September 2025

All Home Types
Detached
Attached

Local Market **Insight**

Twin Valley (Berks, PA)

MarketStats by ShowingTime

Presented by
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September 2025

Twin Valley (Berks, PA)

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**

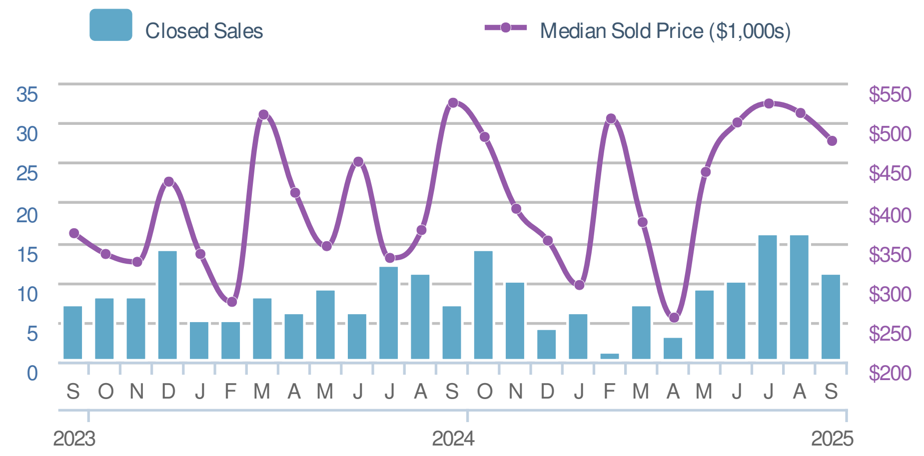
Median Sold Price $477,200

-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**



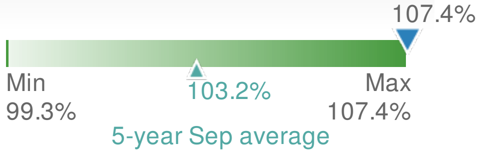
Active Listings 19

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%**

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

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September 2025

Twin Valley (Berks, PA) - Detached

New Listings 7

▼-53.3% from Aug 2025: **15**

▲16.7% from Sep 2024: **6**

YTD	2025	2024	+/-
	93	**74**	25.7%

5-year Sep average: **8**

New Pendings 8

▼-42.9% from Aug 2025: **14**

▼-11.1% from Sep 2024: **9**

YTD	2025	2024	+/-
	70	**67**	4.5%

5-year Sep average: **10**

Closed Sales 9

▼-18.2% from Aug 2025: **11**

▲50.0% from Sep 2024: **6**

YTD	2025	2024	+/-
	60	**54**	11.1%

5-year Sep average: **8**

Median Sold Price $490,000

▼-8.8% from Aug 2025: **$537,205**

▼-18.0% 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.

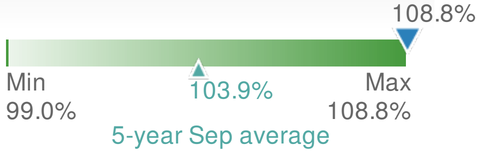
Active Listings 14

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%**

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

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Twin Valley (Berks, PA) - Attached

New Listings 4

▲ 33.3%	▲ 100.0%
from Aug 2025: **3**	from Sep 2024: **2**

YTD	2025	2024	+/-
	25	**19**	31.6%

5-year Sep average: **3**

New Pendings 1

▼ -50.0%	◀▶ 0.0%
from Aug 2025: **2**	from Sep 2024: **1**

YTD	2025	2024	+/-
	18	**16**	12.5%

5-year Sep average: **3**

Closed Sales 2

▼ -60.0%	▲ 100.0%
from Aug 2025: **5**	from Sep 2024: **1**

YTD	2025	2024	+/-
	19	**15**	26.7%

5-year Sep average: **2**

Median Sold Price $317,500

▼ -0.8%	▼ -13.0%
from Aug 2025: **$319,900**	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.

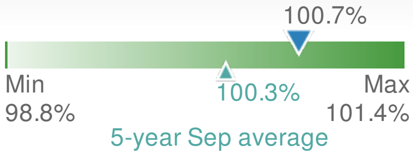
Active Listings 5

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%**

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