August 2025

All Home Types
Detached
Attached

Local Market **Insight**

Twin Valley (Berks, PA)

Presented by
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August 2025
Twin Valley (Berks, PA)

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**

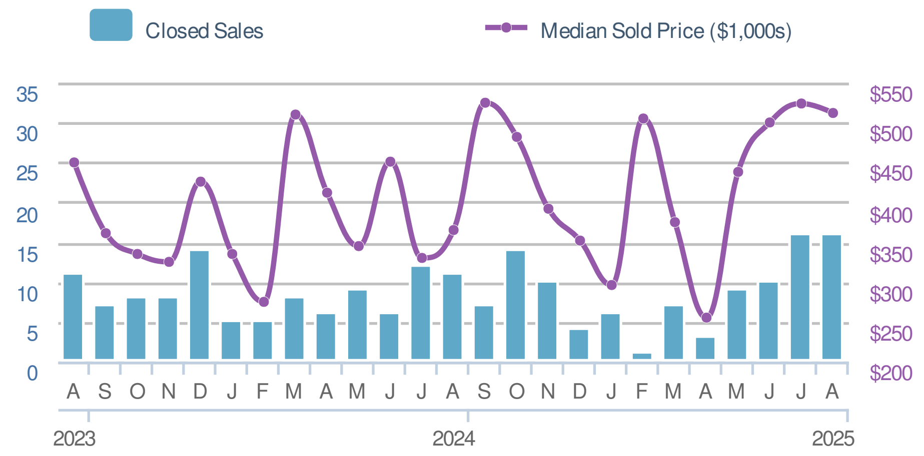
Median Sold Price $512,410

▼ -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

16

Min 6

12

Max 19

5-year Aug average

Jul 2025	Aug 2024
11	**9**

Avg DOM 15

15

Min 8

12

Max 15

5-year Aug average

Jul 2025	Aug 2024	YTD
9	**8**	**18**

Avg Sold to OLP Ratio 99.1%

99.1%

Min 98.7%

100.7%

Max 103.2%

5-year Aug average

Jul 2025	Aug 2024	YTD
99.8%	**102.0%**	**99.8%**

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

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August 2025

Twin Valley (Berks, PA) - Detached

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

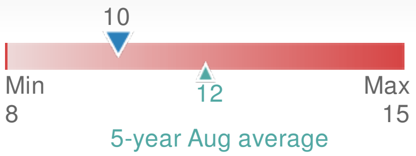
In Twin Valley (Berks, PA), the median sold price for Detached properties for August was $537,205, representing a decrease of 2% compared to last month and an increase of 45.2% from Aug 2024. The average days on market for units sold in August was 10 days, 14% below the 5-year August average of 12 days. 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%**

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

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Twin Valley (Berks, PA) - Attached

New Listings 3

↔ 0.0% from Jul 2025: **0**

▲ 50.0% from Aug 2024: **2**

YTD	2025	2024	+/-
	21	**17**	23.5%

5-year Aug average: **3**

New Pendings 2

▼ -60.0% from Jul 2025: **5**

↔ 0.0% from Aug 2024: **2**

YTD	2025	2024	+/-
	17	**15**	13.3%

5-year Aug average: **2**

Closed Sales 5

▲ 66.7% from Jul 2025: **3**

▲ 150.0% from Aug 2024: **2**

YTD	2025	2024	+/-
	17	**14**	21.4%

5-year Aug average: **3**

Median Sold Price $319,900

▼ -11.1% from Jul 2025: **$360,000**

▲ 89.6% from Aug 2024: **$168,750**

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

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

Summary

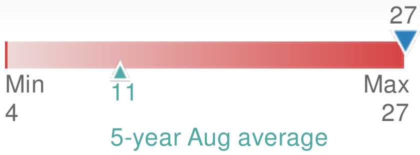
In Twin Valley (Berks, PA), the median sold price for Attached properties for August was $319,900, representing a decrease of 11.1% compared to last month and an increase of 89.6% from Aug 2024. The average days on market for units sold in August was 27 days, 146% above the 5-year August average of 11 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

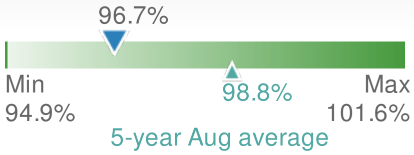
Jul 2025	Aug 2024
0	**1**

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%**

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