

July 2025

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

July 2025

Berks County, PA

Email: ldavis@tcsr.realtor

New Listings**425** **6.0%**from Jun 2025:
401 **-3.8%**from Jul 2024:
442

YTD	2025	2024	+/-
	2,793	2,808	-0.5%

5-year Jul average: **443****New Pendings****389** **-4.7%**from Jun 2025:
408 **-2.3%**from Jul 2024:
398

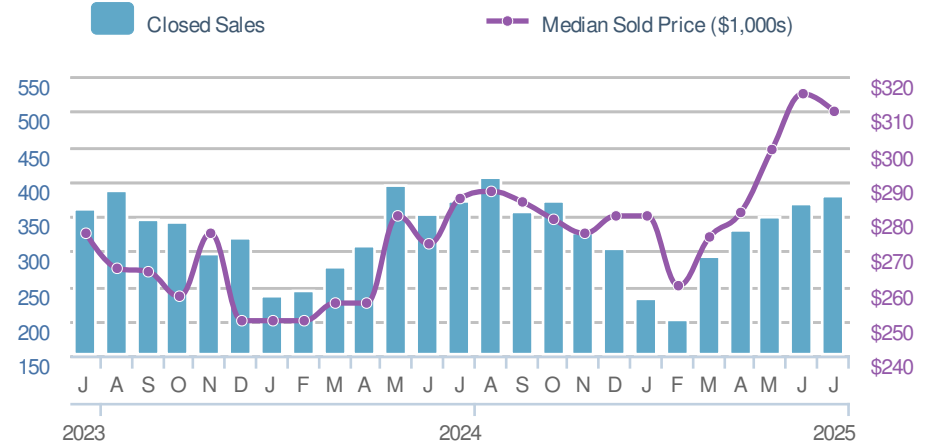
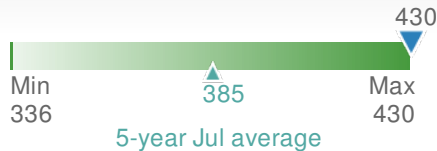
YTD	2025	2024	+/-
	2,463	2,532	-2.7%

5-year Jul average: **425****Closed Sales****377** **3.0%**from Jun 2025:
366 **1.3%**from Jul 2024:
372

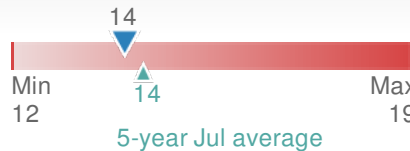
YTD	2025	2024	+/-
	2,223	2,242	-0.8%

5-year Jul average: **424****Median Sold Price****\$310,000** **-1.6%**from Jun 2025:
\$315,000 **8.8%**from Jul 2024:
\$285,000

YTD	2025	2024	+/-
	\$290,000	\$265,000	9.4%

5-year Jul average: **\$262,220****Active Listings****430**

Jun 2025	Jul 2024
386	400

Avg DOM**14**

Jun 2025	Jul 2024	YTD
17	14	22

Avg Sold to OLP Ratio**100.3%**

Jun 2025	Jul 2024	YTD
100.8%	101.6%	99.9%

July 2025

Berks County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**279** **7.3%**from Jun 2025:
260 **1.1%**from Jul 2024:
276

YTD	2025	2024	+/-
	1,817	1,776	2.3%

5-year Jul average: **292****New Pendings****257** **-5.5%**from Jun 2025:
272 **1.2%**from Jul 2024:
254

YTD	2025	2024	+/-
	1,596	1,583	0.8%

5-year Jul average: **281****Closed Sales****256** **2.8%**from Jun 2025:
249 **3.2%**from Jul 2024:
248

YTD	2025	2024	+/-
	1,445	1,378	4.9%

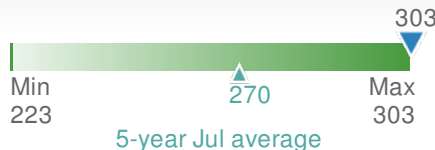
5-year Jul average: **273****Median Sold Price****\$358,750** **-3.0%**from Jun 2025:
\$369,950 **7.1%**from Jul 2024:
\$335,000

YTD	2025	2024	+/-
	\$345,000	\$326,000	5.8%

5-year Jul average: **\$322,949****Summary**

In Berks County, PA, the median sold price for Detached properties for July was \$358,750, representing a decrease of 3% compared to last month and an increase of 7.1% from Jul 2024. The average days on market for units sold in July was 15 days, 1% above the 5-year July average of 15 days. There was a 5.5% month over month decrease in new contract activity with 257 New Pendings; a 6.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 368; and a 15.2% increase in supply to 303 active units.

This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.50 in June and a decrease from 1.37 in July 2024. The Contract Ratio is 26% lower than the 5-year July average of 1.64. 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**303**

Jun 2025	Jul 2024
263	281

Avg DOM**15**

Jun 2025	Jul 2024	YTD
17	13	23

Avg Sold to OLP Ratio**100.5%**

Jun 2025	Jul 2024	YTD
100.4%	101.3%	100.0%

July 2025

Berks County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**146** **3.5%**from Jun 2025:
141 **-12.0%**from Jul 2024:
166

YTD	2025	2024	+/-
	975	1,031	-5.4%

5-year Jul average: **151****New Pendings****132** **-2.9%**from Jun 2025:
136 **-8.3%**from Jul 2024:
144

YTD	2025	2024	+/-
	867	949	-8.6%

5-year Jul average: **143****Closed Sales****121** **3.4%**from Jun 2025:
117 **-2.4%**from Jul 2024:
124

YTD	2025	2024	+/-
	777	864	-10.1%

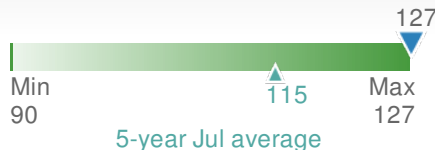
5-year Jul average: **150****Median Sold Price****\$225,000** **2.3%**from Jun 2025:
\$220,000 **9.5%**from Jul 2024:
\$205,500

YTD	2025	2024	+/-
	\$210,000	\$194,900	7.7%

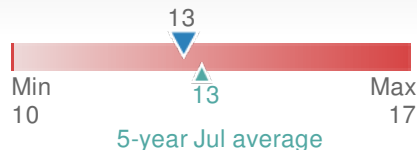
5-year Jul average: **\$187,510****Summary**

In Berks County, PA, the median sold price for Attached properties for July was \$225,000, representing an increase of 2.3% compared to last month and an increase of 9.5% from Jul 2024. The average days on market for units sold in July was 13 days, 3% below the 5-year July average of 13 days. There was a 2.9% month over month decrease in new contract activity with 132 New Pendings; a 1.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 178; and a 3.3% increase in supply to 127 active units.

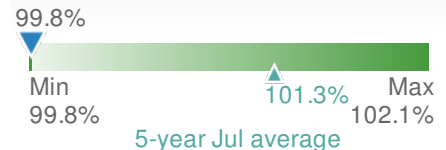
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 1.46 in June and a decrease from 1.64 in July 2024. The Contract Ratio is 24% lower than the 5-year July average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**127**

Jun 2025	Jul 2024
123	119

Avg DOM**13**

Jun 2025	Jul 2024	YTD
16	14	21

Avg Sold to OLP Ratio**99.8%**

Jun 2025	Jul 2024	YTD
101.6%	102.1%	99.7%

July 2025

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**25****↑ 8.7%**from Jun 2025:
23**↓ -7.4%**from Jul 2024:
27

YTD	2025	2024	+/-
	150	156	-3.8%

5-year Jul average: **25****New Pendings****21****↓ -22.2%**from Jun 2025:
27**↓ -8.7%**from Jul 2024:
23

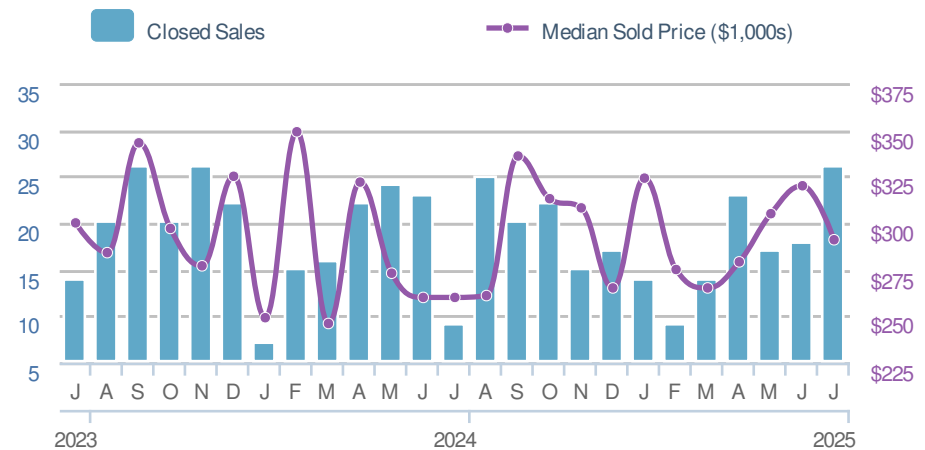
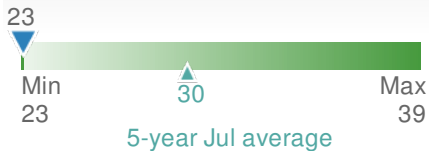
YTD	2025	2024	+/-
	138	143	-3.5%

5-year Jul average: **25****Closed Sales****26****↑ 44.4%**from Jun 2025:
18**↑ 188.9%**from Jul 2024:
9

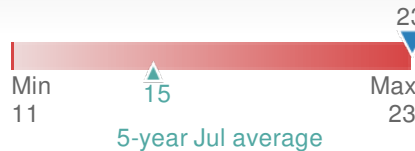
YTD	2025	2024	+/-
	124	118	5.1%

5-year Jul average: **19****Median Sold Price****\$291,500****↓ -8.9%**from Jun 2025:
\$320,000**↑ 11.9%**from Jul 2024:
\$260,500

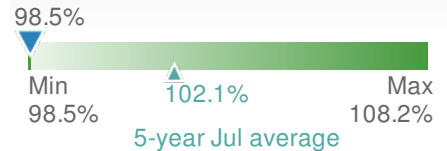
YTD	2025	2024	+/-
	\$293,500	\$275,000	6.7%

5-year Jul average: **\$263,390****Active Listings****23**

Jun 2025	Jul 2024
20	24

Avg DOM**23**


Jun 2025	Jul 2024	YTD
18	11	29

Avg Sold to OLP Ratio**98.5%**

Jun 2025	Jul 2024	YTD
101.1%	108.2%	99.6%


July 2025**Boyertown Area (Berks, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16**


 **-11.1%**
 from Jun 2025: **18**

 **-27.3%**
 from Jul 2024: **22**

YTD	2025	2024	+/-
	115	122	-5.7%


5-year Jul average: **20****New Pendings****15**


 **-16.7%**
 from Jun 2025: **18**

 **-6.3%**
 from Jul 2024: **16**

YTD	2025	2024	+/-
	105	110	-4.5%


5-year Jul average: **19****Closed Sales****19**


 **26.7%**
 from Jun 2025: **15**

 **171.4%**
 from Jul 2024: **7**

YTD	2025	2024	+/-
	96	91	5.5%

5-year Jul average: **15****Median Sold Price****\$325,000**

 **-10.3%**
 from Jun 2025: **\$362,500**

 **25.0%**
 from Jul 2024: **\$260,000**

YTD	2025	2024	+/-
	\$324,950	\$315,000	3.2%

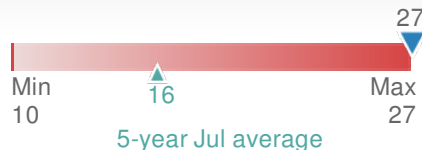
5-year Jul average: **\$287,300****Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for July was \$325,000, representing a decrease of 10.3% compared to last month and an increase of 25% from Jul 2024. The average days on market for units sold in July was 27 days, 65% above the 5-year July average of 16 days. There was a 16.7% month over month decrease in new contract activity with 15 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 21; and a 5.6% increase in supply to 19 active units.

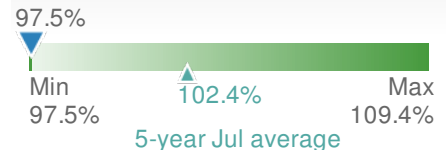
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.50 in June and a decrease from 1.29 in July 2024. The Contract Ratio is the same as the 5-year July average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**19**

Jun 2025	Jul 2024
18	21

Avg DOM**27**

Jun 2025	Jul 2024	YTD
21	10	30

Avg Sold to OLP Ratio**97.5%**

Jun 2025	Jul 2024	YTD
100.1%	109.4%	99.5%

July 2025**Boyertown Area (Berks, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****9** **80.0%**from Jun 2025:
5 **80.0%**from Jul 2024:
5

YTD	2025	2024	+/-
	35	34	2.9%

5-year Jul average: **5****New Pendings****6** **-33.3%**from Jun 2025:
9 **-14.3%**from Jul 2024:
7

YTD	2025	2024	+/-
	33	33	0.0%

5-year Jul average: **5****Closed Sales****7** **133.3%**from Jun 2025:
3 **250.0%**from Jul 2024:
2

YTD	2025	2024	+/-
	28	27	3.7%

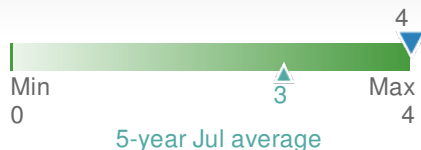
5-year Jul average: **4****Median Sold Price****\$250,000** **0.0%**from Jun 2025:
\$250,000 **-19.4%**from Jul 2024:
\$310,250

YTD	2025	2024	+/-
	\$245,500	\$230,000	6.7%

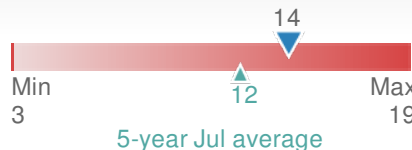
5-year Jul average: **\$233,350****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for July was \$250,000, representing no change compared to last month and a decrease of 19.4% from Jul 2024. The average days on market for units sold in July was 14 days, 13% above the 5-year July average of 12 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 6; and a 100% increase in supply to 4 active units.

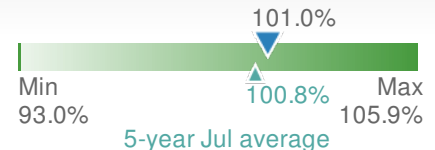
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 4.00 in June and a decrease from 2.67 in July 2024. The Contract Ratio is 19% lower than the 5-year July average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**4**

Jun 2025	Jul 2024
2	3

Avg DOM**14**

Jun 2025	Jul 2024	YTD
5	13	24


Avg Sold to OLP Ratio**101.0%**

Jun 2025	Jul 2024	YTD
105.6%	103.8%	99.8%


July 2025

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**15** **50.0%**
from Jun 2025:
10 **15.4%**
from Jul 2024:
13



YTD	2025	2024	+/-
	84	72	16.7%

5-year Jul average: **11****New Pendings****16** **128.6%**
from Jun 2025:
7 **60.0%**
from Jul 2024:
10

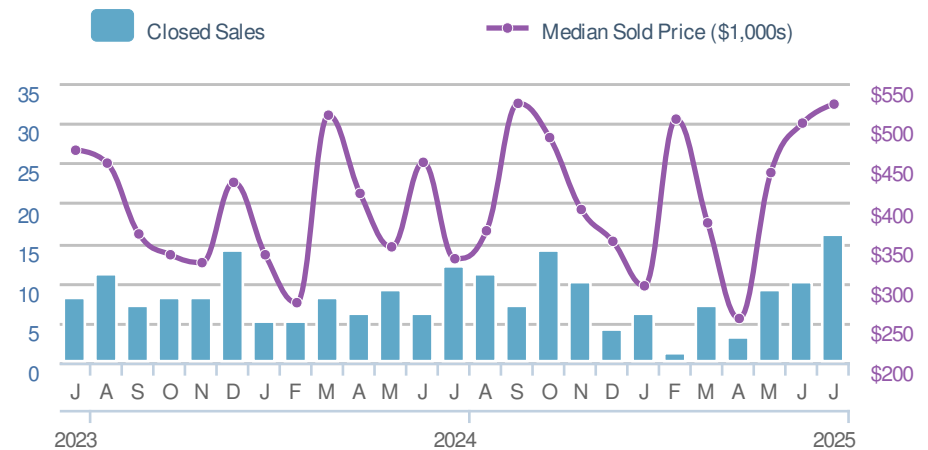
YTD	2025	2024	+/-
	62	61	1.6%

5-year Jul average: **12****Closed Sales****16** **60.0%**
from Jun 2025:
10 **33.3%**
from Jul 2024:
12

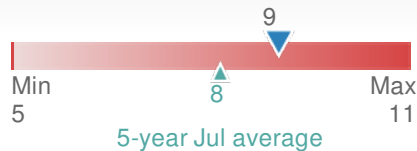
YTD	2025	2024	+/-
	52	51	2.0%

5-year Jul average: **12****Median Sold Price****\$524,687** **4.8%**
from Jun 2025:
\$500,672 **59.0%**
from Jul 2024:
\$330,000

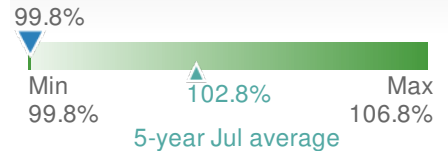
YTD	2025	2024	+/-
	\$463,500	\$335,000	38.4%

5-year Jul average: **\$405,586****Active Listings****11**

Jun 2025	Jul 2024
13	11

Avg DOM**9**

Jun 2025	Jul 2024	YTD
9	9	19

Avg Sold to OLP Ratio**99.8%**

Jun 2025	Jul 2024	YTD
102.6%	103.8%	100.0%



July 2025

Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS



Email: ldavis@tcsr.realtor

New Listings**15**

 **275.0%**
 from Jun 2025: **4**
 **36.4%**
 from Jul 2024: **11**



YTD	2025	2024	+/-
	67	57	17.5%

5-year Jul average: **10****New Pending****11**

 **83.3%**
 from Jun 2025: **6**
 **37.5%**
 from Jul 2024: **8**



YTD	2025	2024	+/-
	47	48	-2.1%

5-year Jul average: **9****Closed Sales****13**

 **85.7%**
 from Jun 2025: **7**
 **62.5%**
 from Jul 2024: **8**

YTD	2025	2024	+/-
	40	39	2.6%

5-year Jul average: **10****Median Sold Price****\$548,165**

 **-4.9%**
 from Jun 2025: **\$576,585**
 **36.7%**
 from Jul 2024: **\$401,000**

YTD	2025	2024	+/-
	\$502,750	\$385,000	30.6%

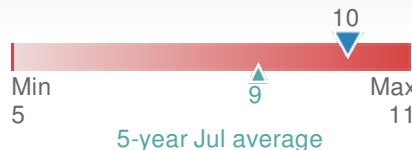
5-year Jul average: **\$449,483****Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for July was \$548,165, representing a decrease of 4.9% compared to last month and an increase of 36.7% from Jul 2024. The average days on market for units sold in July was 10 days, 14% above the 5-year July average of 9 days. There was an 83.3% month over month increase in new contract activity with 11 New Pending; a 9.1% MoM decrease in All Pending (new contracts + contracts carried over from June) to 20; and a 57.1% increase in supply to 11 active units.

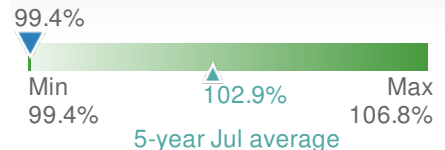
This activity resulted in a Contract Ratio of 1.82 pendings per active listing, down from 3.14 in June and an increase from 1.30 in July 2024. The Contract Ratio is 19% lower than the 5-year July average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**11**

Jun 2025	Jul 2024
7	10

Avg DOM**10**

Jun 2025	Jul 2024	YTD
10	11	20

Avg Sold to OLP Ratio**99.4%**

Jun 2025	Jul 2024	YTD
102.3%	104.4%	99.7%

July 2025

Twin Valley (Berks, PA) - Attached

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

↓ -100.0% ↓ -100.0%

from Jun 2025: 6 from Jul 2024: 2

YTD	2025	2024	+/-
	17	15	13.3%

5-year Jul average: 1

New Pendings**5**

↑ 400.0% ↑ 150.0%

from Jun 2025: 1 from Jul 2024: 2

YTD	2025	2024	+/-
	15	13	15.4%

5-year Jul average: 3

Closed Sales**3**

↔ 0.0% ↓ -25.0%

from Jun 2025: 3 from Jul 2024: 4

YTD	2025	2024	+/-
	12	12	0.0%

5-year Jul average: 3

Median Sold Price**\$360,000**

↑ 30.9% ↑ 23.8%

from Jun 2025: \$275,000 from Jul 2024: \$290,750

YTD	2025	2024	+/-
	\$306,000	\$268,500	14.0%

5-year Jul average: \$188,350

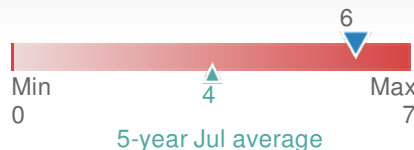
Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for July was \$360,000, representing an increase of 30.9% compared to last month and an increase of 23.8% from Jul 2024. The average days on market for units sold in July was 6 days, 67% above the 5-year July average of 4 days. There was a 400% month over month increase in new contract activity with 5 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from June) to 5; and a 100% decrease in supply to 0 active units.

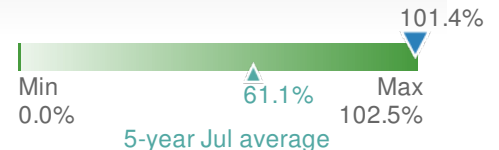
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.50 in June and a decrease from 2.00 in July 2024. The Contract Ratio is 100% lower than the 5-year July average of 0.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**0**

Jun 2025	Jul 2024
6	1

Avg DOM**6**

Jun 2025	Jul 2024	YTD
8	5	14

Avg Sold to OLP Ratio**101.4%**

Jun 2025	Jul 2024	YTD
103.3%	102.5%	101.1%

July 2025

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**3**

↓ -25.0% ↑ 200.0%
from Jun 2025: from Jul 2024:
4 1

YTD	2025	2024	+/-
	18	15	20.0%

5-year Jul average: 2

New Pendings**0**

↓ -100.0% ↔ 0.0%
from Jun 2025: from Jul 2024:
4 0

YTD	2025	2024	+/-
	8	12	-33.3%

5-year Jul average: 1

Closed Sales**1**

↓ -66.7% ↓ -66.7%
from Jun 2025: from Jul 2024:
3 3

YTD	2025	2024	+/-
	6	11	-45.5%

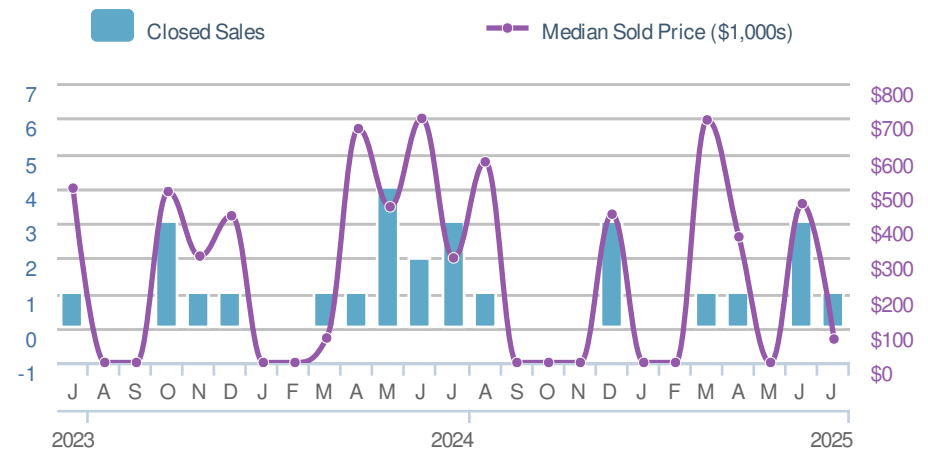
5-year Jul average: 2

Median Sold Price**\$67,500**

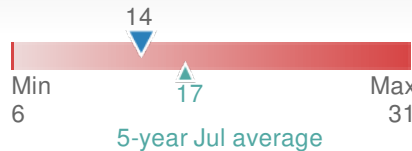
↓ -85.2% ↓ -77.5%
from Jun 2025: from Jul 2024:
\$455,000 \$300,000

YTD	2025	2024	+/-
	\$407,500	\$405,000	0.6%

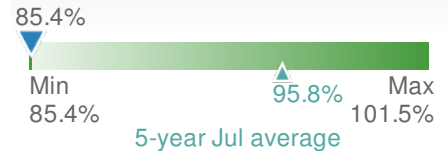
5-year Jul average: \$269,200

**Active Listings****9**

Jun 2025	Jul 2024
4	4

Avg DOM**14**

Jun 2025	Jul 2024	YTD
92	31	55



Avg Sold to OLP Ratio**85.4%**

Jun 2025	Jul 2024	YTD
93.6%	91.9%	93.5%

July 2025

Upper Perkiomen (Berks, PA) - Detached



Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****3**

 **-25.0%**
 **200.0%**

from Jun 2025: **4**
 from Jul 2024: **1**

YTD	2025	2024	+/-
	18	15	20.0%

5-year Jul average: **2****New Pendings****0**

 **-100.0%**
 **0.0%**

from Jun 2025: **4**
 from Jul 2024: **0**

YTD	2025	2024	+/-
	8	12	-33.3%

5-year Jul average: **1****Closed Sales****1**

 **-66.7%**
 **-66.7%**

from Jun 2025: **3**
 from Jul 2024: **3**

YTD	2025	2024	+/-
	6	11	-45.5%

5-year Jul average: **2****Median Sold Price****\$67,500**

 **-85.2%**
 **-77.5%**

from Jun 2025: **\$455,000**
 from Jul 2024: **\$300,000**

YTD	2025	2024	+/-
	\$407,500	\$405,000	0.6%

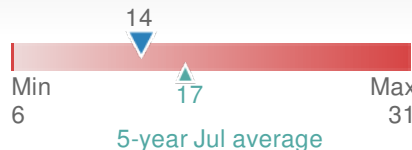
5-year Jul average: **\$269,200****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for July was \$67,500, representing a decrease of 85.2% compared to last month and a decrease of 77.5% from Jul 2024. The average days on market for units sold in July was 14 days, 19% below the 5-year July average of 17 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 3; and a 125% increase in supply to 9 active units.

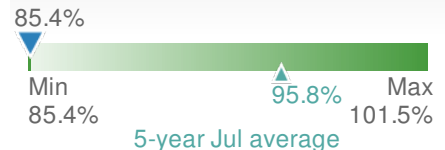
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.00 in June and an increase from 0.25 in July 2024. The Contract Ratio is 64% lower than the 5-year July average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**9**

Jun 2025	Jul 2024
4	4

Avg DOM**14**

Jun 2025	Jul 2024	YTD
92	31	55

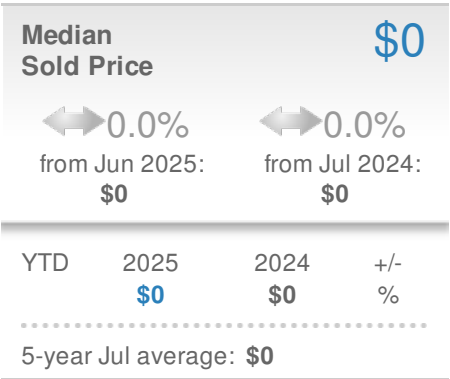
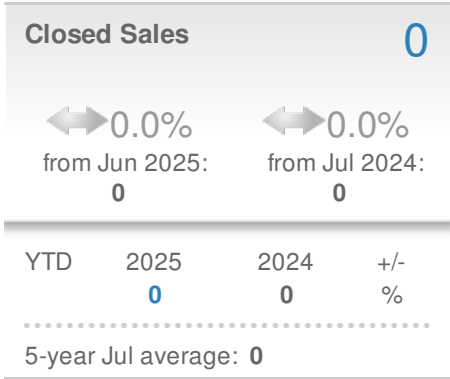
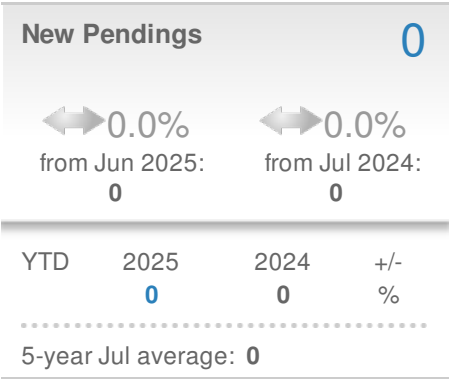
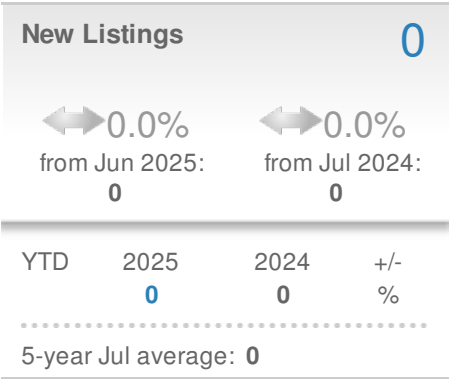
Avg Sold to OLP Ratio**85.4%**

Jun 2025	Jul 2024	YTD
93.6%	91.9%	93.5%

July 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 July was \$0, representing no change compared to last month and no change from Jul 2024. The average days on market for units sold in July was 0 days, the same as the 5-year July 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 June) 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 June and no change from July 2024. The Contract Ratio is the same as the 5-year July 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.

