August 2025

All Home Types
Detached
Attached

Local Market **Insight**

Berks County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
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August 2025
Berks County, PA

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%

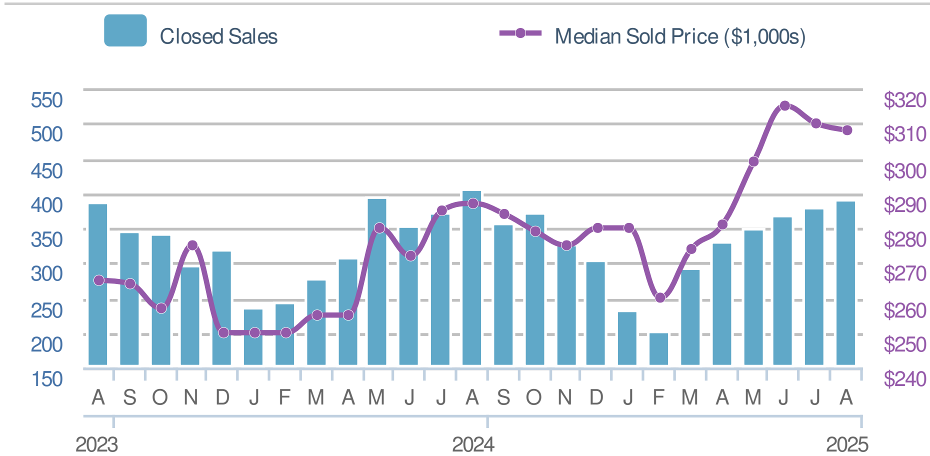
5-year Aug average: **441**

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

497
Min 381 — 421 — Max 497
5-year Aug average

Jul 2025	Aug 2024
430	**389**

Avg DOM — 19

19
Min 14 — 16 — Max 19
5-year Aug average

Jul 2025	Aug 2024	YTD
14	**14**	**22**

Avg Sold to OLP Ratio — 101.1%

101.1%
Min 100.8% — 101.1% — Max 101.3%
5-year Aug average

Jul 2025	Aug 2024	YTD
100.3%	**100.8%**	**100.1%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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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

325

Min 258 | 283 5-year Aug average | Max 325

Jul 2025	Aug 2024
303	**285**

Avg DOM 21

21

Min 14 | 17 5-year Aug average | Max 21

Jul 2025	Aug 2024	YTD
15	**16**	**23**

Avg Sold to OLP Ratio 100.7%

100.7%

Min 100.7% | 101.2% 5-year Aug average | Max 101.8%

Jul 2025	Aug 2024	YTD
100.5%	**100.8%**	**100.1%**

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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

172
Min 104 — 138 — Max 172
5-year Aug average

Jul 2025	Aug 2024
127	**104**

Avg DOM — 15

15
Min 10 — 14 — Max 19
5-year Aug average

Jul 2025	Aug 2024	YTD
13	**10**	**20**

Avg Sold to OLP Ratio — 102.1%

102.1%
Min 99.9% — 100.8% — Max 102.1%
5-year Aug average

Jul 2025	Aug 2024	YTD
99.8%	**100.7%**	**100.0%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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