September 2025

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
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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**

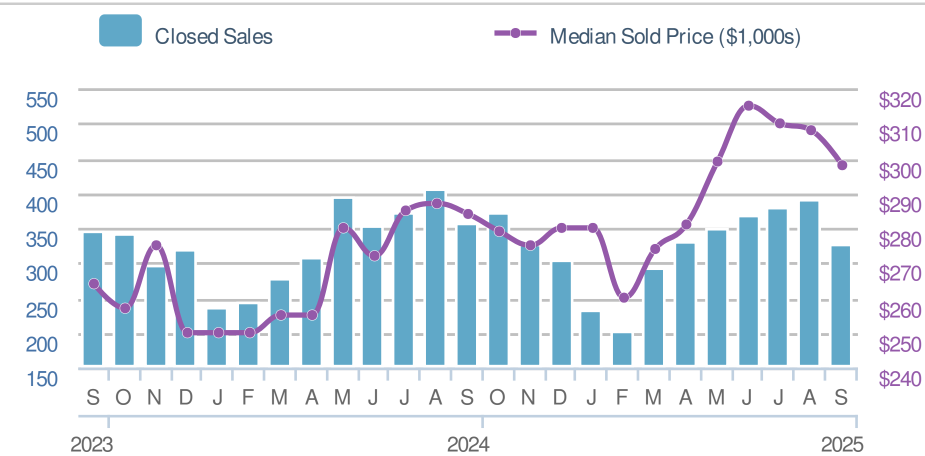
Median Sold Price $298,000

-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

523

Min 357 — 427 — Max 523

5-year Sep average

Aug 2025	Sep 2024
497	**405**

Avg DOM 19

19

Min 13 — 16 — Max 20

5-year Sep average

Aug 2025	Sep 2024	YTD
19	**20**	**22**

Avg Sold to OLP Ratio 100.2%

100.2%

Min 100.2% — 100.5% — Max 100.7%

5-year Sep average

Aug 2025	Sep 2024	YTD
101.1%	**100.3%**	**100.1%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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Berks County, PA - Detached

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

338

Min 257 | 292 (5-year Sep average) | Max 338

Aug 2025	Sep 2024
325	**284**

Avg DOM — 22

22

Min 14 | 18 (5-year Sep average) | Max 22

Aug 2025	Sep 2024	YTD
21	**22**	**23**

Avg Sold to OLP Ratio — 100.3%

100.3%

Min 100.3% | 100.8% (5-year Sep average) | Max 101.0%

Aug 2025	Sep 2024	YTD
100.7%	**100.8%**	**100.1%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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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

185

Min 76 — 135 (5-year Sep average) — Max 185

Aug 2025	Sep 2024
172	**121**

Avg DOM — 14

14

Min 12 — 14 (5-year Sep average) — Max 17

Aug 2025	Sep 2024	YTD
15	**17**	**19**

Avg Sold to OLP Ratio — 99.8%

99.8%

Min 99.6% — 100.0% (5-year Sep average) — Max 100.2%

Aug 2025	Sep 2024	YTD
102.1%	**99.6%**	**100.0%**

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