

August 2025

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

August 2025

Berks County, PA

Email: ldavis@tcsr.realtor

New Listings**448**

↑ **5.4%**
from Jul 2025:
425

↑ **11.7%**
from Aug 2024:
401

YTD	2025	2024	+/-
	3,290	3,244	1.4%

5-year Aug average: **469****New Pendings****390**

↑ **0.3%**
from Jul 2025:
389

↓ **-1.8%**
from Aug 2024:
397

YTD	2025	2024	+/-
	2,845	2,918	-2.5%

5-year Aug average: **439****Closed Sales****388**

↑ **2.9%**
from Jul 2025:
377

↓ **-4.2%**
from Aug 2024:
405

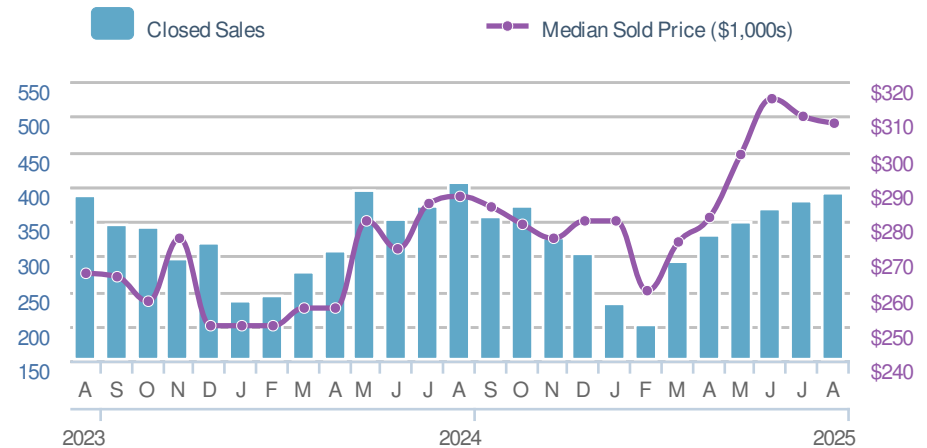
YTD	2025	2024	+/-
	2,615	2,669	-2.0%

5-year Aug average: **441****Median Sold Price****\$308,000**

↓ **-0.6%**
from Jul 2025:
\$310,000

↑ **7.3%**
from Aug 2024:
\$287,000

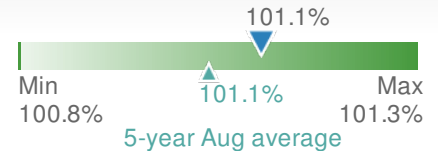
YTD	2025	2024	+/-
	\$290,000	\$269,950	7.4%

5-year Aug average: **\$265,790****Active Listings****497**

Jul 2025	Aug 2024
430	389

Avg DOM**19**

Jul 2025	Aug 2024	YTD
14	14	22

Avg Sold to OLP Ratio**101.1%**

Jul 2025	Aug 2024	YTD
100.3%	100.8%	100.1%

August 2025

Berks County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**279**

↔ 0.0%

from Jul 2025:
279

↑ 3.3%

from Aug 2024:
270

YTD	2025	2024	+/-
	2,131	2,068	3.0%

5-year Aug average: **297****New Pendings****262**

↑ 1.9%

from Jul 2025:
257

↑ 4.0%

from Aug 2024:
252

YTD	2025	2024	+/-
	1,850	1,824	1.4%

5-year Aug average: **285****Closed Sales****265**

↑ 3.5%

from Jul 2025:
256

↓ -0.7%

from Aug 2024:
267

YTD	2025	2024	+/-
	1,711	1,660	3.1%

5-year Aug average: **288****Median Sold Price****\$362,500**

↑ 1.0%

from Jul 2025:
\$358,750

↑ 0.7%

from Aug 2024:
\$360,000

YTD	2025	2024	+/-
	\$349,900	\$331,500	5.6%

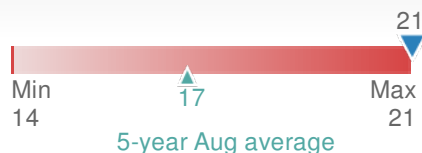
5-year Aug average: **\$324,500****Summary**

In Berks County, PA, the median sold price for Detached properties for August was \$362,500, representing an increase of 1% compared to last month and an increase of 0.7% from Aug 2024. The average days on market for units sold in August was 21 days, 22% above the 5-year August average of 17 days. There was a 1.9% month over month increase in new contract activity with 262 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 356; and a 7.3% increase in supply to 325 active units.

This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.21 in July and a decrease from 1.21 in August 2024. The Contract Ratio is 25% lower than the 5-year August 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**325**

Jul 2025	Aug 2024
303	285

Avg DOM**21**

Jul 2025	Aug 2024	YTD
15	16	23

Avg Sold to OLP Ratio**100.7%**

Jul 2025	Aug 2024	YTD
100.5%	100.8%	100.1%

August 2025

Berks County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**169** **15.8%**from Jul 2025:
146 **29.0%**from Aug 2024:
131

YTD	2025	2024	+/-
	1,158	1,175	-1.4%

5-year Aug average: **173****New Pendings****128** **-3.0%**from Jul 2025:
132 **-11.7%**from Aug 2024:
145

YTD	2025	2024	+/-
	995	1,094	-9.0%

5-year Aug average: **154****Closed Sales****123** **1.7%**from Jul 2025:
121 **-10.9%**from Aug 2024:
138

YTD	2025	2024	+/-
	903	1,009	-10.5%

5-year Aug average: **153****Median Sold Price****\$220,000** **-2.2%**from Jul 2025:
\$225,000 **7.3%**from Aug 2024:
\$205,000

YTD	2025	2024	+/-
	\$210,250	\$195,000	7.8%

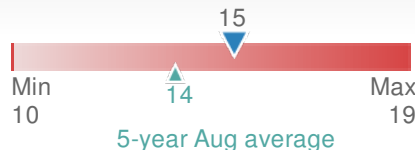
5-year Aug average: **\$187,149****Summary**

In Berks County, PA, the median sold price for Attached properties for August was \$220,000, representing a decrease of 2.2% compared to last month and an increase of 7.3% from Aug 2024. The average days on market for units sold in August was 15 days, 9% above the 5-year August average of 14 days. There was a 3% month over month decrease in new contract activity with 128 New Pendings; a 1.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 180; and a 35.4% increase in supply to 172 active units.

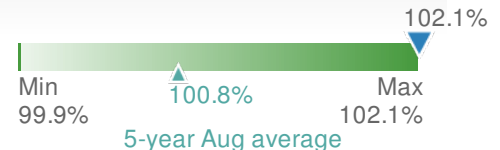
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.40 in July and a decrease from 1.87 in August 2024. The Contract Ratio is 30% lower than the 5-year August average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**172**

Jul 2025	Aug 2024
127	104

Avg DOM**15**

Jul 2025	Aug 2024	YTD
13	10	20

Avg Sold to OLP Ratio**102.1%**

Jul 2025	Aug 2024	YTD
99.8%	100.7%	100.0%

August 2025

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**21**

↓ **-16.0%** ↓ **-16.0%**
from Jul 2025: from Aug 2024:
25 **25**

YTD	2025	2024	+/-
	173	185	-6.5%

5-year Aug average: **26****New Pendings****12**

↓ **-42.9%** ↓ **-60.0%**
from Jul 2025: from Aug 2024:
21 **30**

YTD	2025	2024	+/-
	149	170	-12.4%

5-year Aug average: **23****Closed Sales****18**

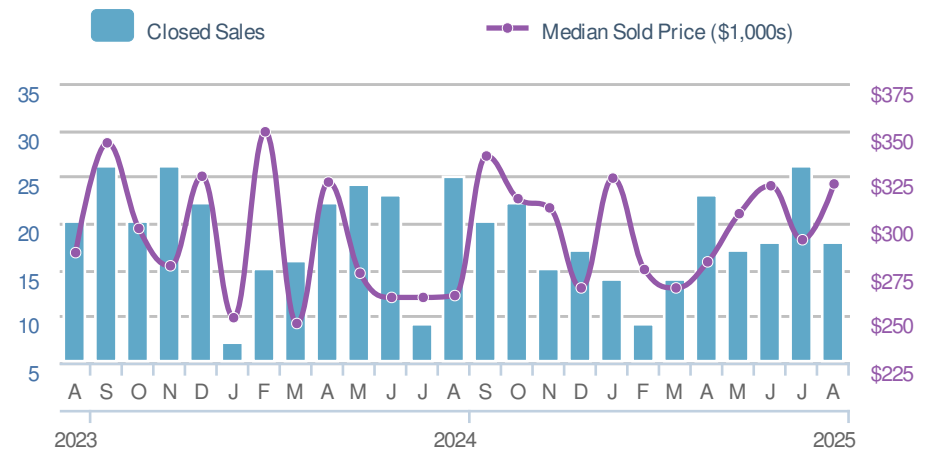
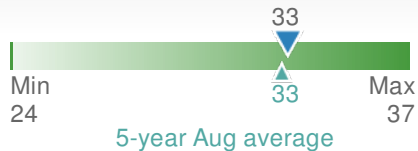
↓ **-30.8%** ↓ **-28.0%**
from Jul 2025: from Aug 2024:
26 **25**

YTD	2025	2024	+/-
	142	144	-1.4%

5-year Aug average: **24****Median Sold Price****\$321,950**

↑ **10.4%** ↑ **23.4%**
from Jul 2025: from Aug 2024:
\$291,500 **\$261,000**

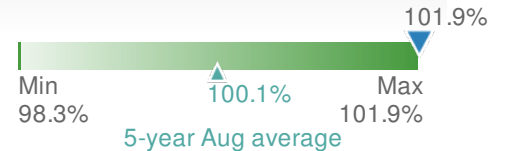
YTD	2025	2024	+/-
	\$298,450	\$275,000	8.5%

5-year Aug average: **\$269,780****Active Listings****33**

Jul 2025	Aug 2024
23	24

Avg DOM**18**

Jul 2025	Aug 2024	YTD
23	12	27

Avg Sold to OLP Ratio**101.9%**

Jul 2025	Aug 2024	YTD
98.5%	99.5%	99.9%

August 2025

Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17** **6.3%**from Jul 2025:
16 **-19.0%**from Aug 2024:
21

YTD	2025	2024	+/-
	133	146	-8.9%

5-year Aug average: **21****New Pendings****9** **-40.0%**from Jul 2025:
15 **-62.5%**from Aug 2024:
24

YTD	2025	2024	+/-
	113	131	-13.7%

5-year Aug average: **19****Closed Sales****13** **-31.6%**from Jul 2025:
19 **-18.8%**from Aug 2024:
16

YTD	2025	2024	+/-
	109	108	0.9%

5-year Aug average: **17****Median Sold Price****\$325,000** **0.0%**from Jul 2025:
\$325,000 **11.1%**from Aug 2024:
\$292,500

YTD	2025	2024	+/-
	\$325,000	\$305,000	6.6%

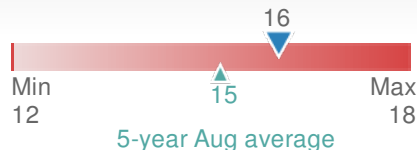
5-year Aug average: **\$296,850****Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for August was \$325,000, representing no change compared to last month and an increase of 11.1% from Aug 2024. The average days on market for units sold in August was 16 days, 5% above the 5-year August average of 15 days. There was a 40% month over month decrease in new contract activity with 9 New Pendings; a 23.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 16; and a 42.1% increase in supply to 27 active units.

This activity resulted in a Contract Ratio of 0.59 pendings per active listing, down from 1.11 in July and a decrease from 1.41 in August 2024. The Contract Ratio is 43% lower than the 5-year August average of 1.04. 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**27**

Jul 2025	Aug 2024
19	22

Avg DOM**16**

Jul 2025	Aug 2024	YTD
27	14	28

Avg Sold to OLP Ratio**101.1%**

Jul 2025	Aug 2024	YTD
97.5%	99.2%	99.7%

August 2025

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**4** **-55.6%**from Jul 2025:
9 **0.0%**from Aug 2024:
4

YTD	2025	2024	+/-
	40	39	2.6%

5-year Aug average: **6****New Pendings****3** **-50.0%**from Jul 2025:
6 **-50.0%**from Aug 2024:
6

YTD	2025	2024	+/-
	36	39	-7.7%

5-year Aug average: **4****Closed Sales****5** **-28.6%**from Jul 2025:
7 **-44.4%**from Aug 2024:
9

YTD	2025	2024	+/-
	33	36	-8.3%

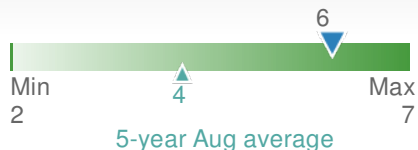
5-year Aug average: **7****Median Sold Price****\$319,900** **28.0%**from Jul 2025:
\$250,000 **38.5%**from Aug 2024:
\$231,000

YTD	2025	2024	+/-
	\$250,000	\$230,500	8.5%

5-year Aug average: **\$236,460****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for August was \$319,900, representing an increase of 28% compared to last month and an increase of 38.5% from Aug 2024. The average days on market for units sold in August was 21 days, 57% above the 5-year August average of 13 days. There was a 50% month over month decrease in new contract activity with 3 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 4; and a 50% increase in supply to 6 active units.

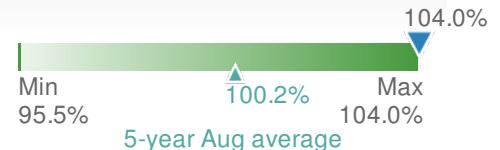
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.50 in July and a decrease from 2.50 in August 2024. The Contract Ratio is 55% lower than the 5-year August average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Jul 2025	Aug 2024
4	2

Avg DOM**21**

Jul 2025	Aug 2024	YTD
14	8	24

Avg Sold to OLP Ratio**104.0%**

Jul 2025	Aug 2024	YTD
101.0%	100.2%	100.4%

August 2025

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**18** **20.0%**from Jul 2025:
15 **63.6%**from Aug 2024:
11

YTD	2025	2024	+/-
	105	85	23.5%

5-year Aug average: **13****New Pendings****16** **0.0%**from Jul 2025:
16 **23.1%**from Aug 2024:
13

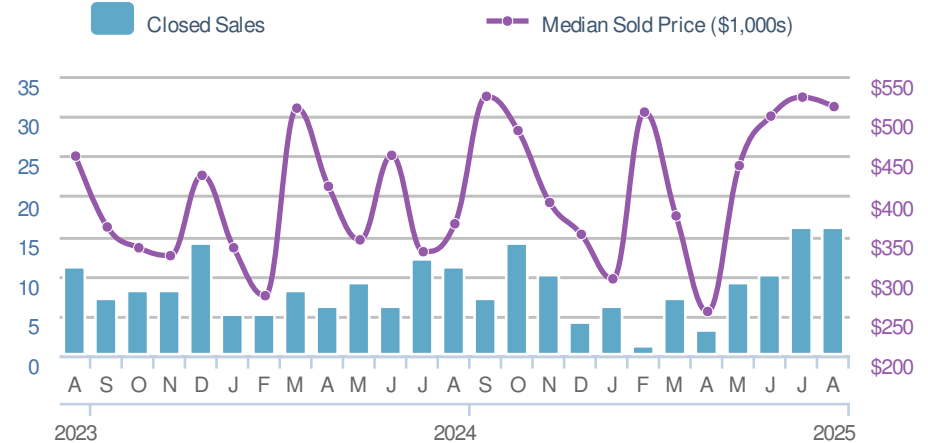
YTD	2025	2024	+/-
	78	74	5.4%

5-year Aug average: **11****Closed Sales****16** **0.0%**from Jul 2025:
16 **45.5%**from Aug 2024:
11

YTD	2025	2024	+/-
	68	62	9.7%

5-year Aug average: **11****Median Sold Price****\$512,410** **-2.3%**from Jul 2025:
\$524,687 **40.4%**from Aug 2024:
\$365,000

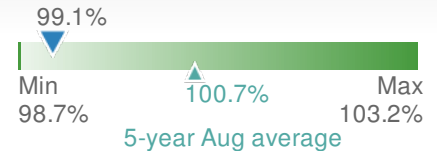
YTD	2025	2024	+/-
	\$495,672	\$347,500	42.6%

5-year Aug average: **\$428,108****Active Listings****16**

Jul 2025	Aug 2024
11	9

Avg DOM**15**

Jul 2025	Aug 2024	YTD
9	8	18

Avg Sold to OLP Ratio**99.1%**

Jul 2025	Aug 2024	YTD
99.8%	102.0%	99.8%

August 2025

Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****15**↔ 0.0%
from Jul 2025:
15↑ 66.7%
from Aug 2024:
9

YTD	2025	2024	+/-
	84	68	23.5%

5-year Aug average: **10****New Pendings****14**↑ 27.3%
from Jul 2025:
11↑ 27.3%
from Aug 2024:
11

YTD	2025	2024	+/-
	61	59	3.4%

5-year Aug average: **9****Closed Sales****11**↓ -15.4%
from Jul 2025:
13↑ 22.2%
from Aug 2024:
9

YTD	2025	2024	+/-
	51	48	6.3%

5-year Aug average: **8****Median Sold Price****\$537,205**↓ -2.0%
from Jul 2025:
\$548,165↑ 45.2%
from Aug 2024:
\$370,000

YTD	2025	2024	+/-
	\$505,000	\$377,500	33.8%

5-year Aug average: **\$454,191****Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for August was \$537,205, representing a decrease of 2% compared to last month and an increase of 45.2% from Aug 2024. The average days on market for units sold in August was 10 days, 14% below the 5-year August average of 12 days. There was a 27.3% month over month increase in new contract activity with 14 New Pendings; a 15% MoM increase in All Pendings (new contracts + contracts carried over from July) to 23; and a 27.3% increase in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.64 pendings per active listing, down from 1.82 in July and a decrease from 1.88 in August 2024. The Contract Ratio is 13% lower than the 5-year August average of 1.88. 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**14**

Jul 2025	Aug 2024
11	8

Avg DOM**10**

Jul 2025	Aug 2024	YTD
10	8	18

Avg Sold to OLP Ratio**100.2%**

Jul 2025	Aug 2024	YTD
99.4%	102.1%	99.8%

August 2025

Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**3**

↔ 0.0% ↑ 50.0%
from Jul 2025: from Aug 2024:
0 2

YTD	2025	2024	+/-
	21	17	23.5%

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

↓ -60.0% ↔ 0.0%
from Jul 2025: from Aug 2024:
5 2

YTD	2025	2024	+/-
	17	15	13.3%

5-year Aug average: **2****Closed Sales****5**

↑ 66.7% ↑ 150.0%
from Jul 2025: from Aug 2024:
3 2

YTD	2025	2024	+/-
	17	14	21.4%

5-year Aug average: **3****Median
Sold Price****\$319,900**

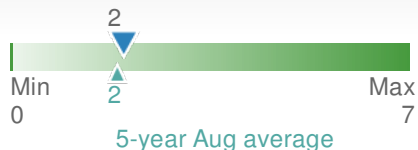
↓ -11.1% ↑ 89.6%
from Jul 2025: from Aug 2024:
\$360,000 **\$168,750**

YTD	2025	2024	+/-
	\$319,900	\$257,500	24.2%

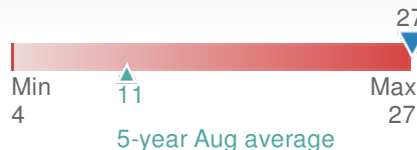
5-year Aug average: **\$250,087****Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for August was \$319,900, representing a decrease of 11.1% compared to last month and an increase of 89.6% from Aug 2024. The average days on market for units sold in August was 27 days, 146% above the 5-year August average of 11 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; a 60% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 2; and a 0% increase in supply to 2 active units.

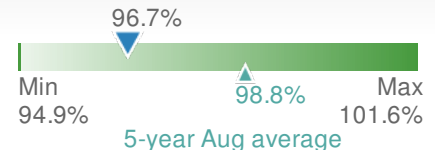
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in July and a decrease from 2.00 in August 2024. The Contract Ratio is 35% higher than the 5-year August average of 0.74. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Jul 2025	Aug 2024
0	1

Avg DOM**27**

Jul 2025	Aug 2024	YTD
6	6	17

**Avg Sold to
OLP Ratio****96.7%**

Jul 2025	Aug 2024	YTD
101.4%	101.6%	99.8%

August 2025

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**4** **33.3%**from Jul 2025:
3 **0.0%**from Aug 2024:
0

YTD	2025	2024	+/-
	22	15	46.7%

5-year Aug average: **3****New Pendings****4** **0.0%**from Jul 2025:
0 **0.0%**from Aug 2024:
0

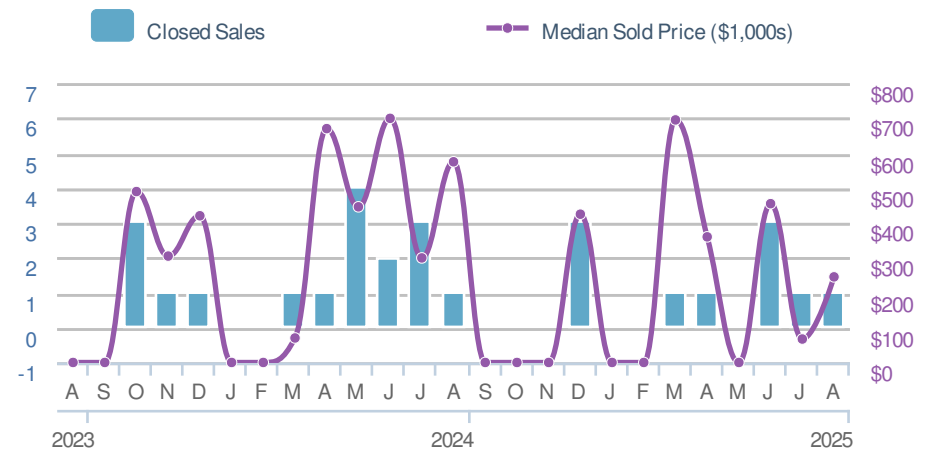
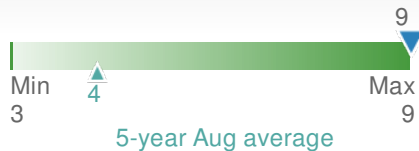
YTD	2025	2024	+/-
	11	12	-8.3%

5-year Aug average: **2****Closed Sales****1** **0.0%**from Jul 2025:
1 **0.0%**from Aug 2024:
1

YTD	2025	2024	+/-
	7	12	-41.7%

5-year Aug average: **2****Median Sold Price****\$245,000** **263.0%**from Jul 2025:
\$67,500 **-57.4%**from Aug 2024:
\$575,000

YTD	2025	2024	+/-
	\$360,000	\$446,212	-19.3%

5-year Aug average: **\$323,800****Active Listings****9**

Jul 2025	Aug 2024
9	3

Avg DOM**11**

Jul 2025	Aug 2024	YTD
14	3	49

Avg Sold to OLP Ratio**100.0%**

Jul 2025	Aug 2024	YTD
85.4%	109.5%	94.5%

August 2025

Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****4** **33.3%**from Jul 2025:
3 **0.0%**from Aug 2024:
0

YTD	2025	2024	+/-
	22	15	46.7%

5-year Aug average: **3****New Pendings****4** **0.0%**from Jul 2025:
0 **0.0%**from Aug 2024:
0

YTD	2025	2024	+/-
	11	12	-8.3%

5-year Aug average: **2****Closed Sales****1** **0.0%**from Jul 2025:
1 **0.0%**from Aug 2024:
1

YTD	2025	2024	+/-
	7	12	-41.7%

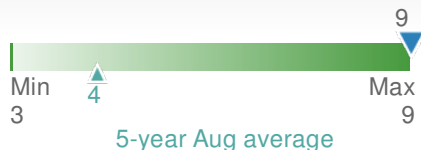
5-year Aug average: **2****Median Sold Price****\$245,000** **263.0%**from Jul 2025:
\$67,500 **-57.4%**from Aug 2024:
\$575,000

YTD	2025	2024	+/-
	\$360,000	\$446,212	-19.3%

5-year Aug average: **\$323,800****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for August was \$245,000, representing an increase of 263% compared to last month and a decrease of 57.4% from Aug 2024. The average days on market for units sold in August was 11 days, 38% below the 5-year August average of 18 days. There was a 0% month over month increase in new contract activity with 4 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 5; and no change in supply with 9 active units.

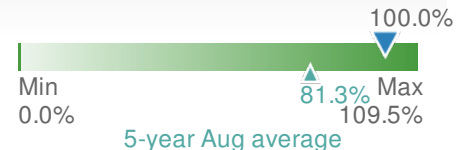
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.33 in July and an increase from 0.00 in August 2024. The Contract Ratio is 13% higher than the 5-year August average of 0.50. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**9**

Jul 2025	Aug 2024
9	3

Avg DOM**11**

Jul 2025	Aug 2024	YTD
14	3	49

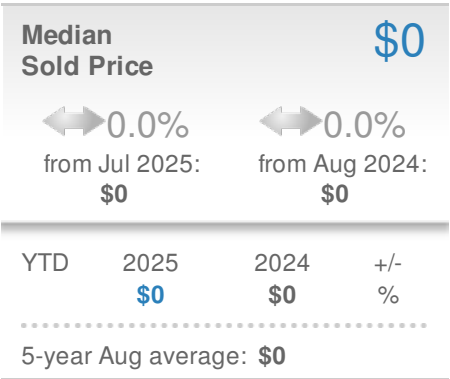
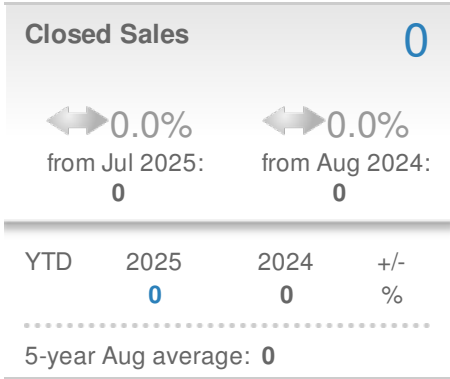
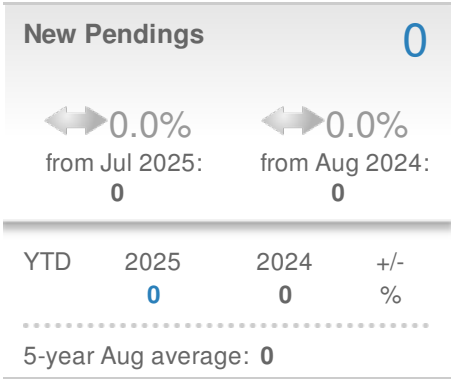
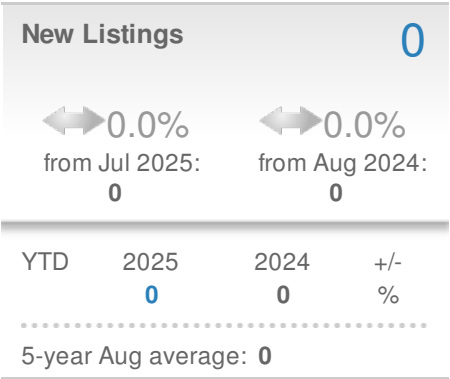
Avg Sold to OLP Ratio**100.0%**

Jul 2025	Aug 2024	YTD
85.4%	109.5%	94.5%

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

