

October 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Perkiomen (Berks, PA)

October 2025

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**2**

↔ 0.0%

from Sep 2025:
0

↓ -50.0%

from Oct 2024:
4

YTD	2025	2024	+/-
	24	19	26.3%

5-year Oct average: 2

New Pendings**0**

↓ -100.0%

from Sep 2025:
5

↔ 0.0%

from Oct 2024:
0

YTD	2025	2024	+/-
	14	12	16.7%

5-year Oct average: 0

Closed Sales**5**

↔ 0.0%

from Sep 2025:
0

↔ 0.0%

from Oct 2024:
0

YTD	2025	2024	+/-
	13	12	8.3%

5-year Oct average: 2

Median Sold Price**\$230,000**

↔ 0.0%

from Sep 2025:
\$0

↔ 0.0%

from Oct 2024:
\$0

YTD	2025	2024	+/-
	\$300,000	\$446,212	-32.8%

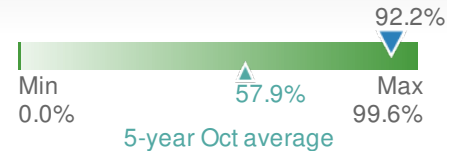
5-year Oct average: \$161,300

**Active Listings****4**

Sep 2025	Oct 2024
3	5

Avg DOM**85**

Sep 2025	Oct 2024	YTD
0	0	59

Avg Sold to OLP Ratio**92.2%**

Sep 2025	Oct 2024	YTD
0.0%	0.0%	94.6%

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Tri-County Suburban REALTORS

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New Listings**2**

↔ 0.0% ↓ -50.0%
from Sep 2025: 0 from Oct 2024: 4

YTD	2025	2024	+/-
	24	19	26.3%

5-year Oct average: 2

New Pendings**0**

↓ -100.0% ↔ 0.0%
from Sep 2025: 5 from Oct 2024: 0

YTD	2025	2024	+/-
	14	12	16.7%

5-year Oct average: 0

Closed Sales**5**

↔ 0.0% ↔ 0.0%
from Sep 2025: 0 from Oct 2024: 0

YTD	2025	2024	+/-
	13	12	8.3%

5-year Oct average: 2

Median Sold Price**\$230,000**

↔ 0.0% ↔ 0.0%
from Sep 2025: \$0 from Oct 2024: \$0

YTD	2025	2024	+/-
	\$300,000	\$446,212	-32.8%

5-year Oct average: \$161,300

Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for October was \$230,000, representing an increase of 0% compared to last month and an increase of 0% from Oct 2024. The average days on market for units sold in October was 85 days, 246% above the 5-year October average of 25 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 2; and a 33.3% increase in supply to 4 active units.

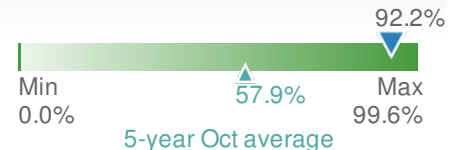
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 2.67 in September and an increase from 0.00 in October 2024. The Contract Ratio is 25% lower than the 5-year October average of 0.67. A higher Contract Ratio signifies a relative increase in contract activity compared 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**4**

Sep 2025	Oct 2024
3	5

Avg DOM**85**

Sep 2025	Oct 2024	YTD
0	0	59

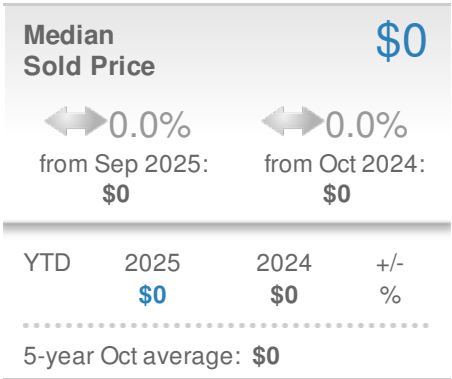
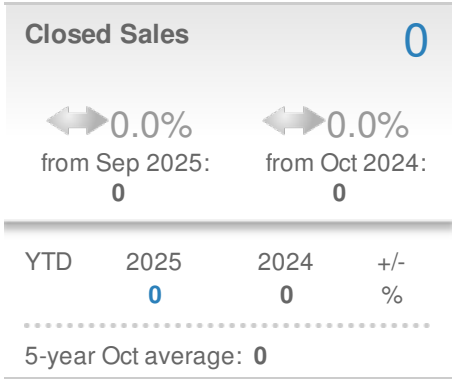
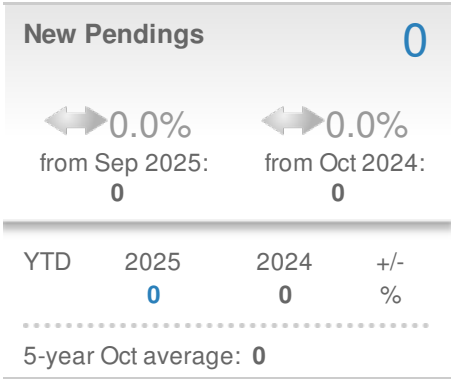
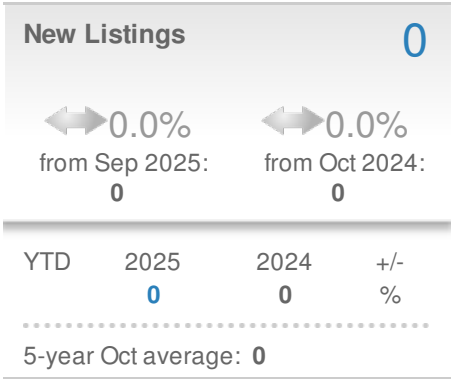
Avg Sold to OLP Ratio**92.2%**

Sep 2025	Oct 2024	YTD
0.0%	0.0%	94.6%

October 2025

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Summary

In Upper Perkiomen (Berks, PA), the median sold price for Attached properties for October was \$0, representing no change compared to last month and no change from Oct 2024. The average days on market for units sold in October was 0 days, the same as the 5-year October 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 September) 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 September and no change from October 2024. The Contract Ratio is the same as the 5-year October 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.

