

November 2025

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

November 2025

Berks County, PA

Email: ldavis@tcsr.realtor

New Listings**291****↓ -27.3%**from Oct 2025:
400**↑ 0.3%**from Nov 2024:
290

YTD	2025	2024	+/-
	4,496	4,369	2.9%

5-year Nov average: **325****New Pendings****345****↓ -12.2%**from Oct 2025:
393**↑ 15.4%**from Nov 2024:
299

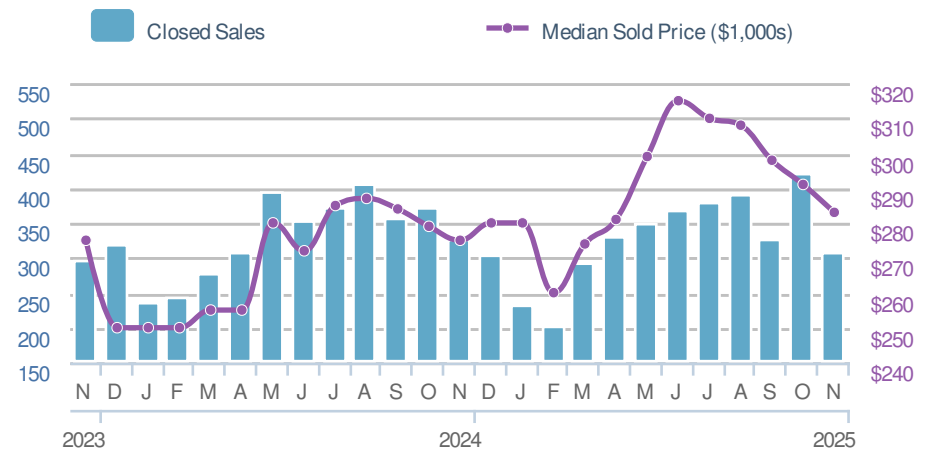
YTD	2025	2024	+/-
	3,915	3,916	-0.0%

5-year Nov average: **344****Closed Sales****307****↓ -26.7%**from Oct 2025:
419**↓ -6.1%**from Nov 2024:
327

YTD	2025	2024	+/-
	3,697	3,762	-1.7%

5-year Nov average: **346****Median Sold Price****\$283,500****↓ -2.7%**from Oct 2025:
\$291,250**↑ 3.0%**from Nov 2024:
\$275,250

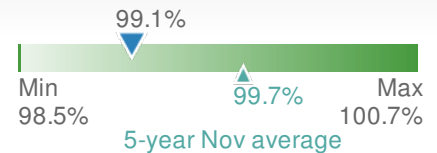
YTD	2025	2024	+/-
	\$290,000	\$274,500	5.6%

5-year Nov average: **\$259,400****Active Listings****455**

Oct 2025	Nov 2024
521	385

Avg DOM**25**

Oct 2025	Nov 2024	YTD
20	21	22

Avg Sold to OLP Ratio**99.1%**

Oct 2025	Nov 2024	YTD
99.8%	100.7%	99.9%

November 2025

Berks County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**189** **-20.3%**from Oct 2025:
237 **1.6%**from Nov 2024:
186

YTD	2025	2024	+/-
	2,893	2,791	3.7%

5-year Nov average: **201****New Pendings****229** **-6.1%**from Oct 2025:
244 **15.1%**from Nov 2024:
199

YTD	2025	2024	+/-
	2,550	2,484	2.7%

5-year Nov average: **223****Closed Sales****191** **-31.3%**from Oct 2025:
278 **-6.4%**from Nov 2024:
204

YTD	2025	2024	+/-
	2,404	2,361	1.8%

5-year Nov average: **222****Median Sold Price****\$341,000** **0.3%**from Oct 2025:
\$340,000 **4.9%**from Nov 2024:
\$325,000

YTD	2025	2024	+/-
	\$349,000	\$330,000	5.8%

5-year Nov average: **\$311,770****Summary**

In Berks County, PA, the median sold price for Detached properties for November was \$341,000, representing an increase of 0.3% compared to last month and an increase of 4.9% from Nov 2024. The average days on market for units sold in November was 27 days, 29% above the 5-year November average of 21 days. There was a 6.1% month over month decrease in new contract activity with 229 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from October) to 363; and a 15% decrease in supply to 278 active units.

This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 1.04 in October and an increase from 1.14 in November 2024. The Contract Ratio is 5% lower than the 5-year November average of 1.38. 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**278**

Oct 2025	Nov 2024
327	267

Avg DOM**27**

Oct 2025	Nov 2024	YTD
22	24	23

Avg Sold to OLP Ratio**99.6%**

Oct 2025	Nov 2024	YTD
100.1%	100.6%	100.1%

November 2025

Berks County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**102** **-37.4%**from Oct 2025:
163 **-1.9%**from Nov 2024:
104

YTD	2025	2024	+/-
	1,602	1,575	1.7%

5-year Nov average: **124****New Pendings****116** **-22.1%**from Oct 2025:
149 **16.0%**from Nov 2024:
100

YTD	2025	2024	+/-
	1,365	1,432	-4.7%

5-year Nov average: **121****Closed Sales****116** **-17.7%**from Oct 2025:
141 **-5.7%**from Nov 2024:
123

YTD	2025	2024	+/-
	1,292	1,401	-7.8%

5-year Nov average: **124****Median
Sold Price****\$221,250** **0.6%**from Oct 2025:
\$220,000 **7.9%**from Nov 2024:
\$205,000

YTD	2025	2024	+/-
	\$215,000	\$199,900	7.6%

5-year Nov average: **\$181,350****Summary**

In Berks County, PA, the median sold price for Attached properties for November was \$221,250, representing an increase of 0.6% compared to last month and an increase of 7.9% from Nov 2024. The average days on market for units sold in November was 20 days, 14% above the 5-year November average of 18 days. There was a 22.1% month over month decrease in new contract activity with 116 New Pendings; a 6.4% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 161; and an 8.8% decrease in supply to 177 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, up from 0.89 in October and a decrease from 1.18 in November 2024. The Contract Ratio is 31% lower than the 5-year November 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**177**

Oct 2025	Nov 2024
194	118

Avg DOM**20**

Oct 2025	Nov 2024	YTD
17	16	19

**Avg Sold to
OLP Ratio****98.3%**

Oct 2025	Nov 2024	YTD
99.1%	100.8%	99.7%

November 2025

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**11**

↓ **-50.0%** ↓ **-15.4%**
from Oct 2025: **22** from Nov 2024: **13**

YTD	2025	2024	+/-
	236	241	-2.1%

5-year Nov average: **14****New Pendings****14**

↓ **-48.1%** ↓ **-26.3%**
from Oct 2025: **27** from Nov 2024: **19**

YTD	2025	2024	+/-
	207	224	-7.6%

5-year Nov average: **17****Closed Sales****21**

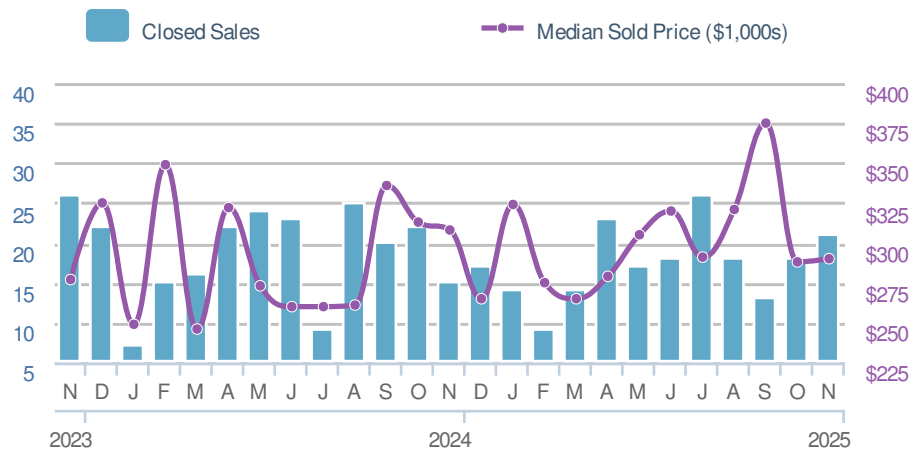
↑ **16.7%** ↑ **40.0%**
from Oct 2025: **18** from Nov 2024: **15**

YTD	2025	2024	+/-
	194	205	-5.4%

5-year Nov average: **21****Median Sold Price****\$290,000**

↑ **0.5%** ↓ **-5.8%**
from Oct 2025: **\$288,500** from Nov 2024: **\$308,000**

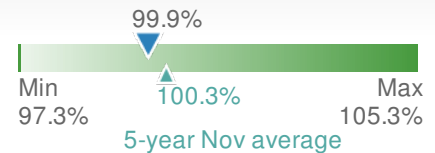
YTD	2025	2024	+/-
	\$299,450	\$284,900	5.1%

5-year Nov average: **\$274,486****Active Listings****25**

Oct 2025	Nov 2024
26	20

Avg DOM**30**

Oct 2025	Nov 2024	YTD
14	23	26

Avg Sold to OLP Ratio**99.9%**

Oct 2025	Nov 2024	YTD
101.5%	105.3%	100.0%

November 2025

Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****10** **-16.7%**from Oct 2025:
12 **0.0%**from Nov 2024:
10

YTD	2025	2024	+/-
	181	191	-5.2%

5-year Nov average: **11****New Pendings****11** **-42.1%**from Oct 2025:
19 **-26.7%**from Nov 2024:
15

YTD	2025	2024	+/-
	160	176	-9.1%

5-year Nov average: **14****Closed Sales****17** **0.0%**from Oct 2025:
17 **41.7%**from Nov 2024:
12

YTD	2025	2024	+/-
	153	160	-4.4%

5-year Nov average: **17****Median Sold Price****\$299,000** **4.2%**from Oct 2025:
\$287,000 **-13.1%**from Nov 2024:
\$344,000

YTD	2025	2024	+/-
	\$325,000	\$315,000	3.2%

5-year Nov average: **\$298,140****Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for November was \$299,000, representing an increase of 4.2% compared to last month and a decrease of 13.1% from Nov 2024. The average days on market for units sold in November was 36 days, 53% above the 5-year November average of 24 days. There was a 42.1% month over month decrease in new contract activity with 11 New Pendings; a 32.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 19; and no change in supply with 17 active units.

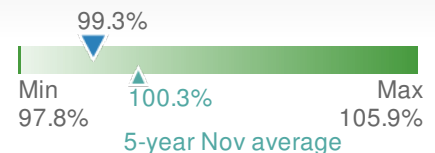
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.65 in October and a decrease from 1.56 in November 2024. The Contract Ratio is 3% higher than the 5-year November average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared 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**17**

Oct 2025	Nov 2024
17	16

Avg DOM**36**

Oct 2025	Nov 2024	YTD
14	28	27

Avg Sold to OLP Ratio**99.3%**

Oct 2025	Nov 2024	YTD
101.5%	105.9%	99.9%

November 2025

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1**

 **-90.0%**
 from Oct 2025: **10**

 **-66.7%**
 from Nov 2024: **3**

YTD	2025	2024	+/-
	55	50	10.0%


5-year Nov average: **2****New Pendings****3**


 **-62.5%**
 from Oct 2025: **8**

 **-25.0%**
 from Nov 2024: **4**

YTD	2025	2024	+/-
	47	48	-2.1%


5-year Nov average: **3****Closed Sales****4**


 **300.0%**
 from Oct 2025: **1**

 **33.3%**
 from Nov 2024: **3**

YTD	2025	2024	+/-
	41	45	-8.9%

5-year Nov average: **4****Median Sold Price****\$275,000**

 **-17.4%**
 from Oct 2025: **\$333,000**

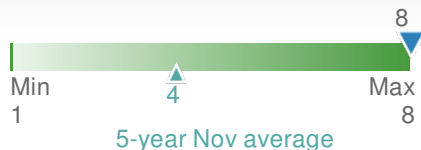
 **19.6%**
 from Nov 2024: **\$230,000**

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

5-year Nov average: **\$227,690****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for November was \$275,000, representing a decrease of 17.4% compared to last month and an increase of 19.6% from Nov 2024. The average days on market for units sold in November was 5 days, 68% below the 5-year November average of 16 days. There was a 62.5% month over month decrease in new contract activity with 3 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 7; and an 11.1% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.00 in October and a decrease from 1.25 in November 2024. The Contract Ratio is 39% lower than the 5-year November average of 1.44. 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**8**

Oct 2025	Nov 2024
9	4

Avg DOM**5**

Oct 2025	Nov 2024	YTD
14	5	20

Avg Sold to OLP Ratio**102.4%**

Oct 2025	Nov 2024	YTD
102.5%	102.8%	100.6%

November 2025

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**9**

↓ -43.8% ↑ 125.0%
from Oct 2025: from Nov 2024:
16 4

YTD	2025	2024	+/-
	146	103	41.7%

5-year Nov average: 8

New Pendings**11**

↓ -52.2% ↑ 175.0%
from Oct 2025: from Nov 2024:
23 4

YTD	2025	2024	+/-
	120	93	29.0%

5-year Nov average: 8

Closed Sales**9**

↓ -25.0% ↓ -10.0%
from Oct 2025: from Nov 2024:
12 10

YTD	2025	2024	+/-
	101	94	7.4%

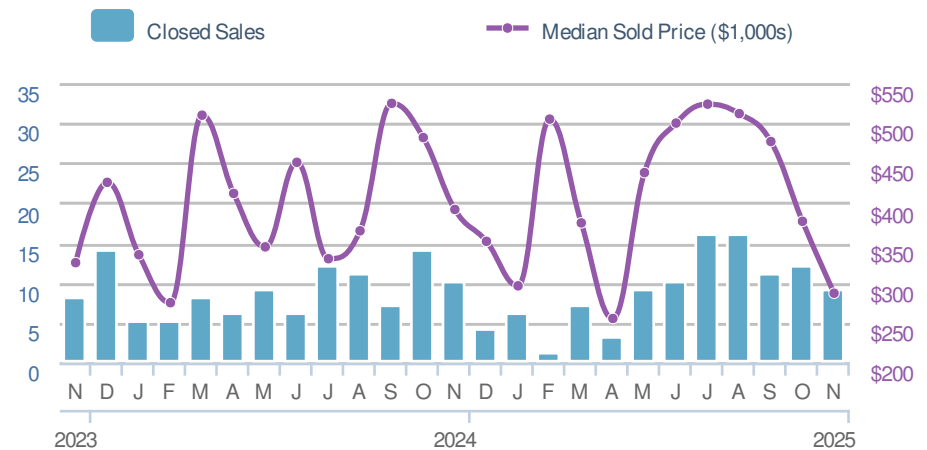
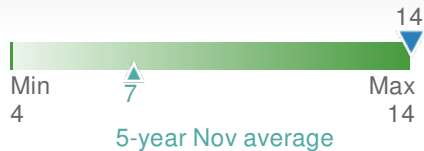
5-year Nov average: 11

Median Sold Price**\$287,000**

↓ -24.0% ↓ -26.9%
from Oct 2025: from Nov 2024:
\$377,500 \$392,500

YTD	2025	2024	+/-
	\$438,000	\$375,000	16.8%

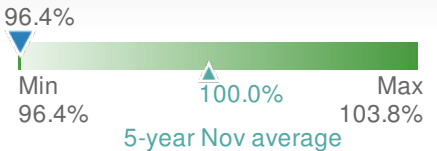
5-year Nov average: \$370,216

**Active Listings****14**

Oct 2025	Nov 2024
13	7

Avg DOM**29**

Oct 2025	Nov 2024	YTD
24	16	21

Avg Sold to OLP Ratio**96.4%**

Oct 2025	Nov 2024	YTD
101.2%	100.4%	100.5%

November 2025

Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**9**

↓ -40.0% ↑ 200.0%
from Oct 2025: from Nov 2024:
15 3

YTD	2025	2024	+/-
	118	81	45.7%

5-year Nov average: 8

New Pendings**11**

↓ -42.1% ↑ 266.7%
from Oct 2025: from Nov 2024:
19 3

YTD	2025	2024	+/-
	98	73	34.2%

5-year Nov average: 7

Closed Sales**5**

↓ -54.5% ↓ -37.5%
from Oct 2025: from Nov 2024:
11 8

YTD	2025	2024	+/-
	77	75	2.7%

5-year Nov average: 8

**Median
Sold Price****\$364,900**

↓ -15.1% ↓ -12.1%
from Oct 2025: from Nov 2024:
\$430,000 \$415,000

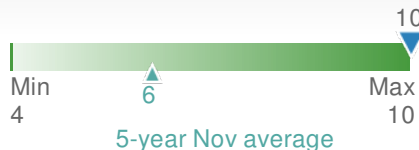
YTD	2025	2024	+/-
	\$502,500	\$430,000	16.9%

5-year Nov average: \$403,386

Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for November was \$364,900, representing a decrease of 15.1% compared to last month and a decrease of 12.1% from Nov 2024. The average days on market for units sold in November was 31 days, 99% above the 5-year November average of 16 days. There was a 42.1% month over month decrease in new contract activity with 11 New Pendings; a 21.4% MoM increase in All Pendings (new contracts + contracts carried over from October) to 34; and a 16.7% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 3.40 pendings per active listing, up from 2.33 in October and an increase from 0.33 in November 2024. The Contract Ratio is 24% higher than the 5-year November average of 2.74. 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**10**

Oct 2025	Nov 2024
12	6

Avg DOM**31**

Oct 2025	Nov 2024	YTD
26	16	22

**Avg Sold to
OLP Ratio****95.2%**

Oct 2025	Nov 2024	YTD
101.3%	101.4%	100.8%

November 2025

Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**0**

↓ -100.0% ↓ -100.0%
from Oct 2025: from Nov 2024:
1 1

YTD	2025	2024	+/-
	28	22	27.3%

5-year Nov average: **1****New Pendings****0**

↓ -100.0% ↓ -100.0%
from Oct 2025: from Nov 2024:
4 1

YTD	2025	2024	+/-
	22	20	10.0%

5-year Nov average: **1****Closed Sales****4**

↑ 300.0% ↑ 100.0%
from Oct 2025: from Nov 2024:
1 2

YTD	2025	2024	+/-
	24	19	26.3%

5-year Nov average: **3****Median
Sold Price****\$244,950**

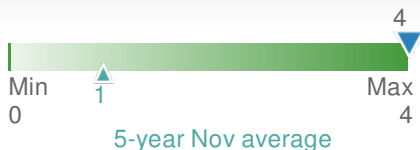
↔ -0.0% ↓ -21.6%
from Oct 2025: from Nov 2024:
\$245,000 **\$312,500**

YTD	2025	2024	+/-
	\$284,000	\$260,000	9.2%

5-year Nov average: **\$250,240****Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for November was \$244,950, representing a decrease of 0% compared to last month and a decrease of 21.6% from Nov 2024. The average days on market for units sold in November was 26 days, 65% above the 5-year November average of 16 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 0; and a 300% increase in supply to 4 active units.

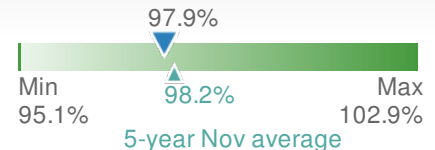
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 4.00 in October and a decrease from 2.00 in November 2024. The Contract Ratio is 100% lower than the 5-year November average of 0.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2025	Nov 2024
1	1

Avg DOM**26**

Oct 2025	Nov 2024	YTD
6	17	17

**Avg Sold to
OLP Ratio****97.9%**

Oct 2025	Nov 2024	YTD
100.0%	96.7%	99.6%

November 2025

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**1**

↓ -50.0% ↓ -50.0%
from Oct 2025: 2 from Nov 2024: 2

YTD	2025	2024	+/-
	25	21	19.0%

5-year Nov average: **1****New Pendings****1**

↔ 0.0% ↓ -75.0%
from Oct 2025: 0 from Nov 2024: 4

YTD	2025	2024	+/-
	15	16	-6.3%

5-year Nov average: **2****Closed Sales****0**

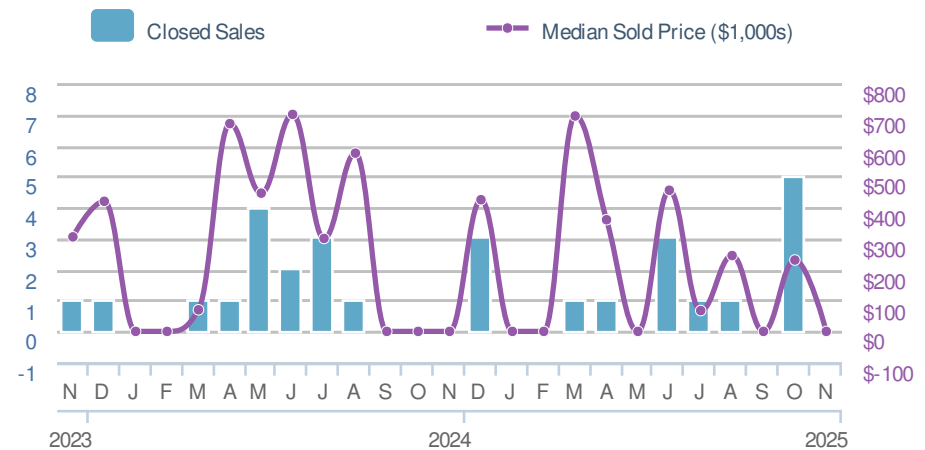
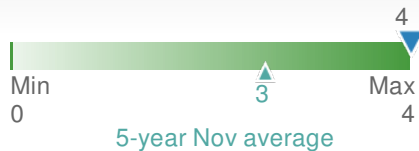
↓ -100.0% ↔ 0.0%
from Oct 2025: 5 from Nov 2024: 0

YTD	2025	2024	+/-
	14	12	16.7%

5-year Nov average: **0****Median Sold Price****\$0**

↓ -100.0% ↔ 0.0%
from Oct 2025: **\$230,000** from Nov 2024: **\$0**

YTD	2025	2024	+/-
	\$272,500	\$446,212	-38.9%

5-year Nov average: **\$61,000****Active Listings****4**

Oct 2025	Nov 2024
4	3

Avg DOM**0**

Oct 2025	Nov 2024	YTD
85	0	58

Avg Sold to OLP Ratio**0.0%**

Oct 2025	Nov 2024	YTD
92.2%	0.0%	94.4%

November 2025

Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1**

-50.0%
 from Oct 2025: **2**
-50.0%
 from Nov 2024: **2**

YTD	2025	2024	+/-
	25	21	19.0%

5-year Nov average: **1****New Pendings****1**

0.0%
 from Oct 2025: **0**
-75.0%
 from Nov 2024: **4**

YTD	2025	2024	+/-
	15	16	-6.3%

5-year Nov average: **1****Closed Sales****0**

-100.0%
 from Oct 2025: **5**
0.0%
 from Nov 2024: **0**

YTD	2025	2024	+/-
	14	12	16.7%

5-year Nov average: **0****Median Sold Price****\$0**

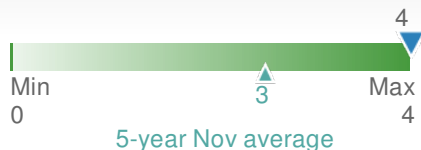
-100.0%
 from Oct 2025: **\$230,000**
0.0%
 from Nov 2024: **\$0**

YTD	2025	2024	+/-
	\$272,500	\$446,212	-38.9%

5-year Nov average: **\$61,000****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for November was \$0, representing a decrease of 100% compared to last month and no change from Nov 2024. The average days on market for units sold in November was 0 days, 100% below the 5-year November average of 6 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 2; and no change in supply with 4 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, no change from October and a decrease from 1.33 in November 2024. The Contract Ratio is 20% higher than the 5-year November average of 0.42. 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**

Oct 2025	Nov 2024
4	3

Avg DOM**0**

Oct 2025	Nov 2024	YTD
85	0	58

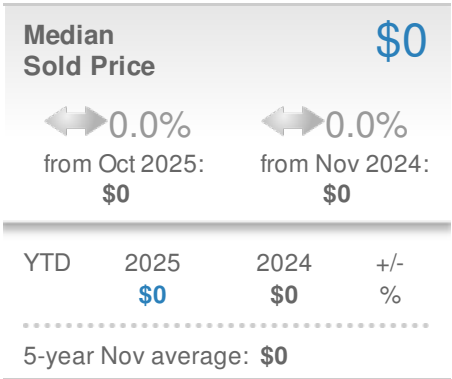
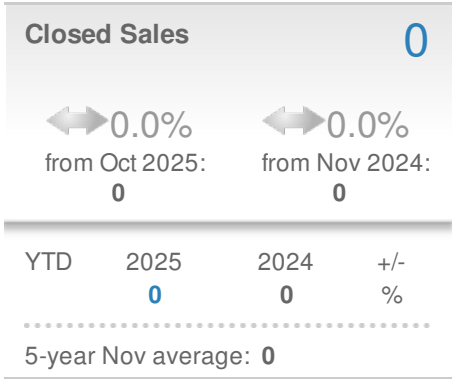
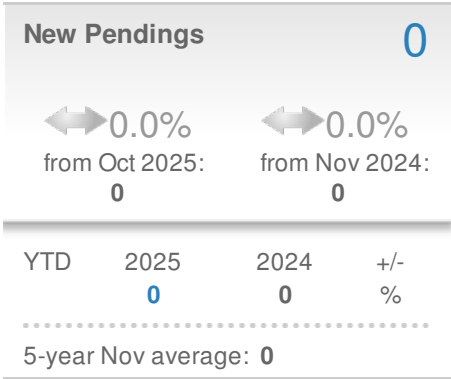
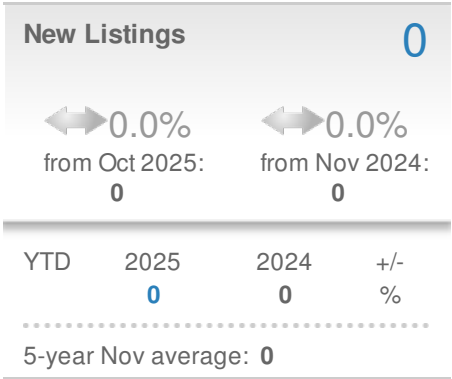
Avg Sold to OLP Ratio**0.0%**

Oct 2025	Nov 2024	YTD
92.2%	0.0%	94.4%

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

