

May 2025

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

May 2025

Berks County, PA

Email: ldavis@tcsr.realtor

New Listings**426** **2.9%**from Apr 2025:
414 **2.9%**from May 2024:
414

YTD	2025	2024	+/-
	1,872	1,884	-0.6%

5-year May average: **480****New Pendings****409** **8.8%**from Apr 2025:
376 **-1.7%**from May 2024:
416

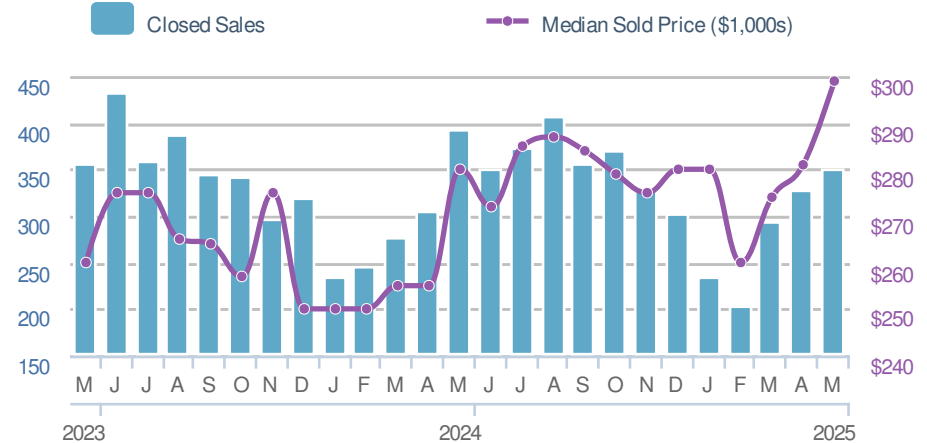
YTD	2025	2024	+/-
	1,692	1,768	-4.3%

5-year May average: **468****Closed Sales****348** **6.1%**from Apr 2025:
328 **-11.2%**from May 2024:
392

YTD	2025	2024	+/-
	1,440	1,485	-3.0%

5-year May average: **376****Median Sold Price****\$299,124** **6.4%**from Apr 2025:
\$281,050 **6.8%**from May 2024:
\$280,000

YTD	2025	2024	+/-
	\$280,000	\$260,000	7.7%

5-year May average: **\$255,825****Active Listings****386**

Apr 2025	May 2024
344	303

Avg DOM**22**

Apr 2025	May 2024	YTD
25	18	26

Avg Sold to OLP Ratio**101.0%**

Apr 2025	May 2024	YTD
100.1%	100.7%	99.6%

May 2025

Berks County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**282** **4.8%**from Apr 2025:
269 **1.8%**from May 2024:
277

YTD	2025	2024	+/-
	1,207	1,177	2.5%

5-year May average: **313****New Pending****271** **11.5%**from Apr 2025:
243 **4.6%**from May 2024:
259

YTD	2025	2024	+/-
	1,082	1,080	0.2%

5-year May average: **301****Closed Sales****227** **11.8%**from Apr 2025:
203 **-12.4%**from May 2024:
259

YTD	2025	2024	+/-
	918	907	1.2%

5-year May average: **238****Median
Sold Price****\$345,000** **3.0%**from Apr 2025:
\$335,000 **7.5%**from May 2024:
\$321,000

YTD	2025	2024	+/-
	\$335,000	\$325,000	3.1%

5-year May average: **\$311,040****Summary**

In Berks County, PA, the median sold price for Detached properties for May was \$345,000, representing an increase of 3% compared to last month and an increase of 7.5% from May 2024. The average days on market for units sold in May was 22 days, 15% above the 5-year May average of 19 days. There was an 11.5% month over month increase in new contract activity with 271 New Pending; a 7% MoM increase in All Pending (new contracts + contracts carried over from April) to 382; and an 11.5% increase in supply to 271 active units.

This activity resulted in a Contract Ratio of 1.41 pendings per active listing, down from 1.47 in April and a decrease from 1.54 in May 2024. The Contract Ratio is 32% lower than the 5-year May average of 2.08. 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**271**

Apr 2025	May 2024
243	230

Avg DOM**22**

Apr 2025	May 2024	YTD
25	18	27

**Avg Sold to
OLP Ratio****101.5%**

Apr 2025	May 2024	YTD
100.7%	101.1%	99.8%

May 2025

Berks County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**144** **-0.7%**from Apr 2025:
145 **5.1%**from May 2024:
137

YTD	2025	2024	+/-
	664	706	-5.9%

5-year May average: **167****New Pendings****138** **3.8%**from Apr 2025:
133 **-12.1%**from May 2024:
157

YTD	2025	2024	+/-
	610	688	-11.3%

5-year May average: **167****Closed Sales****121** **-3.2%**from Apr 2025:
125 **-9.0%**from May 2024:
133

YTD	2025	2024	+/-
	521	578	-9.9%

5-year May average: **138****Median
Sold Price****\$199,000** **-7.4%**from Apr 2025:
\$215,000 **-2.9%**from May 2024:
\$205,000

YTD	2025	2024	+/-
	\$205,500	\$190,000	8.2%

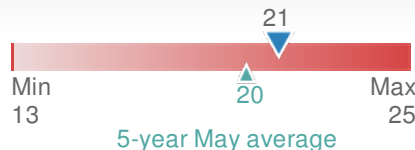
5-year May average: **\$175,489****Summary**

In Berks County, PA, the median sold price for Attached properties for May was \$199,000, representing a decrease of 7.4% compared to last month and a decrease of 2.9% from May 2024. The average days on market for units sold in May was 21 days, 4% above the 5-year May average of 20 days. There was a 3.8% month over month increase in new contract activity with 138 New Pendings; a 1.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 177; and a 13.9% increase in supply to 115 active units.

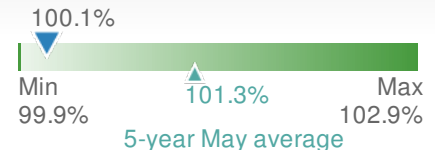
This activity resulted in a Contract Ratio of 1.54 pendings per active listing, down from 1.73 in April and a decrease from 3.01 in May 2024. The Contract Ratio is 39% lower than the 5-year May average of 2.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**115**

Apr 2025	May 2024
101	73

Avg DOM**21**

Apr 2025	May 2024	YTD
26	19	23

**Avg Sold to
OLP Ratio****100.1%**

Apr 2025	May 2024	YTD
99.0%	99.9%	99.2%

May 2025

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**20** **-23.1%**from Apr 2025:
26 **11.1%**from May 2024:
18


YTD	2025	2024	+/-
	99	104	-4.8%

5-year May average: **22****New Pendings****24** **41.2%**from Apr 2025:
17 **60.0%**from May 2024:
15

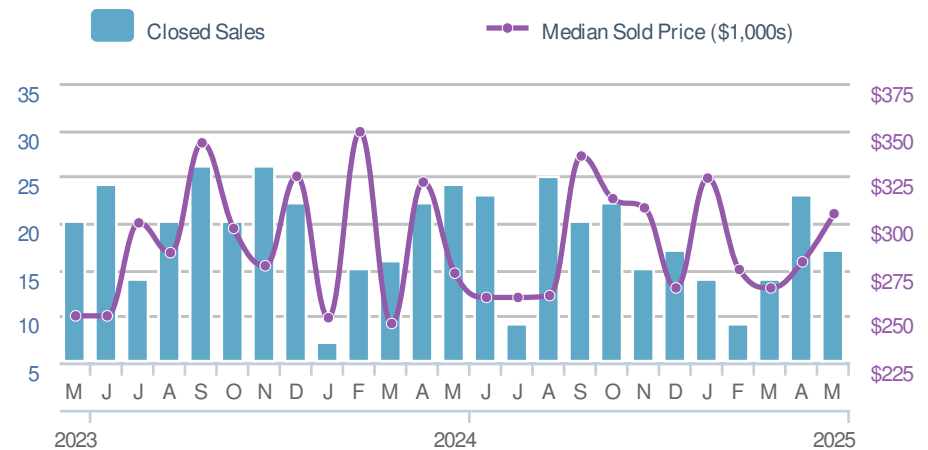
YTD	2025	2024	+/-
	93	101	-7.9%

5-year May average: **23****Closed Sales****17** **-26.1%**from Apr 2025:
23 **-29.2%**from May 2024:
24

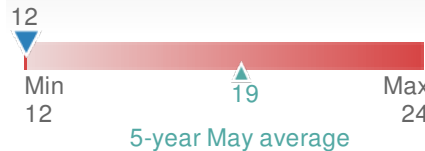
YTD	2025	2024	+/-
	80	85	-5.9%

5-year May average: **21****Median Sold Price****\$305,000** **9.0%**from Apr 2025:
\$279,900 **11.5%**from May 2024:
\$273,500

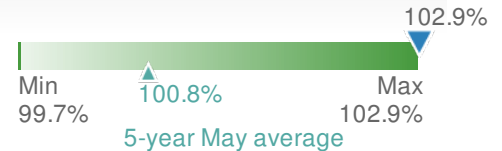
YTD	2025	2024	+/-
	\$288,500	\$275,000	4.9%

5-year May average: **\$261,900****Active Listings****22**

Apr 2025	May 2024
26	19

Avg DOM**12**

Apr 2025	May 2024	YTD
49	24	32

Avg Sold to OLP Ratio**102.9%**

Apr 2025	May 2024	YTD
101.7%	100.1%	99.7%

May 2025**Boyertown Area (Berks, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14** **-41.7%**from Apr 2025:
24 **-6.7%**from May 2024:
15

YTD	2025	2024	+/-
	79	82	-3.7%

5-year May average: **18****New Pendings****22** **46.7%**from Apr 2025:
15 **120.0%**from May 2024:
10

YTD	2025	2024	+/-
	74	79	-6.3%

5-year May average: **19****Closed Sales****15** **-16.7%**from Apr 2025:
18 **-25.0%**from May 2024:
20

YTD	2025	2024	+/-
	62	66	-6.1%

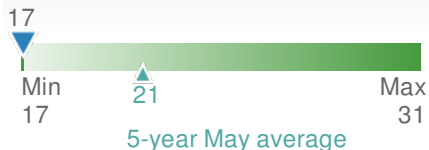
5-year May average: **16****Median
Sold Price****\$310,000** **-0.8%**from Apr 2025:
\$312,450 **6.9%**from May 2024:
\$290,000

YTD	2025	2024	+/-
	\$321,200	\$318,500	0.8%

5-year May average: **\$288,700****Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for May was \$310,000, representing a decrease of 0.8% compared to last month and an increase of 6.9% from May 2024. The average days on market for units sold in May was 13 days, 36% below the 5-year May average of 20 days. There was a 46.7% month over month increase in new contract activity with 22 New Pendings; a 26.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 24; and a 32% decrease in supply to 17 active units.

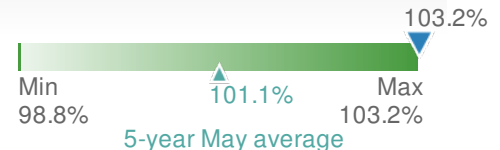
This activity resulted in a Contract Ratio of 1.41 pendings per active listing, up from 0.76 in April and an increase from 1.24 in May 2024. The Contract Ratio is 4% lower than the 5-year May average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**17**

Apr 2025	May 2024
25	17

Avg DOM**13**

Apr 2025	May 2024	YTD
49	22	33

**Avg Sold to
OLP Ratio****103.2%**

Apr 2025	May 2024	YTD
102.1%	103.0%	100.1%

May 2025

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****6**

↑ **200.0%** ↑ **100.0%**
from Apr 2025: from May 2024:
2 3

YTD	2025	2024	+/-
	20	22	-9.1%

5-year May average: **4****New Pendings****2**

↔ **0.0%** ↓ **-60.0%**
from Apr 2025: from May 2024:
2 5

YTD	2025	2024	+/-
	19	22	-13.6%

5-year May average: **4****Closed Sales****2**

↓ **-60.0%** ↓ **-50.0%**
from Apr 2025: from May 2024:
5 4

YTD	2025	2024	+/-
	18	19	-5.3%

5-year May average: **4****Median Sold Price****\$277,500**

↑ **12.8%** ↑ **8.0%**
from Apr 2025: from May 2024:
\$246,000 **\$257,000**

YTD	2025	2024	+/-
	\$242,500	\$215,000	12.8%

5-year May average: **\$230,600****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for May was \$277,500, representing an increase of 12.8% compared to last month and an increase of 8% from May 2024. The average days on market for units sold in May was 4 days, 68% below the 5-year May average of 13 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 April) with 2; and a 400% increase in supply to 5 active units.

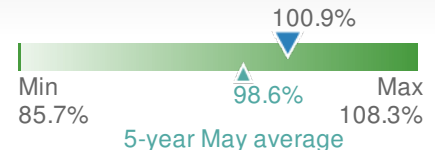
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 2.00 in April and a decrease from 2.50 in May 2024. The Contract Ratio is 74% lower than the 5-year May average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Apr 2025	May 2024
1	2

Avg DOM**4**

Apr 2025	May 2024	YTD
51	31	32

Avg Sold to OLP Ratio**100.9%**

Apr 2025	May 2024	YTD
100.2%	85.7%	98.3%

May 2025

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**8****↓ -38.5%**from Apr 2025:
13**↓ -27.3%**from May 2024:
11

YTD	2025	2024	+/-
	56	47	19.1%

5-year May average: **11****New Pendings****9****↓ -30.8%**from Apr 2025:
13**↓ -25.0%**from May 2024:
12

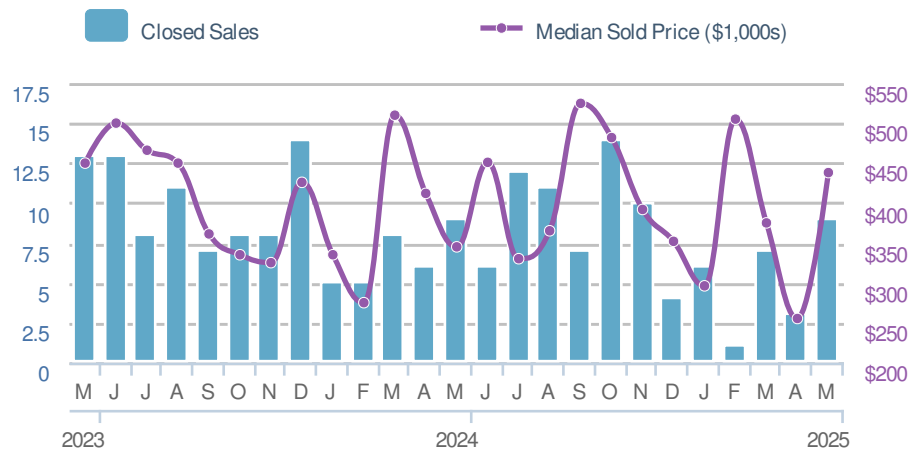
YTD	2025	2024	+/-
	40	43	-7.0%

5-year May average: **12****Closed Sales****9****↑ 200.0%**from Apr 2025:
3**↔ 0.0%**from May 2024:
9

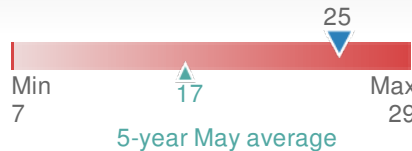
YTD	2025	2024	+/-
	26	33	-21.2%

5-year May average: **10****Median Sold Price****\$438,000****↑ 71.8%**from Apr 2025:
\$255,000**↑ 27.0%**from May 2024:
\$345,000

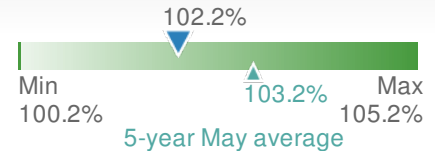
YTD	2025	2024	+/-
	\$357,500	\$335,000	6.7%

5-year May average: **\$358,600****Active Listings****8**

Apr 2025	May 2024
7	8

Avg DOM**25**

Apr 2025	May 2024	YTD
13	7	29



Avg Sold to OLP Ratio**102.2%**

Apr 2025	May 2024	YTD
99.2%	105.2%	99.2%

May 2025



Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

 **-44.4%**  **-37.5%**
 from Apr 2025: **9** from May 2024: **8**



YTD	2025	2024	+/-
	45	37	21.6%

5-year May average: **9****New Pendings****5**

 **-54.5%**  **-37.5%**
 from Apr 2025: **11** from May 2024: **8**

YTD	2025	2024	+/-
	31	34	-8.8%

5-year May average: **9****Closed Sales****8**

 **700.0%**  **0.0%**
 from Apr 2025: **1** from May 2024: **8**

YTD	2025	2024	+/-
	20	27	-25.9%

5-year May average: **8****Median Sold Price****\$440,000**

 **31.3%**  **26.6%**
 from Apr 2025: **\$335,000** from May 2024: **\$347,500**

YTD	2025	2024	+/-
	\$411,000	\$350,000	17.4%

5-year May average: **\$381,500****Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for May was \$440,000, representing an increase of 31.3% compared to last month and an increase of 26.6% from May 2024. The average days on market for units sold in May was 28 days, 35% above the 5-year May average of 21 days. There was a 54.5% month over month decrease in new contract activity with 5 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 24; and a 20% increase in supply to 6 active units.

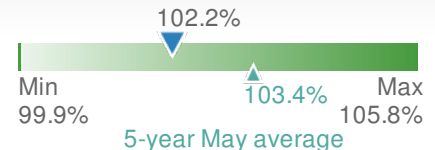
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, down from 6.00 in April and an increase from 1.57 in May 2024. The Contract Ratio is 4% lower than the 5-year May average of 4.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**6**

Apr 2025	May 2024
5	7

Avg DOM**28**

Apr 2025	May 2024	YTD
8	6	31

Avg Sold to OLP Ratio**102.2%**

Apr 2025	May 2024	YTD
100.0%	105.8%	99.0%

May 2025

Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****3** **-25.0%**from Apr 2025:
4 **0.0%**from May 2024:
3

YTD	2025	2024	+/-
	11	10	10.0%

5-year May average: **2****New Pendings****4** **100.0%**from Apr 2025:
2 **0.0%**from May 2024:
4

YTD	2025	2024	+/-
	9	9	0.0%

5-year May average: **3****Closed Sales****1** **-50.0%**from Apr 2025:
2 **0.0%**from May 2024:
1

YTD	2025	2024	+/-
	6	6	0.0%

5-year May average: **2****Median Sold Price****\$337,000** **34.1%**from Apr 2025:
\$251,250 **34.8%**from May 2024:
\$250,000

YTD	2025	2024	+/-
	\$296,000	\$252,500	17.2%

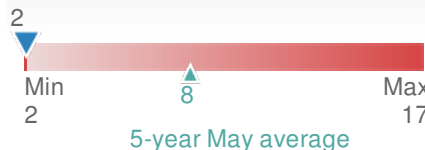
5-year May average: **\$254,160****Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for May was \$337,000, representing an increase of 34.1% compared to last month and an increase of 34.8% from May 2024. The average days on market for units sold in May was 2 days, 76% below the 5-year May average of 8 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from April) to 5; and no change in supply with 2 active units.

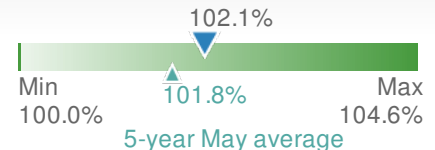
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 1.00 in April and a decrease from 4.00 in May 2024. The Contract Ratio is 14% lower than the 5-year May average of 2.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Apr 2025	May 2024
2	1

Avg DOM**2**

Apr 2025	May 2024	YTD
16	17	21

Avg Sold to OLP Ratio**102.1%**

Apr 2025	May 2024	YTD
98.8%	100.0%	99.9%

May 2025

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**2**

↔ 0.0%

from Apr 2025:
2

↔ 0.0%

from May 2024:
2

YTD	2025	2024	+/-
	9	12	-25.0%

5-year May average: 2

New Pendings**3**

↑ 50.0%

from Apr 2025:
2

↑ 50.0%

from May 2024:
2

YTD	2025	2024	+/-
	6	8	-25.0%

5-year May average: 2

Closed Sales**0**

↓ -100.0%

from Apr 2025:
1

↓ -100.0%

from May 2024:
4

YTD	2025	2024	+/-
	2	6	-66.7%

5-year May average: 2

Median Sold Price**\$0**

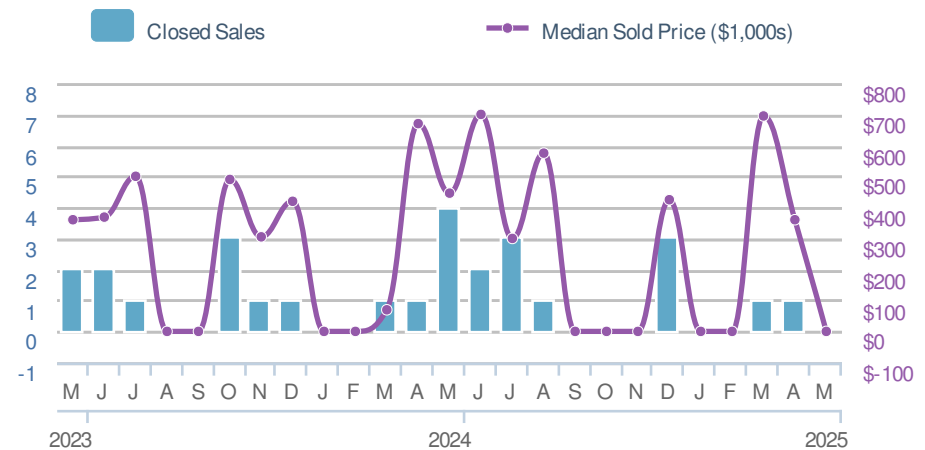
↓ -100.0%

from Apr 2025:
\$360,000

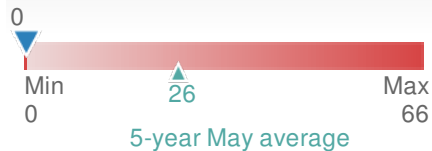
↓ -100.0%

from May 2024:
\$446,212

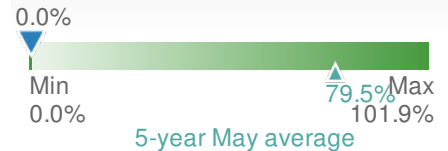
YTD	2025	2024	+/-
	\$527,947	\$446,212	18.3%

5-year May average: **\$242,042****Active Listings****1**

Apr 2025	May 2024
3	6

Avg DOM**0**

Apr 2025	May 2024	YTD
21	11	21

Avg Sold to OLP Ratio**0.0%**

Apr 2025	May 2024	YTD
94.8%	99.8%	97.5%

May 2025

Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**2**

↔ 0.0% ↔ 0.0%

from Apr 2025: from May 2024:

2 2

YTD	2025	2024	+/-
	9	12	-25.0%

5-year May average: 2

New Pendings**3**

↑ 50.0% ↑ 50.0%

from Apr 2025: from May 2024:

2 2

YTD	2025	2024	+/-
	6	8	-25.0%

5-year May average: 2

Closed Sales**0**

↓ -100.0% ↓ -100.0%

from Apr 2025: from May 2024:

1 4

YTD	2025	2024	+/-
	2	6	-66.7%

5-year May average: 2

Median Sold Price**\$0**

↓ -100.0% ↓ -100.0%

from Apr 2025: from May 2024:

\$360,000 **\$446,212**

YTD	2025	2024	+/-
	\$527,947	\$446,212	18.3%

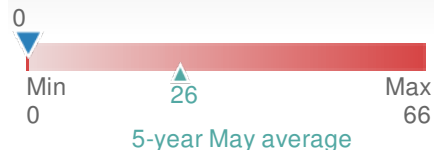
5-year May average: **\$242,042****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for May was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from May 2024. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 26 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from April) to 5; and a 66.7% decrease in supply to 1 active units.

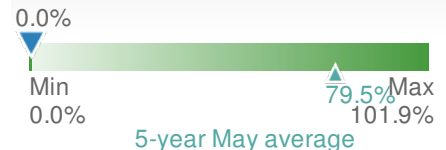
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 0.67 in April and an increase from 0.33 in May 2024. The Contract Ratio is 131% higher than the 5-year May average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Apr 2025	May 2024
3	6

Avg DOM**0**

Apr 2025	May 2024	YTD
21	11	21

Avg Sold to OLP Ratio**0.0%**

Apr 2025	May 2024	YTD
94.8%	99.8%	97.5%

May 2025

Upper Perkiomen (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****0**

↔ 0.0% ↔ 0.0%

from Apr 2025: from May 2024:

0 **0**

YTD	2025	2024	+/-
	0	0	%

5-year May average: **0****New Pendings****0**

↔ 0.0% ↔ 0.0%

from Apr 2025: from May 2024:

0 **0**

YTD	2025	2024	+/-
	0	0	%

5-year May average: **0****Closed Sales****0**

↔ 0.0% ↔ 0.0%

from Apr 2025: from May 2024:

0 **0**

YTD	2025	2024	+/-
	0	0	%

5-year May average: **0****Median Sold Price****\$0**

↔ 0.0% ↔ 0.0%

from Apr 2025: from May 2024:

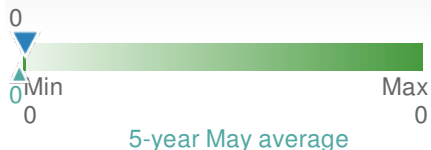
\$0 **\$0**

YTD	2025	2024	+/-
	\$0	\$0	%

5-year May average: **\$0****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Attached properties for May was \$0, representing no change compared to last month and no change from May 2024. The average days on market for units sold in May was 0 days, the same as the 5-year May average of 0 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 April) with 0; and no change in supply with 0 active units.

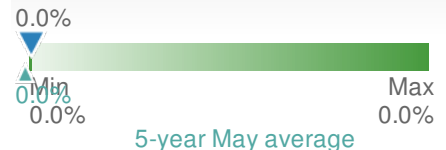
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and no change from May 2024. The Contract Ratio is the same as the 5-year May average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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.

Active Listings**0**

Apr 2025	May 2024
0	0

Avg DOM**0**

Apr 2025	May 2024	YTD
0	0	0

Avg Sold to OLP Ratio**0.0%**

Apr 2025	May 2024	YTD
0.0%	0.0%	0.0%