

# October 2025

All Home Types  
Detached  
Attached

## Local Market Insight

### Berks County, PA

**October 2025**

Berks County, PA

Email: ldavis@tcsr.realtor

**New Listings****400** **-2.4%**from Sep 2025:  
**410** **9.3%**from Oct 2024:  
**366**

| YTD | 2025         | 2024         | +/-  |
|-----|--------------|--------------|------|
|     | <b>4,168</b> | <b>4,058</b> | 2.7% |

5-year Oct average: **413****New Pendings****393** **3.1%**from Sep 2025:  
**381** **11.3%**from Oct 2024:  
**353**

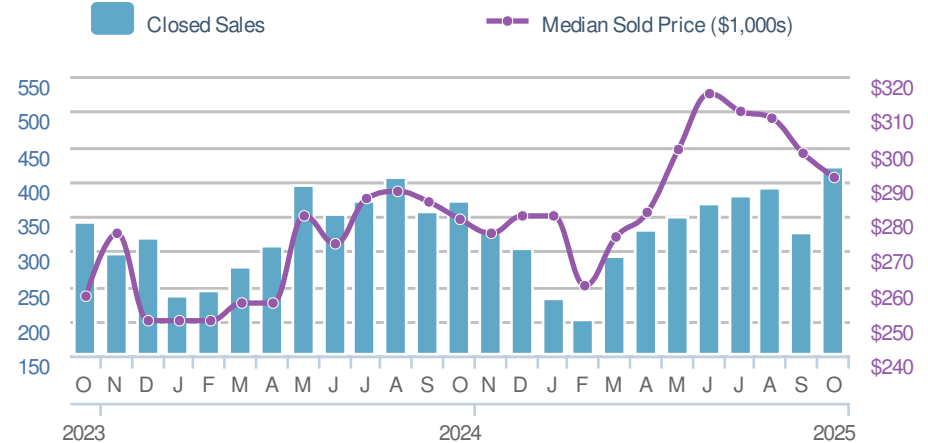
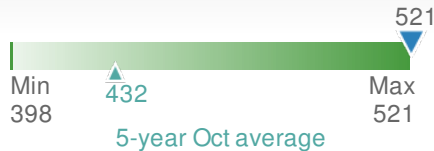
| YTD | 2025         | 2024         | +/-   |
|-----|--------------|--------------|-------|
|     | <b>3,585</b> | <b>3,618</b> | -0.9% |

5-year Oct average: **388****Closed Sales****419** **28.9%**from Sep 2025:  
**325** **13.6%**from Oct 2024:  
**369**

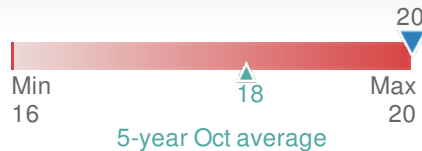
| YTD | 2025         | 2024         | +/-   |
|-----|--------------|--------------|-------|
|     | <b>3,380</b> | <b>3,422</b> | -1.2% |

5-year Oct average: **390****Median Sold Price****\$291,250** **-2.3%**from Sep 2025:  
**\$298,000** **4.2%**from Oct 2024:  
**\$279,450**

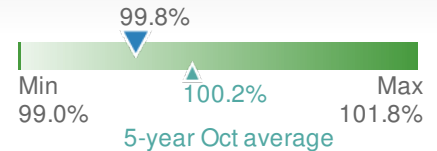
| YTD | 2025             | 2024             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$290,000</b> | <b>\$271,500</b> | 6.8% |

5-year Oct average: **\$257,610****Active Listings****521**

| Sep 2025   | Oct 2024   |
|------------|------------|
| <b>523</b> | <b>398</b> |

**Avg DOM****20**

| Sep 2025  | Oct 2024  | YTD       |
|-----------|-----------|-----------|
| <b>19</b> | <b>19</b> | <b>21</b> |

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

| Sep 2025      | Oct 2024     | YTD           |
|---------------|--------------|---------------|
| <b>100.2%</b> | <b>99.8%</b> | <b>100.0%</b> |

**October 2025**

## Berks County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****237** **-9.5%**from Sep 2025:  
**262** **6.3%**from Oct 2024:  
**223**

| YTD | 2025         | 2024         | +/-  |
|-----|--------------|--------------|------|
|     | <b>2,685</b> | <b>2,589</b> | 3.7% |

5-year Oct average: **260****New Pending****244** **-6.9%**from Sep 2025:  
**262** **11.4%**from Oct 2024:  
**219**

| YTD | 2025         | 2024         | +/-  |
|-----|--------------|--------------|------|
|     | <b>2,332</b> | <b>2,283</b> | 2.1% |

5-year Oct average: **247****Closed Sales****278** **33.0%**from Sep 2025:  
**209** **9.4%**from Oct 2024:  
**254**

| YTD | 2025         | 2024         | +/-  |
|-----|--------------|--------------|------|
|     | <b>2,210</b> | <b>2,147</b> | 2.9% |

5-year Oct average: **257****Median  
Sold Price****\$340,000** **-5.6%**from Sep 2025:  
**\$360,000** **4.8%**from Oct 2024:  
**\$324,450**

| YTD | 2025             | 2024             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$349,900</b> | <b>\$331,000</b> | 5.7% |

5-year Oct average: **\$310,180****Summary**

In Berks County, PA, the median sold price for Detached properties for October was \$340,000, representing a decrease of 5.6% compared to last month and an increase of 4.8% from Oct 2024. The average days on market for units sold in October was 22 days, 15% above the 5-year October average of 19 days. There was a 6.9% month over month decrease in new contract activity with 244 New Pending; a 12.6% MoM decrease in All Pending (new contracts + contracts carried over from September) to 339; and a 3.3% decrease in supply to 327 active units.

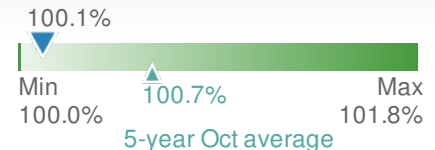
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.15 in September and a decrease from 1.12 in October 2024. The Contract Ratio is 16% lower than the 5-year October average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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****327**

| Sep 2025   | Oct 2024   |
|------------|------------|
| <b>338</b> | <b>284</b> |

**Avg DOM****22**

| Sep 2025  | Oct 2024  | YTD       |
|-----------|-----------|-----------|
| <b>22</b> | <b>19</b> | <b>23</b> |

**Avg Sold to  
OLP Ratio****100.1%**

| Sep 2025      | Oct 2024      | YTD           |
|---------------|---------------|---------------|
| <b>100.3%</b> | <b>100.2%</b> | <b>100.1%</b> |

**October 2025**

Berks County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****163** **10.1%**  
from Sep 2025:  
**148** **14.8%**  
from Oct 2024:  
**142**

| YTD | 2025         | 2024         | +/-  |
|-----|--------------|--------------|------|
|     | <b>1,482</b> | <b>1,466</b> | 1.1% |

5-year Oct average: **153****New Pending****149** **25.2%**  
from Sep 2025:  
**119** **11.2%**  
from Oct 2024:  
**134**

| YTD | 2025         | 2024         | +/-   |
|-----|--------------|--------------|-------|
|     | <b>1,253</b> | <b>1,335</b> | -6.1% |

5-year Oct average: **141****Closed Sales****141** **21.6%**  
from Sep 2025:  
**116** **22.6%**  
from Oct 2024:  
**115**

| YTD | 2025         | 2024         | +/-   |
|-----|--------------|--------------|-------|
|     | <b>1,169</b> | <b>1,275</b> | -8.3% |

5-year Oct average: **133****Median  
Sold Price****\$220,000** **-4.3%**  
from Sep 2025:  
**\$230,000** **11.1%**  
from Oct 2024:  
**\$197,950**

| YTD | 2025             | 2024             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$215,000</b> | <b>\$199,500</b> | 7.8% |

5-year Oct average: **\$185,800****Summary**

In Berks County, PA, the median sold price for Attached properties for October was \$220,000, representing a decrease of 4.3% compared to last month and an increase of 11.1% from Oct 2024. The average days on market for units sold in October was 17 days, the same as the 5-year October average of 17 days. There was a 25.2% month over month increase in new contract activity with 149 New Pending; a 1.1% MoM decrease in All Pending (new contracts + contracts carried over from September) to 172; and a 4.9% increase in supply to 194 active units.

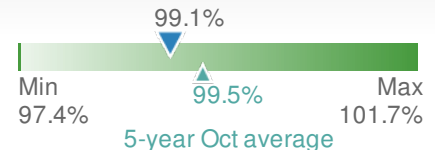
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 0.94 in September and a decrease from 1.48 in October 2024. The Contract Ratio is 38% lower than the 5-year October average of 1.43. A higher Contract Ratio signifies a relative increase in contract activity compared 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****194**

| Sep 2025   | Oct 2024   |
|------------|------------|
| <b>185</b> | <b>114</b> |

**Avg DOM****17**

| Sep 2025  | Oct 2024  | YTD       |
|-----------|-----------|-----------|
| <b>14</b> | <b>18</b> | <b>19</b> |

**Avg Sold to  
OLP Ratio****99.1%**

| Sep 2025     | Oct 2024     | YTD          |
|--------------|--------------|--------------|
| <b>99.8%</b> | <b>98.8%</b> | <b>99.8%</b> |