November 2025

All Home Types
Detached
Attached

Local Market Insight

Twin Valley (Berks, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
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New Listings 9

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

YTD	2025	2024	+/-
	146	103	41.7%

5-year Nov average: **8**

New Pendings 11

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

YTD	2025	2024	+/-
	120	93	29.0%

5-year Nov average: **8**

Closed Sales 9

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

YTD	2025	2024	+/-
	101	94	7.4%

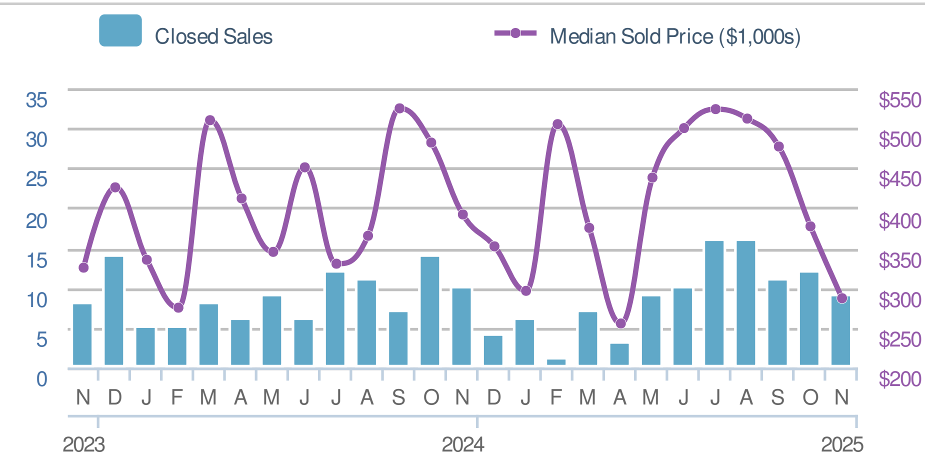
5-year Nov average: **11**

Median Sold Price $287,000

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

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

5-year Nov average: **$370,216**



Active Listings 14

14
Min 4
7
Max 14
5-year Nov average

Oct 2025	Nov 2024
13	7

Avg DOM 29

29
Min 7
15
Max 29
5-year Nov average

Oct 2025	Nov 2024	YTD
24	16	21

Avg Sold to OLP Ratio 96.4%

96.4%
Min 96.4%
100.0%
Max 103.8%
5-year Nov average

Oct 2025	Nov 2024	YTD
101.2%	100.4%	100.5%

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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Twin Valley (Berks, PA) - Detached

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New Listings: 9

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

YTD	2025	2024	+/-
	118	**81**	45.7%

5-year Nov average: **8**

New Pendings: 11

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

YTD	2025	2024	+/-
	98	**73**	34.2%

5-year Nov average: **7**

Closed Sales: 5

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

YTD	2025	2024	+/-
	77	**75**	2.7%

5-year Nov average: **8**

Median Sold Price: $364,900

-15.1% from Oct 2025: **$430,000**
-12.1% from Nov 2024: **$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

10
Min 4 — 6 — Max 10
5-year Nov average

Oct 2025	Nov 2024
12	**6**

Avg DOM: 31

31
Min 8 — 16 — Max 31
5-year Nov average

Oct 2025	Nov 2024	YTD
26	**16**	**22**

Avg Sold to OLP Ratio: 95.2%

95.2%
Min 95.2% — 100.4% — Max 105.7%
5-year Nov average

Oct 2025	Nov 2024	YTD
101.3%	**101.4%**	**100.8%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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New Listings 0

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

YTD	2025	2024	+/-
	28	22	27.3%

5-year Nov average: **1**

New Pendings 0

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

YTD	2025	2024	+/-
	22	20	10.0%

5-year Nov average: **1**

Closed Sales 4

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

YTD	2025	2024	+/-
	24	19	26.3%

5-year Nov average: **3**

Median Sold Price $244,950

-0.0% from Oct 2025: $245,000
-21.6% from Nov 2024: $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

4

Min 0 — 1 — Max 4

5-year Nov average

Oct 2025	Nov 2024
1	1

Avg DOM 26

26

Min 3 — 16 — Max 26

5-year Nov average

Oct 2025	Nov 2024	YTD
6	17	17

Avg Sold to OLP Ratio 97.9%

97.9%

Min 95.1% — 98.2% — Max 102.9%

5-year Nov average

Oct 2025	Nov 2024	YTD
100.0%	96.7%	99.6%

Data Source: Bright MLS. Statistics calculated December 04, 2025.