August 2025

All Home Types
Detached
Attached

Local Market **Insight**

Upper Perkiomen (Berks, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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New Listings — 4

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

YTD	2025	2024	+/-
	22	**15**	46.7%

5-year Aug average: **3**

New Pendings — 4

0.0%	0.0%
from Jul 2025: **0**	from Aug 2024: **0**

YTD	2025	2024	+/-
	11	**12**	-8.3%

5-year Aug average: **2**

Closed Sales — 1

0.0%	0.0%
from Jul 2025: **1**	from Aug 2024: **1**

YTD	2025	2024	+/-
	7	**12**	-41.7%

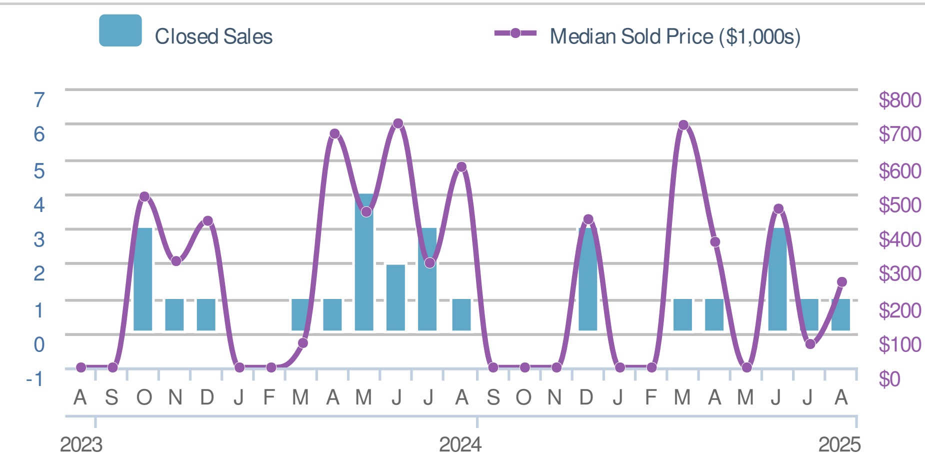
5-year Aug average: **2**

Median Sold Price — $245,000

263.0%	-57.4%
from Jul 2025: **$67,500**	from Aug 2024: **$575,000**

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

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



Active Listings — 9

9

Min 3 — 4 — Max 9

5-year Aug average

Jul 2025	Aug 2024
9	**3**

Avg DOM — 11

11

Min 0 — 18 — Max 56

5-year Aug average

Jul 2025	Aug 2024	YTD
14	**3**	**49**

Avg Sold to OLP Ratio — 100.0%

100.0%

Min 0.0% — 81.3% — Max 109.5%

5-year Aug average

Jul 2025	Aug 2024	YTD
85.4%	**109.5%**	**94.5%**

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

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August 2025

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New Listings — 4

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0.0% from Aug 2024: **0**

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-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.

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9
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5-year Aug average

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Min 0.0% — 81.3% — Max 109.5%
5-year Aug average

Jul 2025	Aug 2024	YTD
85.4%	**109.5%**	**94.5%**

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

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August 2025

Upper Perkiomen (Berks, PA) - Attached

New Listings 0

0.0% from Jul 2025: 0 | 0.0% from Aug 2024: 0

YTD	2025	2024	+/-
	0	0	%

5-year Aug average: **0**

New Pendings 0

0.0% from Jul 2025: 0 | 0.0% from Aug 2024: 0

YTD	2025	2024	+/-
	0	0	%

5-year Aug average: **0**

Closed Sales 0

0.0% from Jul 2025: 0 | 0.0% from Aug 2024: 0

YTD	2025	2024	+/-
	0	0	%

5-year Aug average: **0**

Median Sold Price $0

0.0% from Jul 2025: $0 | 0.0% from Aug 2024: $0

YTD	2025	2024	+/-
	$0	$0	%

5-year Aug average: **$0**

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.

Active Listings 0

0

Min 0 | Max 0

5-year Aug average

Jul 2025	Aug 2024
0	0

Avg DOM 0

0

Min 0 | Max 0

5-year Aug average

Jul 2025	Aug 2024	YTD
0	0	0

Avg Sold to OLP Ratio 0.0%

0.0%

Min 0.0% | Max 0.0%

5-year Aug average

Jul 2025	Aug 2024	YTD
0.0%	0.0%	0.0%