

November 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Perkiomen (Berks, PA)

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**

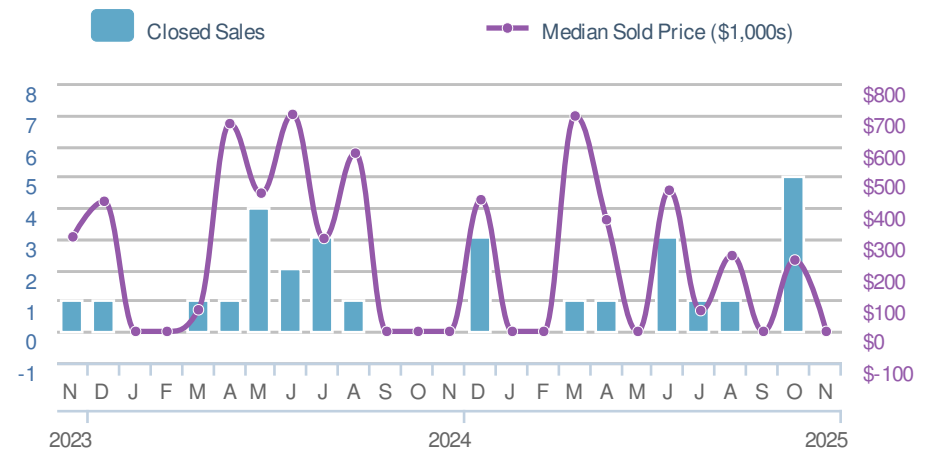
↓ -100.0% ↔ 0.0%
from Oct 2025: 5 from Nov 2024: 0

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%

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Tri-County Suburban REALTORS
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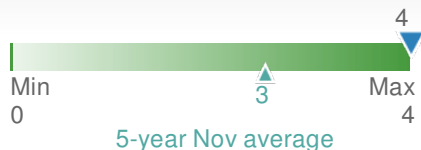
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 from Oct 2025: **\$230,000** from Nov 2024: **\$0**

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**

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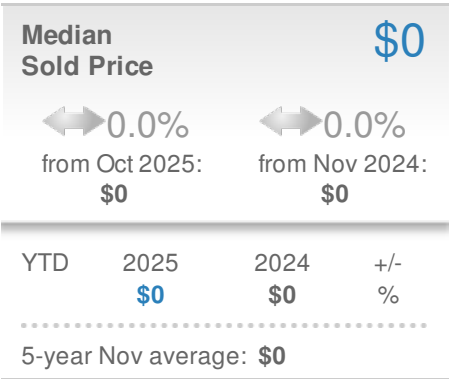
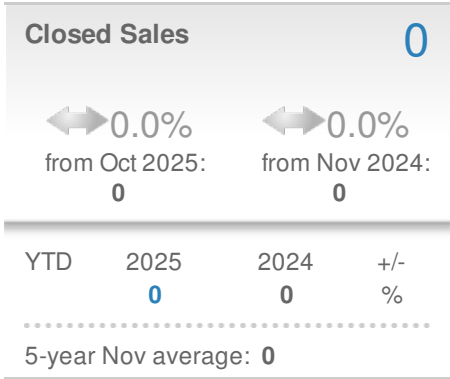
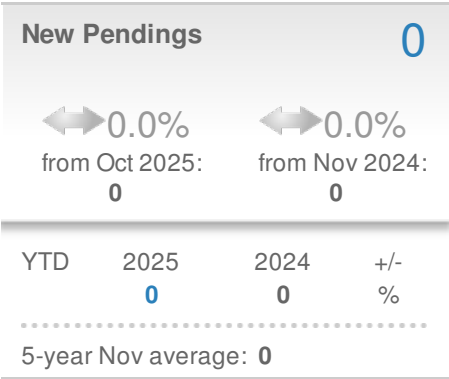
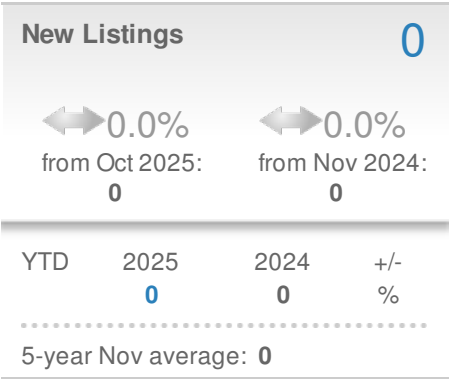
Avg Sold to OLP Ratio**0.0%**

Oct 2025	Nov 2024	YTD
92.2%	0.0%	94.4%

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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.

