

September 2025

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

September 2025

Berks County, PA

Email: ldavis@tcsr.realtor

New Listings**410****↓ -8.5%**from Aug 2025:
448**↑ 8.2%**from Sep 2024:
379

YTD	2025	2024	+/-
	3,742	3,655	2.4%

5-year Sep average: **414****New Pendings****381****↓ -2.3%**from Aug 2025:
390**↑ 3.3%**from Sep 2024:
369

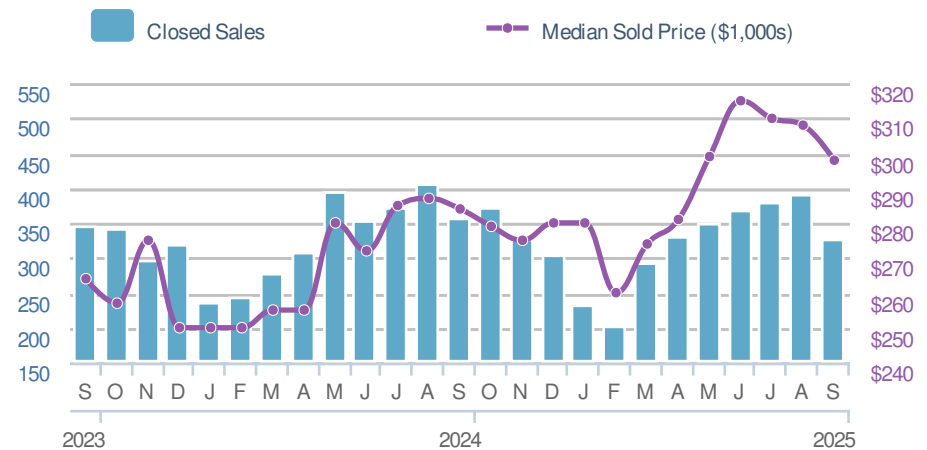
YTD	2025	2024	+/-
	3,207	3,276	-2.1%

5-year Sep average: **393****Closed Sales****325****↓ -16.2%**from Aug 2025:
388**↓ -8.5%**from Sep 2024:
355

YTD	2025	2024	+/-
	2,951	3,041	-3.0%

5-year Sep average: **392****Median Sold Price****\$298,000****↓ -3.2%**from Aug 2025:
\$308,000**↑ 4.8%**from Sep 2024:
\$284,250

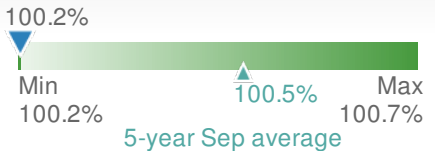
YTD	2025	2024	+/-
	\$290,000	\$270,000	7.4%

5-year Sep average: **\$261,740****Active Listings****523**

Aug 2025	Sep 2024
497	405

Avg DOM**19**

Aug 2025	Sep 2024	YTD
19	20	22

Avg Sold to OLP Ratio**100.2%**

Aug 2025	Sep 2024	YTD
101.1%	100.3%	100.1%

September 2025

Berks County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**262** **-6.1%**from Aug 2025:
279 **4.8%**from Sep 2024:
250

YTD	2025	2024	+/-
	2,426	2,336	3.9%

5-year Sep average: **264****New Pendings****262** **0.0%**from Aug 2025:
262 **3.1%**from Sep 2024:
254

YTD	2025	2024	+/-
	2,098	2,070	1.4%

5-year Sep average: **251****Closed Sales****209** **-21.1%**from Aug 2025:
265 **-4.1%**from Sep 2024:
218

YTD	2025	2024	+/-
	1,927	1,886	2.2%

5-year Sep average: **258****Median Sold Price****\$360,000** **-0.7%**from Aug 2025:
\$362,500 **5.9%**from Sep 2024:
\$340,000

YTD	2025	2024	+/-
	\$350,000	\$334,000	4.8%

5-year Sep average: **\$314,200****Summary**

In Berks County, PA, the median sold price for Detached properties for September was \$360,000, representing a decrease of 0.7% compared to last month and an increase of 5.9% from Sep 2024. The average days on market for units sold in September was 22 days, 25% above the 5-year September average of 18 days. There was no month over month change in new contract activity with 262 New Pendings; a 9% MoM increase in All Pendings (new contracts + contracts carried over from August) to 388; and a 4% increase in supply to 338 active units.

This activity resulted in a Contract Ratio of 1.15 pendings per active listing, up from 1.10 in August and a decrease from 1.29 in September 2024. The Contract Ratio is 13% lower than the 5-year September average of 1.32. 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**338**

Aug 2025	Sep 2024
325	284

Avg DOM**22**

Aug 2025	Sep 2024	YTD
21	22	23

Avg Sold to OLP Ratio**100.3%**

Aug 2025	Sep 2024	YTD
100.7%	100.8%	100.1%

September 2025

Berks County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**148** **-12.4%**from Aug 2025:
169 **14.7%**from Sep 2024:
129

YTD	2025	2024	+/-
	1,315	1,317	-0.2%

5-year Sep average: **149****New Pendings****119** **-7.0%**from Aug 2025:
128 **3.5%**from Sep 2024:
115

YTD	2025	2024	+/-
	1,109	1,206	-8.0%

5-year Sep average: **142****Closed Sales****116** **-5.7%**from Aug 2025:
123 **-15.3%**from Sep 2024:
137

YTD	2025	2024	+/-
	1,023	1,155	-11.4%

5-year Sep average: **134****Median Sold Price****\$230,000** **4.5%**from Aug 2025:
\$220,000 **9.5%**from Sep 2024:
\$210,000

YTD	2025	2024	+/-
	\$215,000	\$198,000	8.6%

5-year Sep average: **\$185,550****Summary**

In Berks County, PA, the median sold price for Attached properties for September was \$230,000, representing an increase of 4.5% compared to last month and an increase of 9.5% from Sep 2024. The average days on market for units sold in September was 14 days, 3% above the 5-year September average of 14 days. There was a 7% month over month decrease in new contract activity with 119 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 174; and a 7.6% increase in supply to 185 active units.

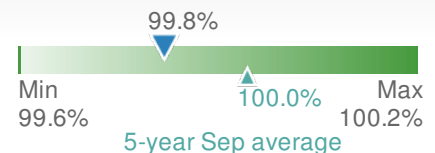
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.05 in August and a decrease from 1.32 in September 2024. The Contract Ratio is 40% lower than the 5-year September average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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**185**

Aug 2025	Sep 2024
172	121

Avg DOM**14**

Aug 2025	Sep 2024	YTD
15	17	19

Avg Sold to OLP Ratio**99.8%**

Aug 2025	Sep 2024	YTD
102.1%	99.6%	100.0%

September 2025

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**23** **9.5%**from Aug 2025:
21 **43.8%**from Sep 2024:
16

YTD	2025	2024	+/-
	198	201	-1.5%

5-year Sep average: **21****New Pendings****27** **125.0%**from Aug 2025:
12 **35.0%**from Sep 2024:
20

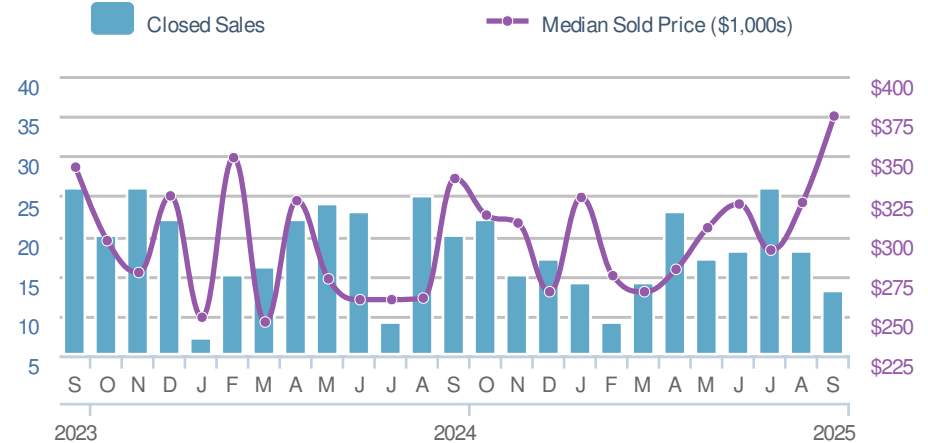
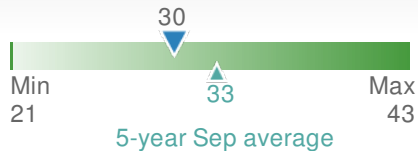
YTD	2025	2024	+/-
	173	188	-8.0%

5-year Sep average: **22****Closed Sales****13** **-27.8%**from Aug 2025:
18 **-35.0%**from Sep 2024:
20

YTD	2025	2024	+/-
	155	165	-6.1%

5-year Sep average: **21****Median Sold Price****\$375,000** **16.5%**from Aug 2025:
\$321,950 **11.6%**from Sep 2024:
\$336,000

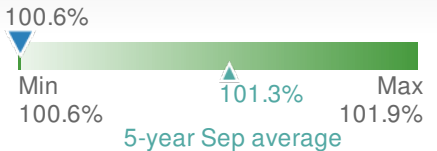
YTD	2025	2024	+/-
	\$302,000	\$277,000	9.0%

5-year Sep average: **\$312,300****Active Listings****30**

Aug 2025	Sep 2024
33	21

Avg DOM**20**


Aug 2025	Sep 2024	YTD
18	18	27

Avg Sold to OLP Ratio**100.6%**

Aug 2025	Sep 2024	YTD
101.9%	101.0%	99.9%


September 2025

Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****19** **11.8%**
from Aug 2025:
17 **26.7%**
from Sep 2024:
15



YTD	2025	2024	+/-
	155	161	-3.7%

5-year Sep average: 17

New Pendings**25** **177.8%**
from Aug 2025:
9 **38.9%**
from Sep 2024:
18



YTD	2025	2024	+/-
	135	147	-8.2%

5-year Sep average: 17

Closed Sales**10** **-23.1%**
from Aug 2025:
13 **-33.3%**
from Sep 2024:
15

YTD	2025	2024	+/-
	119	124	-4.0%

5-year Sep average: 17

**Median
Sold Price****\$457,450** **40.8%**
from Aug 2025:
\$325,000 **10.2%**
from Sep 2024:
\$415,000

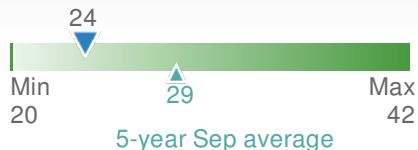
YTD	2025	2024	+/-
	\$325,000	\$312,500	4.0%

5-year Sep average: \$375,580

Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for September was \$457,450, representing an increase of 40.8% compared to last month and an increase of 10.2% from Sep 2024. The average days on market for units sold in September was 25 days, 20% above the 5-year September average of 21 days. There was a 177.8% month over month increase in new contract activity with 25 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from August) to 28; and an 11.1% decrease in supply to 24 active units.

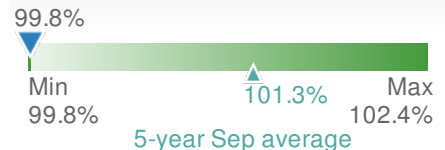
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 0.59 in August and a decrease from 1.60 in September 2024. The Contract Ratio is 12% higher than the 5-year September average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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**24**

Aug 2025	Sep 2024
27	20

Avg DOM**25**

Aug 2025	Sep 2024	YTD
16	17	28

**Avg Sold to
OLP Ratio****99.8%**

Aug 2025	Sep 2024	YTD
101.1%	101.8%	99.7%

September 2025

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****4**

↔ 0.0%

from Aug 2025:
4

↑ 300.0%

from Sep 2024:
1

YTD	2025	2024	+/-
	43	40	7.5%

5-year Sep average: **4****New Pendings****2**

↓ -33.3%

from Aug 2025:
3

↔ 0.0%

from Sep 2024:
2

YTD	2025	2024	+/-
	38	41	-7.3%

5-year Sep average: **5****Closed Sales****3**

↓ -40.0%

from Aug 2025:
5

↓ -40.0%

from Sep 2024:
5

YTD	2025	2024	+/-
	36	41	-12.2%

5-year Sep average: **4****Median Sold Price****\$265,000**

↓ -17.2%

from Aug 2025:
\$319,900

↑ 6.0%

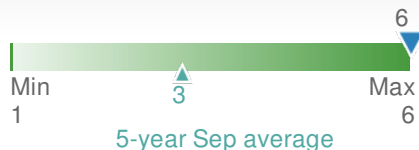
from Sep 2024:
\$250,000

YTD	2025	2024	+/-
	\$250,000	\$238,000	5.0%

5-year Sep average: **\$221,450****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for September was \$265,000, representing a decrease of 17.2% compared to last month and an increase of 6% from Sep 2024. The average days on market for units sold in September was 5 days, 59% below the 5-year September average of 12 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 3; and no change in supply with 6 active units.

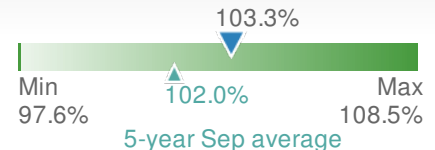
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.67 in August and a decrease from 2.00 in September 2024. The Contract Ratio is 76% lower than the 5-year September average of 2.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2025	Sep 2024
6	1

Avg DOM**5**

Aug 2025	Sep 2024	YTD
21	18	22

Avg Sold to OLP Ratio**103.3%**

Aug 2025	Sep 2024	YTD
104.0%	98.8%	100.3%

September 2025

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**11****↓ -38.9%**from Aug 2025:
18**↑ 37.5%**from Sep 2024:
8

YTD	2025	2024	+/-
	118	93	26.9%

5-year Sep average: **11****New Pendings****9****↓ -43.8%**from Aug 2025:
16**↓ -10.0%**from Sep 2024:
10

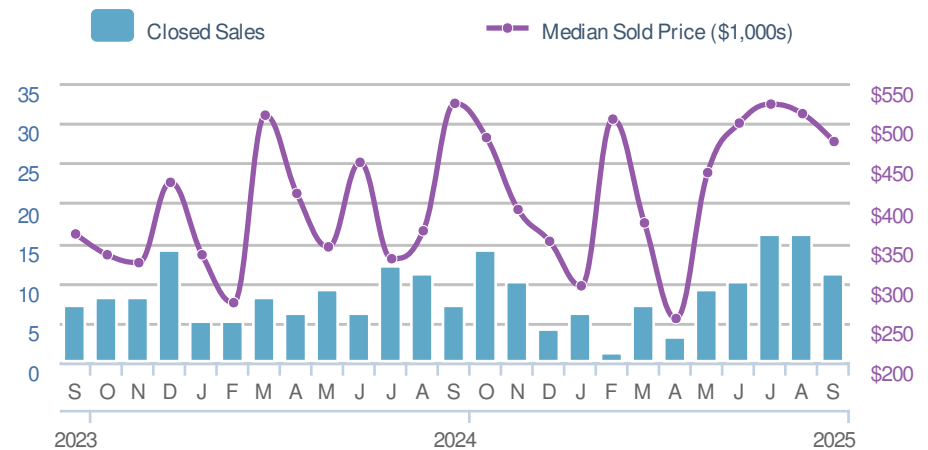
YTD	2025	2024	+/-
	88	83	6.0%

5-year Sep average: **13****Closed Sales****11****↓ -31.3%**from Aug 2025:
16**↑ 57.1%**from Sep 2024:
7

YTD	2025	2024	+/-
	79	69	14.5%

5-year Sep average: **10****Median Sold Price****\$477,200****↓ -6.9%**from Aug 2025:
\$512,410**↓ -9.1%**from Sep 2024:
\$525,000

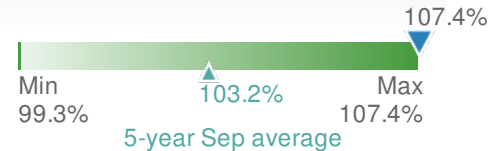
YTD	2025	2024	+/-
	\$490,000	\$365,000	34.2%

5-year Sep average: **\$437,573****Active Listings****19**

Aug 2025	Sep 2024
16	7

Avg DOM**29**

Aug 2025	Sep 2024	YTD
15	19	20

Avg Sold to OLP Ratio**107.4%**

Aug 2025	Sep 2024	YTD
99.1%	103.0%	100.9%


September 2025

Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**7**

 **-53.3%**  **16.7%**
 from Aug 2025: 15 from Sep 2024: 6

YTD	2025	2024	+/-
	93	74	25.7%

5-year Sep average: 8

New Pendings**8**

 **-42.9%**  **-11.1%**
 from Aug 2025: 14 from Sep 2024: 9

YTD	2025	2024	+/-
	70	67	4.5%

5-year Sep average: 10



Closed Sales**9**

 **-18.2%**  **50.0%**
 from Aug 2025: 11 from Sep 2024: 6

YTD	2025	2024	+/-
	60	54	11.1%

5-year Sep average: 8

Median Sold Price**\$490,000**

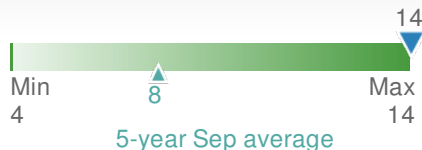
 **-8.8%**  **-18.0%**
 from Aug 2025: **\$537,205** from Sep 2024: **\$597,500**

YTD	2025	2024	+/-
	\$504,687	\$420,500	20.0%

5-year Sep average: **\$459,416****Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for September was \$490,000, representing a decrease of 8.8% compared to last month and a decrease of 18% from Sep 2024. The average days on market for units sold in September was 35 days, 90% above the 5-year September average of 18 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 23; and no change in supply with 14 active units.

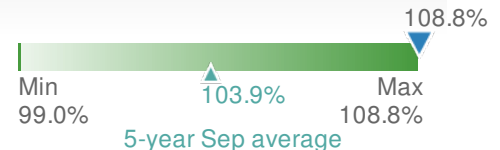
This activity resulted in a Contract Ratio of 1.64 pendings per active listing, no change from August and a decrease from 3.40 in September 2024. The Contract Ratio is 46% lower than the 5-year September average of 3.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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**14**

Aug 2025	Sep 2024
14	5

Avg DOM**35**

Aug 2025	Sep 2024	YTD
10	22	21

Avg Sold to OLP Ratio**108.8%**


Aug 2025	Sep 2024	YTD
100.2%	103.3%	101.2%

September 2025


Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**4**
 **33.3%**
from Aug 2025:
3
 **100.0%**
from Sep 2024:
2


YTD	2025	2024	+/-
	25	19	31.6%

5-year Sep average: **3****New Pendings****1**
 **-50.0%**
from Aug 2025:
2
 **0.0%**
from Sep 2024:
1

YTD	2025	2024	+/-
	18	16	12.5%

5-year Sep average: **3****Closed Sales****2**
 **-60.0%**
from Aug 2025:
5
 **100.0%**
from Sep 2024:
1

YTD	2025	2024	+/-
	19	15	26.7%

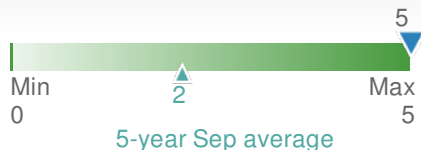
5-year Sep average: **2****Median
Sold Price****\$317,500**
 **-0.8%**
from Aug 2025:
\$319,900
 **-13.0%**
from Sep 2024:
\$365,000

YTD	2025	2024	+/-
	\$319,900	\$260,000	23.0%

5-year Sep average: **\$308,100****Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for September was \$317,500, representing a decrease of 0.8% compared to last month and a decrease of 13% from Sep 2024. The average days on market for units sold in September was 4 days, 23% below the 5-year September average of 5 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 1; and a 150% increase in supply to 5 active units.

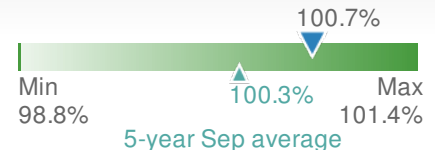
This activity resulted in a Contract Ratio of 0.20 pendings per active listing, down from 1.00 in August and a decrease from 1.00 in September 2024. The Contract Ratio is 87% lower than the 5-year September average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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**5**

Aug 2025	Sep 2024
2	2

Avg DOM**4**

Aug 2025	Sep 2024	YTD
27	4	16

**Avg Sold to
OLP Ratio****100.7%**

Aug 2025	Sep 2024	YTD
96.7%	101.4%	99.9%

September 2025

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**0** **-100.0%**

from Aug 2025:

4 **0.0%**

from Sep 2024:

0

YTD	2025	2024	+/-
	22	15	46.7%

5-year Sep average: **1****New Pendings****5** **25.0%**

from Aug 2025:

4 **0.0%**

from Sep 2024:

0

YTD	2025	2024	+/-
	15	12	25.0%

5-year Sep average: **2****Closed Sales****0** **-100.0%**

from Aug 2025:

1 **0.0%**

from Sep 2024:

0

YTD	2025	2024	+/-
	8	12	-33.3%

5-year Sep average: **0****Median Sold Price****\$0** **-100.0%**

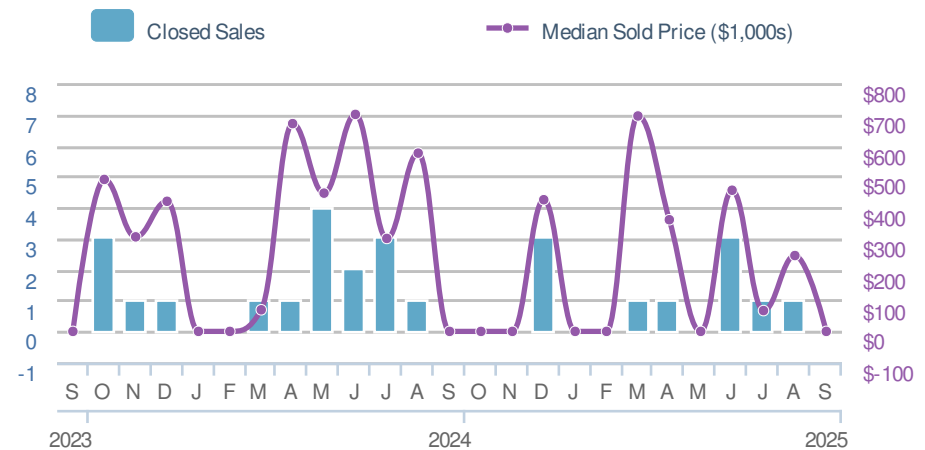
from Aug 2025:

\$245,000 **0.0%**

from Sep 2024:

\$0

YTD	2025	2024	+/-
	\$330,000	\$446,212	-26.0%

5-year Sep average: **\$17,000****Active Listings****3**

Aug 2025	Sep 2024
9	1

Avg DOM**0**

Aug 2025	Sep 2024	YTD
11	0	43

Avg Sold to OLP Ratio**0.0%**

Aug 2025	Sep 2024	YTD
100.0%	0.0%	96.1%

September 2025

Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**0** **-100.0%**

from Aug 2025:

4 **0.0%**

from Sep 2024:

0

YTD	2025	2024	+/-
	22	15	46.7%

5-year Sep average: **1****New Pendings****5** **25.0%**

from Aug 2025:

4 **0.0%**

from Sep 2024:

0

YTD	2025	2024	+/-
	15	12	25.0%

5-year Sep average: **2****Closed Sales****0** **-100.0%**

from Aug 2025:

1 **0.0%**

from Sep 2024:

0

YTD	2025	2024	+/-
	8	12	-33.3%

5-year Sep average: **0****Median Sold Price****\$0** **-100.0%**

from Aug 2025:

\$245,000 **0.0%**

from Sep 2024:

\$0

YTD	2025	2024	+/-
	\$330,000	\$446,212	-26.0%

5-year Sep average: **\$17,000****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for September was \$0, representing a decrease of 100% compared to last month and no change from Sep 2024. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 1 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from August) to 8; and a 66.7% decrease in supply to 3 active units.

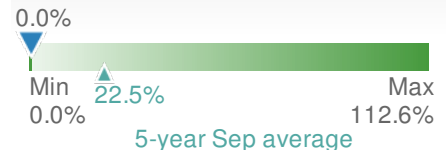
This activity resulted in a Contract Ratio of 2.67 pendings per active listing, up from 0.56 in August and an increase from 0.00 in September 2024. The Contract Ratio is 29% higher than the 5-year September average of 2.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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**3**

Aug 2025	Sep 2024
9	1

Avg DOM**0**

Aug 2025	Sep 2024	YTD
11	0	43

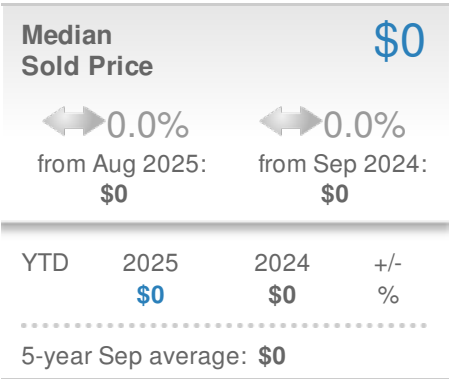
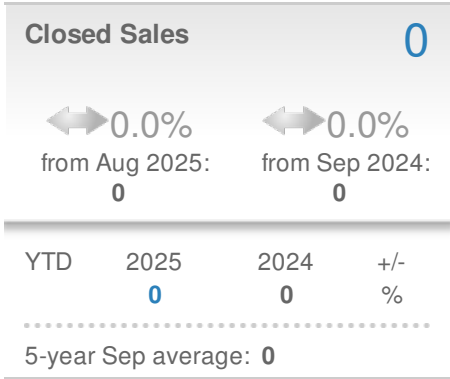
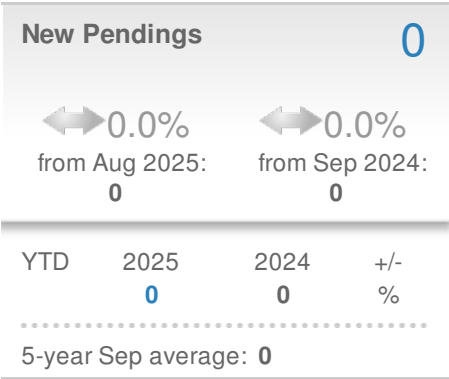
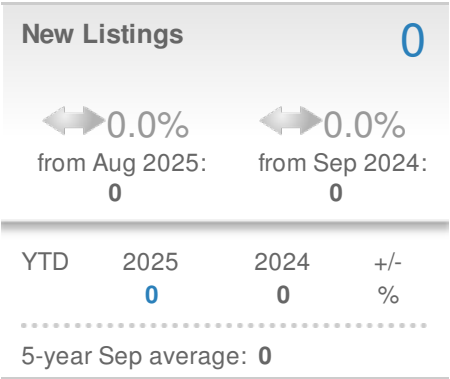
Avg Sold to OLP Ratio**0.0%**

Aug 2025	Sep 2024	YTD
100.0%	0.0%	96.1%

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

