratio of 1.73 pendings per active listing, down from 2.22 in March and a decrease from 2.30 in April 2024. The Contract Ratio is 27% lower than the 5-year April average of 2.37. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**101**

Mar 2025	Apr 2024
81	90

Avg DOM**26**

Mar 2025	Apr 2024	YTD
27	26	25


**Avg Sold to
OLP Ratio****99.0%**

Mar 2025	Apr 2024	YTD
99.1%	100.1%	98.8%


April 2025

Boyertown Area (Berks, PA)


Email: ldavis@tcsr.realtor

New Listings**26** **18.2%**
from Mar 2025:
22 **13.0%**
from Apr 2024:
23



YTD	2025	2024	+/-
	76	86	-11.6%

5-year Apr average: **28****New Pendings****17** **-29.2%**
from Mar 2025:
24 **-26.1%**
from Apr 2024:
23

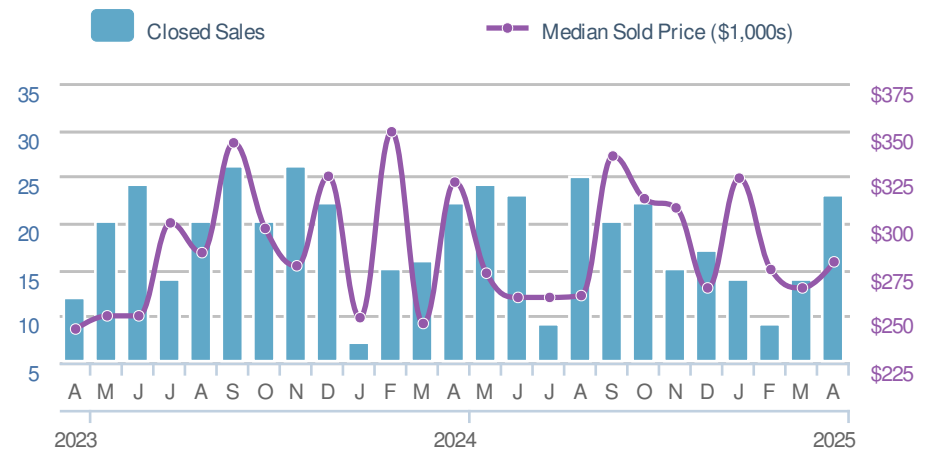
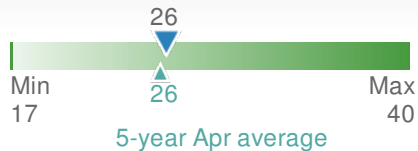
YTD	2025	2024	+/-
	70	86	-18.6%

5-year Apr average: **25****Closed Sales****23** **64.3%**
from Mar 2025:
14 **4.5%**
from Apr 2024:
22

YTD	2025	2024	+/-
	62	61	1.6%

5-year Apr average: **18****Median Sold Price****\$279,900** **5.6%**
from Mar 2025:
\$265,000 **-13.1%**
from Apr 2024:
\$322,250

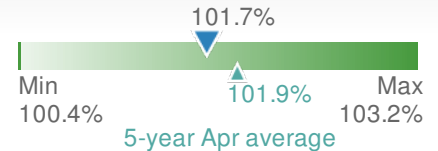
YTD	2025	2024	+/-
	\$279,950	\$280,000	-0.0%

5-year Apr average: **\$262,530****Active Listings****26**

Mar 2025	Apr 2024
16	17

Avg DOM**49**

Mar 2025	Apr 2024	YTD
38	21	39

Avg Sold to OLP Ratio**101.7%**

Mar 2025	Apr 2024	YTD
96.9%	102.2%	98.8%

April 2025

Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****24** **20.0%**from Mar 2025:
20 **20.0%**from Apr 2024:
20

YTD	2025	2024	+/-
	62	67	-7.5%

5-year Apr average: **23****New Pendings****15** **-25.0%**from Mar 2025:
20 **-21.1%**from Apr 2024:
19

YTD	2025	2024	+/-
	53	69	-23.2%

5-year Apr average: **20****Closed Sales****18** **100.0%**from Mar 2025:
9 **5.9%**from Apr 2024:
17

YTD	2025	2024	+/-
	46	46	0.0%

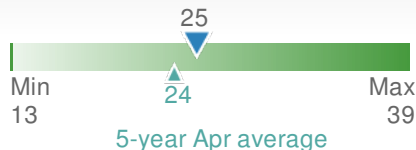
5-year Apr average: **13****Median
Sold Price****\$312,450** **7.7%**from Mar 2025:
\$290,000 **-15.6%**from Apr 2024:
\$370,000

YTD	2025	2024	+/-
	\$325,000	\$337,950	-3.8%

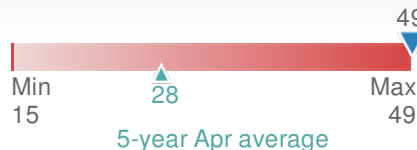
5-year Apr average: **\$305,490****Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for April was \$312,450, representing an increase of 7.7% compared to last month and a decrease of 15.6% from Apr 2024. The average days on market for units sold in April was 49 days, 74% above the 5-year April average of 28 days. There was a 25% month over month decrease in new contract activity with 15 New Pendings; a 17.4% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 19; and a 66.7% increase in supply to 25 active units.

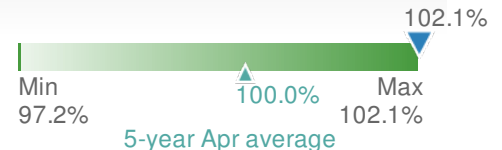
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 1.53 in March and a decrease from 2.38 in April 2024. The Contract Ratio is 47% lower than the 5-year April average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**25**

Mar 2025	Apr 2024
15	13

Avg DOM**49**

Mar 2025	Apr 2024	YTD
35	25	40

**Avg Sold to
OLP Ratio****102.1%**

Mar 2025	Apr 2024	YTD
100.2%	100.9%	99.1%

April 2025

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****2**

↔ 0.0%

from Mar 2025:
2

↓ -33.3%

from Apr 2024:
3

YTD	2025	2024	+/-
	14	19	-26.3%

5-year Apr average: 5

New Pendings**2**

↓ -50.0%

from Mar 2025:
4

↓ -50.0%

from Apr 2024:
4

YTD	2025	2024	+/-
	17	17	0.0%

5-year Apr average: 5

Closed Sales**5**

↔ 0.0%

from Mar 2025:
5

↔ 0.0%

from Apr 2024:
5

YTD	2025	2024	+/-
	16	15	6.7%

5-year Apr average: 5

Median Sold Price**\$246,000**

↑ 17.1%

from Mar 2025:
\$210,000

↑ 14.4%

from Apr 2024:
\$215,000

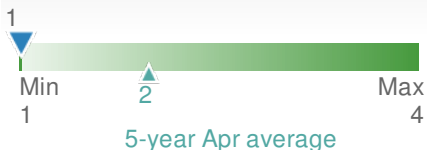
YTD	2025	2024	+/-
	\$240,000	\$210,000	14.3%

5-year Apr average: \$224,200

Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for April was \$246,000, representing an increase of 17.1% compared to last month and an increase of 14.4% from Apr 2024. The average days on market for units sold in April was 51 days, 245% above the 5-year April average of 15 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 2; and no change in supply with 1 active units.

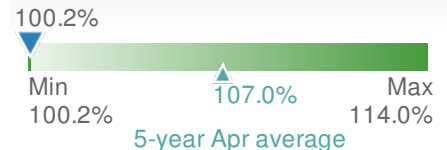
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 6.00 in March and an increase from 1.00 in April 2024. The Contract Ratio is 41% lower than the 5-year April average of 3.40. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**1**

Mar 2025	Apr 2024
1	4

Avg DOM**51**

Mar 2025	Apr 2024	YTD
43	6	35

Avg Sold to OLP Ratio**100.2%**

Mar 2025	Apr 2024	YTD
90.9%	106.3%	98.0%

April 2025

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**13****↑ 116.7%**from Mar 2025:
6**↔ 0.0%**from Apr 2024:
13

YTD	2025	2024	+/-
	46	34	35.3%

5-year Apr average: **13****New Pendings****13****↑ 333.3%**from Mar 2025:
3**↑ 44.4%**from Apr 2024:
9

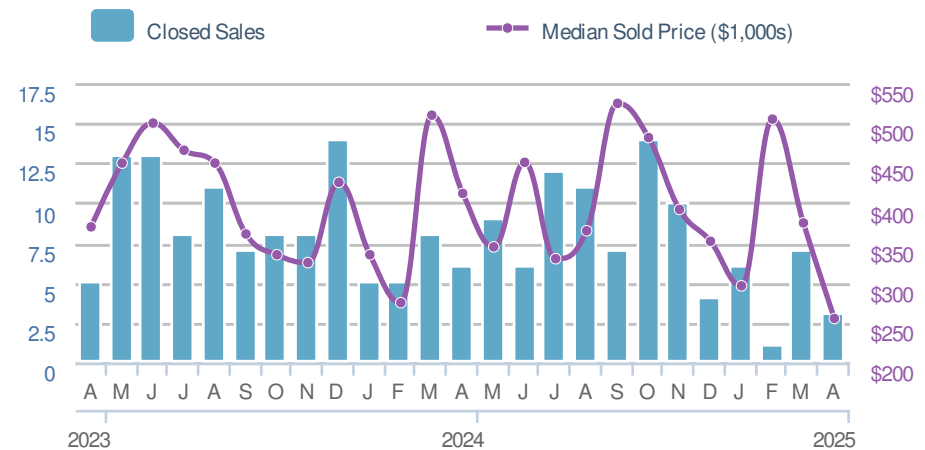
YTD	2025	2024	+/-
	34	32	6.3%

5-year Apr average: **12****Closed Sales****3****↓ -57.1%**from Mar 2025:
7**↓ -50.0%**from Apr 2024:
6

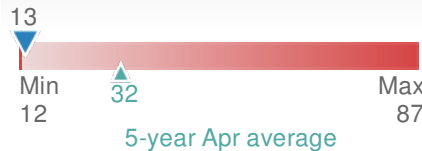
YTD	2025	2024	+/-
	17	24	-29.2%

5-year Apr average: **6****Median Sold Price****\$255,000****↓ -32.0%**from Mar 2025:
\$375,000**↓ -38.2%**from Apr 2024:
\$412,500

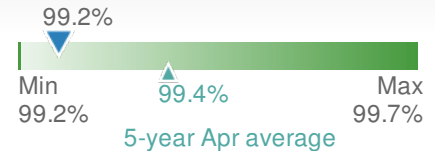
YTD	2025	2024	+/-
	\$335,000	\$335,000	0.0%

5-year Apr average: **\$365,154****Active Listings****7**

Mar 2025	Apr 2024
5	8

Avg DOM**13**

Mar 2025	Apr 2024	YTD
12	18	31

Avg Sold to OLP Ratio**99.2%**

Mar 2025	Apr 2024	YTD
101.6%	99.6%	97.6%

April 2025

Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****9** **80.0%**from Mar 2025:
5 **-18.2%**from Apr 2024:
11

YTD	2025	2024	+/-
	39	27	44.4%

5-year Apr average: **10****New Pendings****11** **1,000.0%**from Mar 2025:
1 **22.2%**from Apr 2024:
9

YTD	2025	2024	+/-
	29	27	7.4%

5-year Apr average: **10****Closed Sales****1** **-83.3%**from Mar 2025:
6 **-75.0%**from Apr 2024:
4

YTD	2025	2024	+/-
	12	19	-36.8%

5-year Apr average: **5****Median
Sold Price****\$335,000** **-5.6%**from Mar 2025:
\$355,000 **-29.1%**from Apr 2024:
\$472,500

YTD	2025	2024	+/-
	\$355,000	\$385,000	-7.8%

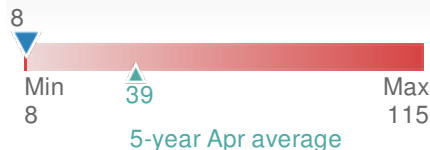
5-year Apr average: **\$415,644****Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for April was \$335,000, representing a decrease of 5.6% compared to last month and a decrease of 29.1% from Apr 2024. The average days on market for units sold in April was 8 days, 79% below the 5-year April average of 39 days. There was a 1% month over month increase in new contract activity with 11 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from March) to 30; and no change in supply with 5 active units.

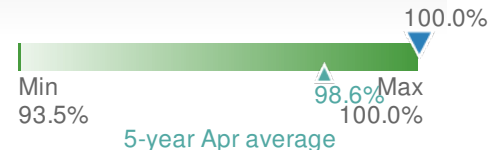
This activity resulted in a Contract Ratio of 6.00 pendings per active listing, up from 4.00 in March and an increase from 2.40 in April 2024. The Contract Ratio is 41% higher than the 5-year April average of 4.24. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**5**

Mar 2025	Apr 2024
5	5

Avg DOM**8**

Mar 2025	Apr 2024	YTD
14	16	33

**Avg Sold to
OLP Ratio****100.0%**

Mar 2025	Apr 2024	YTD
101.1%	99.8%	96.9%

April 2025

Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**4**

300.0% **100.0%**
 from Mar 2025: 1 from Apr 2024: 2

YTD	2025	2024	+/-
	7	7	0.0%

5-year Apr average: 3

New Pendings**2**

0.0% **0.0%**
 from Mar 2025: 2 from Apr 2024: 0

YTD	2025	2024	+/-
	5	5	0.0%

5-year Apr average: 2

Closed Sales**2**

100.0% **0.0%**
 from Mar 2025: 1 from Apr 2024: 2

YTD	2025	2024	+/-
	5	5	0.0%

5-year Apr average: 2

Median Sold Price**\$251,250**

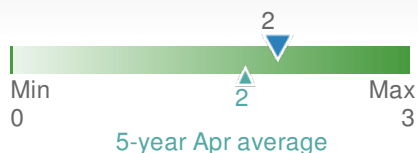
-39.2% **-19.0%**
 from Mar 2025: **\$413,000** from Apr 2024: **\$310,000**

YTD	2025	2024	+/-
	\$255,000	\$255,000	0.0%

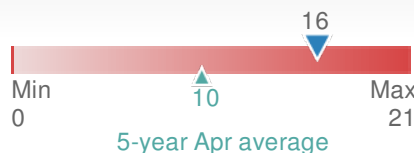
5-year Apr average: **\$202,250****Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for April was \$251,250, representing a decrease of 39.2% compared to last month and a decrease of 19% from Apr 2024. The average days on market for units sold in April was 16 days, 57% above the 5-year April average of 10 days. There was no month over month change in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 2; and a 0% increase in supply to 2 active units.

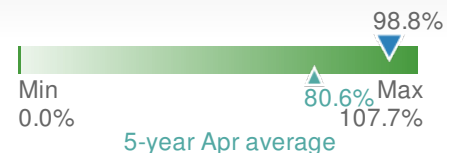
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in March and an increase from 0.33 in April 2024. The Contract Ratio is 48% lower than the 5-year April average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**2**

Mar 2025	Apr 2024
0	3

Avg DOM**16**

Mar 2025	Apr 2024	YTD
3	21	25

Avg Sold to OLP Ratio**98.8%**

Mar 2025	Apr 2024	YTD
104.6%	99.1%	99.5%

April 2025

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**2**

↔ 0.0%

from Mar 2025:
0

↓ -60.0%

from Apr 2024:
5

YTD	2025	2024	+/-
	7	10	-30.0%

5-year Apr average: **3****New Pendings****2**

↑ 100.0%

from Mar 2025:
1

↓ -50.0%

from Apr 2024:
4

YTD	2025	2024	+/-
	3	6	-50.0%

5-year Apr average: **3****Closed Sales****1**

↔ 0.0%

from Mar 2025:
1

↔ 0.0%

from Apr 2024:
1

YTD	2025	2024	+/-
	2	2	0.0%

5-year Apr average: **2****Median Sold Price****\$360,000**

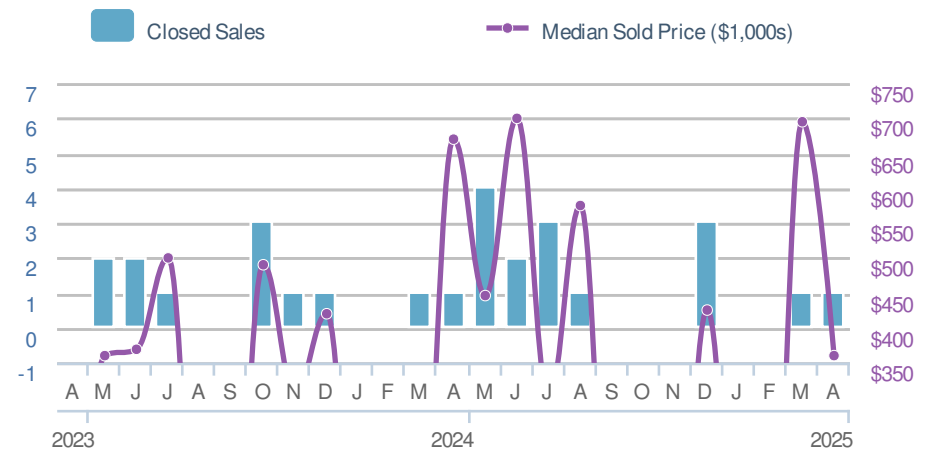
↓ -48.3%

from Mar 2025:
\$695,895

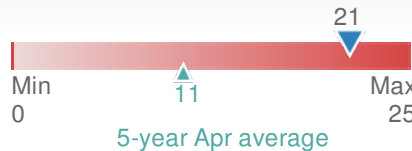
↓ -46.3%

from Apr 2024:
\$670,000

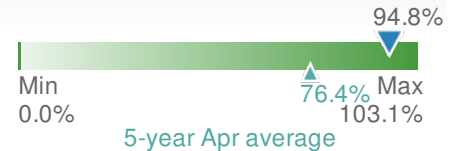
YTD	2025	2024	+/-
	\$527,947	\$370,000	42.7%

5-year Apr average: **\$275,050****Active Listings****3**

Mar 2025	Apr 2024
4	7

Avg DOM**21**

Mar 2025	Apr 2024	YTD
21	3	21

Avg Sold to OLP Ratio**94.8%**

Mar 2025	Apr 2024	YTD
100.1%	103.1%	97.5%

April 2025

Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****2**

↔ 0.0%

from Mar 2025:
0

↓ -60.0%

from Apr 2024:
5

YTD	2025	2024	+/-
	7	10	-30.0%

5-year Apr average: **3****New Pendings****2**

↑ 100.0%

from Mar 2025:
1

↓ -50.0%

from Apr 2024:
4

YTD	2025	2024	+/-
	3	6	-50.0%

5-year Apr average: **3****Closed Sales****1**

↔ 0.0%

from Mar 2025:
1

↔ 0.0%

from Apr 2024:
1

YTD	2025	2024	+/-
	2	2	0.0%

5-year Apr average: **2****Median Sold Price****\$360,000**

↓ -48.3%

from Mar 2025:
\$695,895

↓ -46.3%

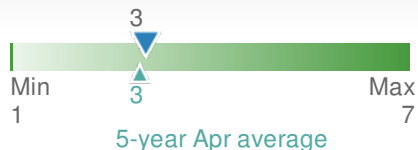
from Apr 2024:
\$670,000

YTD	2025	2024	+/-
	\$527,947	\$370,000	42.7%

5-year Apr average: **\$308,125****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for April was \$360,000, representing a decrease of 48.3% compared to last month and a decrease of 46.3% from Apr 2024. The average days on market for units sold in April was 21 days, 184% above the 5-year April average of 7 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from March) to 2; and a 25% decrease in supply to 3 active units.

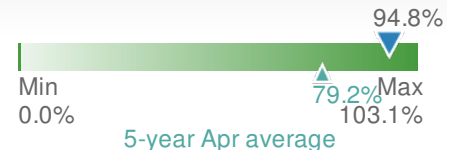
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.25 in March and an increase from 0.57 in April 2024. The Contract Ratio is 57% lower than the 5-year April average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**3**

Mar 2025	Apr 2024
4	7

Avg DOM**21**

Mar 2025	Apr 2024	YTD
21	3	21

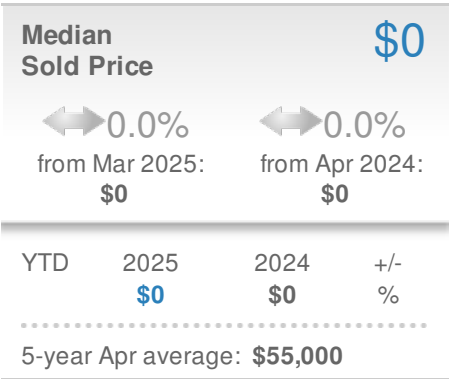
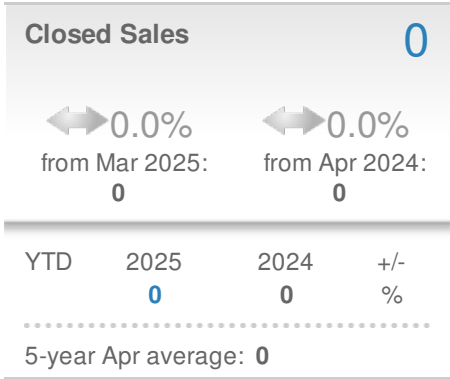
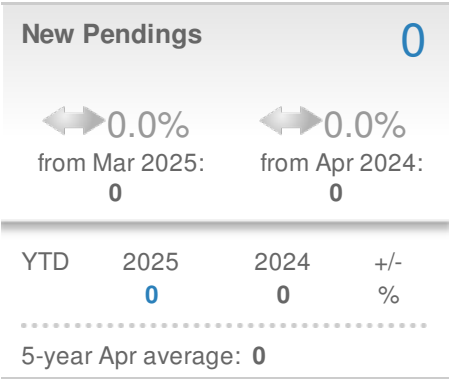
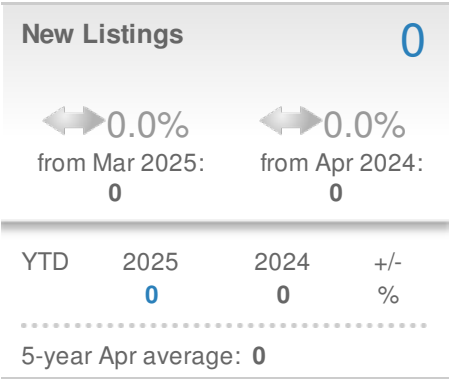
Avg Sold to OLP Ratio**94.8%**

Mar 2025	Apr 2024	YTD
100.1%	103.1%	97.5%

April 2025

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 April was \$0, representing no change compared to last month and no change from Apr 2024. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 61 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 March) 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 March and no change from April 2024. The Contract Ratio is the same as the 5-year April 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.

