

December 2025

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

December 2025

Berks County, PA

Email: ldavis@tcsr.realtor

New Listings**222** **-23.7%**from Nov 2025:
291 **13.8%**from Dec 2024:
195

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 4,743 | 4,595 | 3.2% |

5-year Dec average: **236****New Pendings****232** **-32.8%**from Nov 2025:
345 **3.6%**from Dec 2024:
224

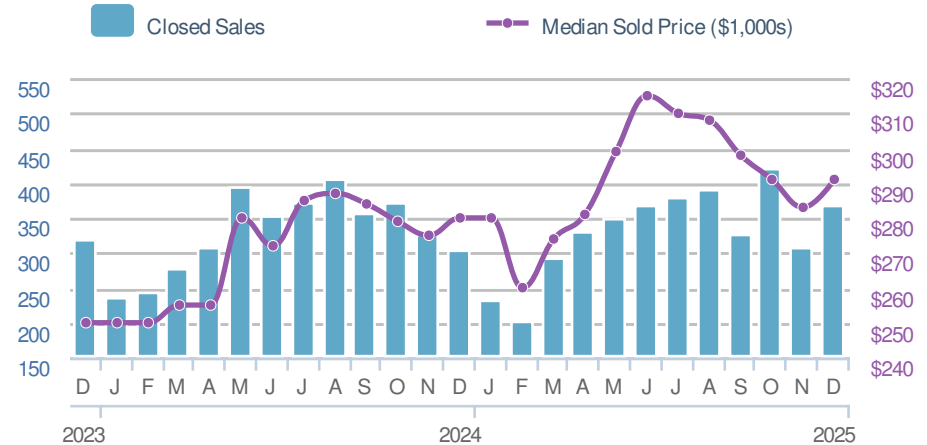
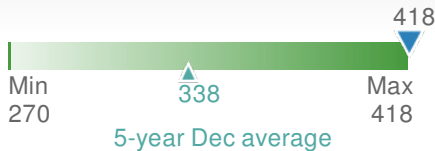
| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 4,135 | 4,127 | 0.2% |

5-year Dec average: **264****Closed Sales****367** **19.5%**from Nov 2025:
307 **21.5%**from Dec 2024:
302

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|-------|
| | 4,082 | 4,083 | -0.0% |

5-year Dec average: **353****Median Sold Price****\$291,500** **2.8%**from Nov 2025:
\$283,500 **4.1%**from Dec 2024:
\$280,000

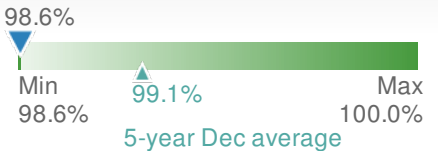
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$290,000 | \$275,000 | 5.5% |

5-year Dec average: **\$254,700****Active Listings****418**

| Nov 2025 | Dec 2024 |
|------------|------------|
| 455 | 351 |

Avg DOM**24**

| Nov 2025 | Dec 2024 | YTD |
|-----------|-----------|-----------|
| 25 | 24 | 22 |

Avg Sold to OLP Ratio**98.6%**

| Nov 2025 | Dec 2024 | YTD |
|--------------|--------------|--------------|
| 99.1% | 98.8% | 99.8% |

December 2025

Berks County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings 135

↓ **-28.6%**
from Nov 2025:
189

↓ **-0.7%**
from Dec 2024:
136

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 3,044 | 2,948 | 3.3% |

5-year Dec average: **146****New Pendings 153**

↓ **-33.2%**
from Nov 2025:
229

↓ **-2.5%**
from Dec 2024:
157

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 2,688 | 2,629 | 2.2% |

5-year Dec average: **166****Closed Sales 239**

↑ **25.1%**
from Nov 2025:
191

↑ **19.5%**
from Dec 2024:
200

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 2,655 | 2,572 | 3.2% |

5-year Dec average: **229****Median Sold Price \$331,550**

↓ **-2.8%**
from Nov 2025:
\$341,000

↑ **0.5%**
from Dec 2024:
\$330,000

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$345,500 | \$330,000 | 4.7% |

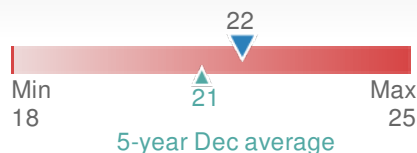
5-year Dec average: **\$304,710****Summary**

In Berks County, PA, the median sold price for Detached properties for December was \$331,550, representing a decrease of 2.8% compared to last month and an increase of 0.5% from Dec 2024. The average days on market for units sold in December was 22 days, 3% above the 5-year December average of 21 days. There was a 33.2% month over month decrease in new contract activity with 153 New Pendings; a 31.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 250; and a 13.3% decrease in supply to 241 active units.

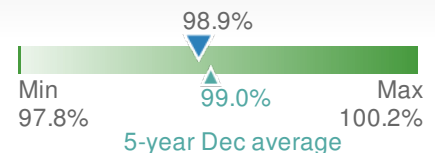
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.31 in November and an increase from 0.98 in December 2024. The Contract Ratio is 19% lower than the 5-year December average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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 241

| Nov 2025 | Dec 2024 |
|------------|------------|
| 278 | 244 |

Avg DOM 22

| Nov 2025 | Dec 2024 | YTD |
|-----------|-----------|-----------|
| 27 | 25 | 23 |

Avg Sold to OLP Ratio 98.9%

| Nov 2025 | Dec 2024 | YTD |
|--------------|--------------|---------------|
| 99.6% | 97.8% | 100.0% |

December 2025

Berks County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**87** **-14.7%**

from Nov 2025:

102 **50.0%**

from Dec 2024:

58

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|------|
| | 1,698 | 1,643 | 3.3% |

5-year Dec average: **90****New Pendings****79** **-31.9%**

from Nov 2025:

116 **19.7%**

from Dec 2024:

66

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|-------|
| | 1,447 | 1,497 | -3.3% |

5-year Dec average: **98****Closed Sales****128** **10.3%**

from Nov 2025:

116 **25.5%**

from Dec 2024:

102

| YTD | 2025 | 2024 | +/- |
|-----|--------------|--------------|-------|
| | 1,426 | 1,511 | -5.6% |

5-year Dec average: **124****Median
Sold Price****\$225,500** **1.9%**

from Nov 2025:

\$221,250 **3.4%**

from Dec 2024:

\$218,000

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$215,000 | \$200,000 | 7.5% |

5-year Dec average: **\$188,200****Summary**

In Berks County, PA, the median sold price for Attached properties for December was \$225,500, representing an increase of 1.9% compared to last month and an increase of 3.4% from Dec 2024. The average days on market for units sold in December was 26 days, 28% above the 5-year December average of 20 days. There was a 31.9% month over month decrease in new contract activity with 79 New Pendings; a 32.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 109; and no change in supply with 177 active units.

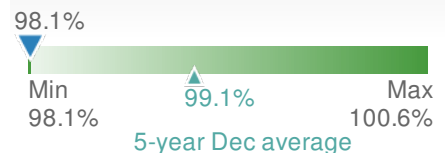
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 0.91 in November and a decrease from 0.88 in December 2024. The Contract Ratio is 49% lower than the 5-year December average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

| Nov 2025 | Dec 2024 |
|------------|------------|
| 177 | 107 |

Avg DOM**26**

| Nov 2025 | Dec 2024 | YTD |
|-----------|-----------|-----------|
| 20 | 21 | 20 |

**Avg Sold to
OLP Ratio****98.1%**

| Nov 2025 | Dec 2024 | YTD |
|--------------|---------------|--------------|
| 98.3% | 100.6% | 99.5% |

December 2025

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**12** **9.1%**from Nov 2025:
11 **0.0%**from Dec 2024:
12

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 250 | 256 | -2.3% |

5-year Dec average: **11****New Pendings****12** **-14.3%**from Nov 2025:
14 **33.3%**from Dec 2024:
9

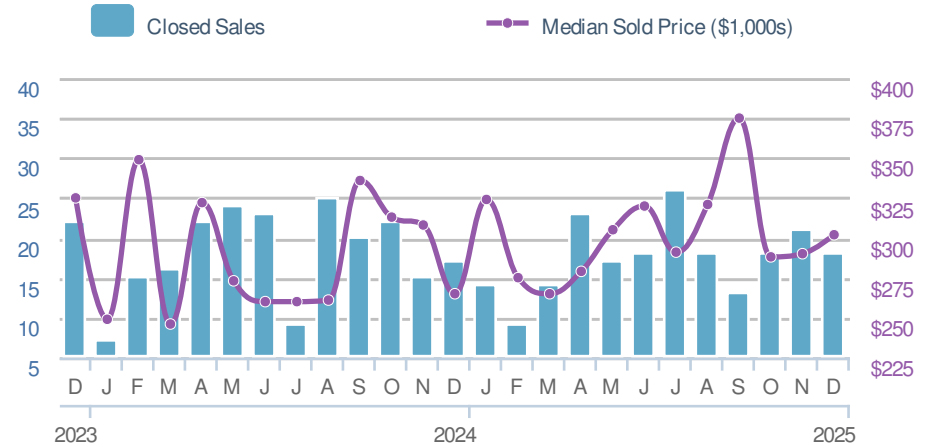
| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 220 | 229 | -3.9% |

5-year Dec average: **13****Closed Sales****18** **-14.3%**from Nov 2025:
21 **5.9%**from Dec 2024:
17

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 214 | 226 | -5.3% |

5-year Dec average: **20****Median Sold Price****\$302,500** **4.3%**from Nov 2025:
\$290,000 **14.2%**from Dec 2024:
\$265,000

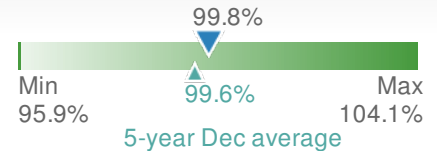
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$299,450 | \$283,250 | 5.7% |

5-year Dec average: **\$278,700****Active Listings****22**

| Nov 2025 | Dec 2024 |
|-----------|-----------|
| 25 | 25 |

Avg DOM**28**

| Nov 2025 | Dec 2024 | YTD |
|-----------|-----------|-----------|
| 30 | 12 | 26 |

Avg Sold to OLP Ratio**99.8%**

| Nov 2025 | Dec 2024 | YTD |
|--------------|--------------|---------------|
| 99.9% | 99.1% | 100.0% |

December 2025

Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****10**

↔ 0.0%

from Nov 2025:
10

↓ -9.1%

from Dec 2024:
11

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 192 | 204 | -5.9% |

5-year Dec average: **9****New Pending****11**

↔ 0.0%

from Nov 2025:
11

↑ 57.1%

from Dec 2024:
7

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 171 | 179 | -4.5% |

5-year Dec average: **10****Closed Sales****13**

↓ -23.5%

from Nov 2025:
17

↑ 8.3%

from Dec 2024:
12

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-------|
| | 167 | 175 | -4.6% |

5-year Dec average: **16****Median
Sold Price****\$275,000**

↓ -8.0%

from Nov 2025:
\$299,000

↓ -24.7%

from Dec 2024:
\$365,000

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

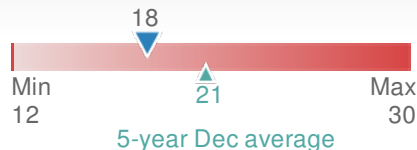
5-year Dec average: **\$303,500****Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for December was \$275,000, representing a decrease of 8% compared to last month and a decrease of 24.7% from Dec 2024. The average days on market for units sold in December was 18 days, 14% below the 5-year December average of 21 days. There was no month over month change in new contract activity with 11 New Pending; a 15.8% MoM decrease in All Pending (new contracts + contracts carried over from November) to 16; and a 17.6% decrease in supply to 14 active units.

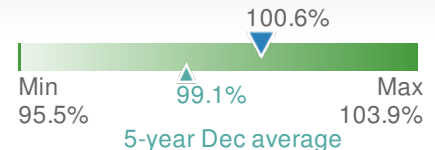
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 1.12 in November and an increase from 0.62 in December 2024. The Contract Ratio is 40% higher than the 5-year December average of 0.81. A higher Contract Ratio signifies a relative increase in contract activity compared 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**14**

| Nov 2025 | Dec 2024 |
|-----------|-----------|
| 17 | 21 |

Avg DOM**18**



| Nov 2025 | Dec 2024 | YTD |
|-----------|-----------|-----------|
| 36 | 12 | 26 |

**Avg Sold to
OLP Ratio****100.6%**



| Nov 2025 | Dec 2024 | YTD |
|--------------|--------------|--------------|
| 99.3% | 98.3% | 99.9% |

December 2025



Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****2** **100.0%**
from Nov 2025: **1**
 **100.0%**
from Dec 2024: **1**



| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|-------|
| | 58 | 52 | 11.5% |

5-year Dec average: **2****New Pendings****1** **-66.7%**
from Nov 2025: **3**
 **-50.0%**
from Dec 2024: **2**

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|-------|
| | 49 | 50 | -2.0% |

5-year Dec average: **3****Closed Sales****5** **25.0%**
from Nov 2025: **4**
 **0.0%**
from Dec 2024: **5**

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|-------|
| | 47 | 51 | -7.8% |

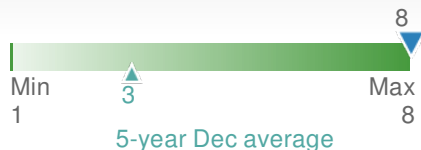
5-year Dec average: **4****Median
Sold Price****\$315,000** **14.5%**
from Nov 2025: **\$275,000**
 **23.5%**
from Dec 2024: **\$255,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$255,000 | \$239,000 | 6.7% |

5-year Dec average: **\$234,000****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for December was \$315,000, representing an increase of 14.5% compared to last month and an increase of 23.5% from Dec 2024. The average days on market for units sold in December was 55 days, 159% above the 5-year December average of 21 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 57.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 3; and no change in supply with 8 active units.

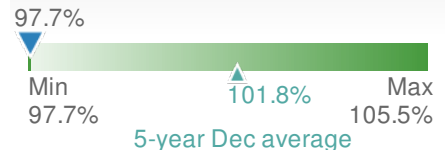
This activity resulted in a Contract Ratio of 0.38 pendings per active listing, down from 0.88 in November and an increase from 0.25 in December 2024. The Contract Ratio is 82% lower than the 5-year December average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

| Nov 2025 | Dec 2024 |
|----------|----------|
| 8 | 4 |

Avg DOM**55**

| Nov 2025 | Dec 2024 | YTD |
|----------|-----------|-----------|
| 5 | 12 | 23 |

**Avg Sold to
OLP Ratio****97.7%**

| Nov 2025 | Dec 2024 | YTD |
|---------------|---------------|---------------|
| 102.4% | 101.0% | 100.3% |

December 2025

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**7** **-22.2%**

from Nov 2025:

9 **0.0%**

from Dec 2024:

7

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|--------------|
| | 154 | 110 | 40.0% |

5-year Dec average: **7****New Pendings****4** **-63.6%**

from Nov 2025:

11 **0.0%**

from Dec 2024:

4

| YTD | 2025 | 2024 | +/- |
|-----|------------|-----------|--------------|
| | 124 | 97 | 27.8% |

5-year Dec average: **6****Closed Sales****10** **11.1%**

from Nov 2025:

9 **150.0%**

from Dec 2024:

4

| YTD | 2025 | 2024 | +/- |
|-----|------------|-----------|--------------|
| | 112 | 98 | 14.3% |

5-year Dec average: **9****Median Sold Price****\$414,500** **44.4%**

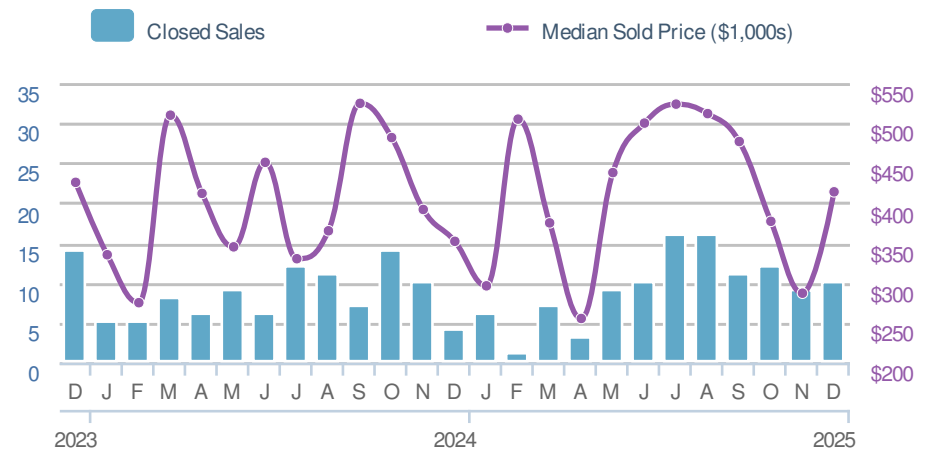
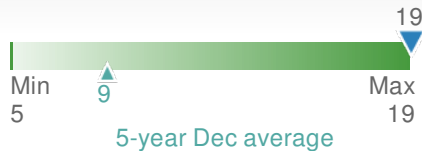
from Nov 2025:

\$287,000 **17.6%**

from Dec 2024:

\$352,500

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|--------------|
| | \$439,000 | \$375,000 | 17.1% |

5-year Dec average: **\$371,950****Active Listings****19**

| Nov 2025 | Dec 2024 |
|-----------|----------|
| 14 | 8 |

Avg DOM**25**

| Nov 2025 | Dec 2024 | YTD |
|-----------|-----------|-----------|
| 29 | 14 | 21 |

Avg Sold to OLP Ratio**97.7%**

| Nov 2025 | Dec 2024 | YTD |
|--------------|---------------|---------------|
| 96.4% | 100.7% | 100.6% |

December 2025

Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**7** **-22.2%**

from Nov 2025:

9 **16.7%**

from Dec 2024:

6

| YTD | 2025 | 2024 | +/- |
|-----|------------|-----------|-------|
| | 126 | 87 | 44.8% |

5-year Dec average: **6****New Pendings****4** **-63.6%**

from Nov 2025:

11 **0.0%**

from Dec 2024:

4

| YTD | 2025 | 2024 | +/- |
|-----|------------|-----------|-------|
| | 102 | 77 | 32.5% |

5-year Dec average: **5****Closed Sales****10** **100.0%**

from Nov 2025:

5 **233.3%**

from Dec 2024:

3

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|-------|
| | 88 | 78 | 12.8% |

5-year Dec average: **8****Median
Sold Price****\$414,500** **13.6%**

from Nov 2025:

\$364,900 **2.3%**

from Dec 2024:

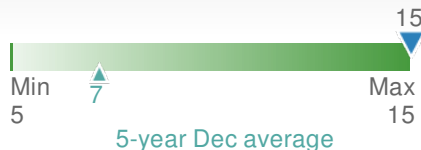
\$405,000

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|-------|
| | \$500,000 | \$428,000 | 16.8% |

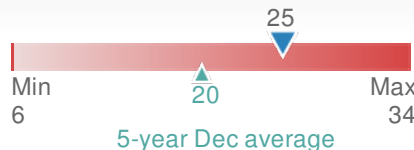
5-year Dec average: **\$403,400****Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for December was \$414,500, representing an increase of 13.6% compared to last month and an increase of 2.3% from Dec 2024. The average days on market for units sold in December was 25 days, 28% above the 5-year December average of 20 days. There was a 63.6% month over month decrease in new contract activity with 4 New Pendings; a 20.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 27; and a 50% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.80 pendings per active listing, down from 3.40 in November and an increase from 0.43 in December 2024. The Contract Ratio is 17% lower than the 5-year December average of 2.17. 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**15**

| Nov 2025 | Dec 2024 |
|-----------|----------|
| 10 | 7 |

Avg DOM**25**

| Nov 2025 | Dec 2024 | YTD |
|-----------|-----------|-----------|
| 31 | 17 | 22 |

**Avg Sold to
OLP Ratio****97.7%**

| Nov 2025 | Dec 2024 | YTD |
|--------------|---------------|---------------|
| 95.2% | 100.9% | 100.9% |

December 2025

Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0% ↓ -100.0%

from Nov 2025: from Dec 2024:

0 1

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|-------|
| | 28 | 23 | 21.7% |

5-year Dec average: 1

New Pendings**0**

↔ 0.0% ↔ 0.0%

from Nov 2025: from Dec 2024:

0 0

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|-------|
| | 22 | 20 | 10.0% |

5-year Dec average: 1

Closed Sales**0**

↓ -100.0% ↓ -100.0%

from Nov 2025: from Dec 2024:

4 1

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|-------|
| | 24 | 20 | 20.0% |

5-year Dec average: 1

Median Sold Price**\$0**

↓ -100.0% ↓ -100.0%

from Nov 2025: from Dec 2024:

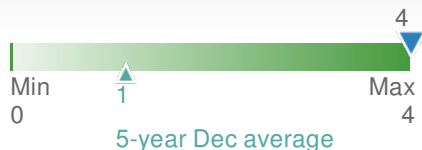
\$244,950 **\$300,000**

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|------|
| | \$284,000 | \$268,500 | 5.8% |

5-year Dec average: **\$225,000****Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for December was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Dec 2024. The average days on market for units sold in December was 0 days, 100% below the 5-year December average of 4 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 November) with 0; and no change in supply with 4 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and a decrease from 1.00 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 1.40. 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**

| Nov 2025 | Dec 2024 |
|----------|----------|
| 4 | 1 |

Avg DOM**0**

| Nov 2025 | Dec 2024 | YTD |
|-----------|----------|-----------|
| 26 | 5 | 17 |

Avg Sold to OLP Ratio**0.0%**

| Nov 2025 | Dec 2024 | YTD |
|--------------|---------------|--------------|
| 97.9% | 100.3% | 99.6% |

December 2025

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**1**

↔ 0.0%

from Nov 2025:

1

↔ 0.0%

from Dec 2024:

0

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|-------|
| | 26 | 21 | 23.8% |

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

↓ -100.0%

from Nov 2025:

1

↔ 0.0%

from Dec 2024:

0

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|--------|
| | 14 | 16 | -12.5% |

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

↔ 0.0%

from Nov 2025:

0

↓ -66.7%

from Dec 2024:

3

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|------|
| | 15 | 15 | 0.0% |

5-year Dec average: **2****Median Sold Price****\$46,000**

↔ 0.0%

from Nov 2025:

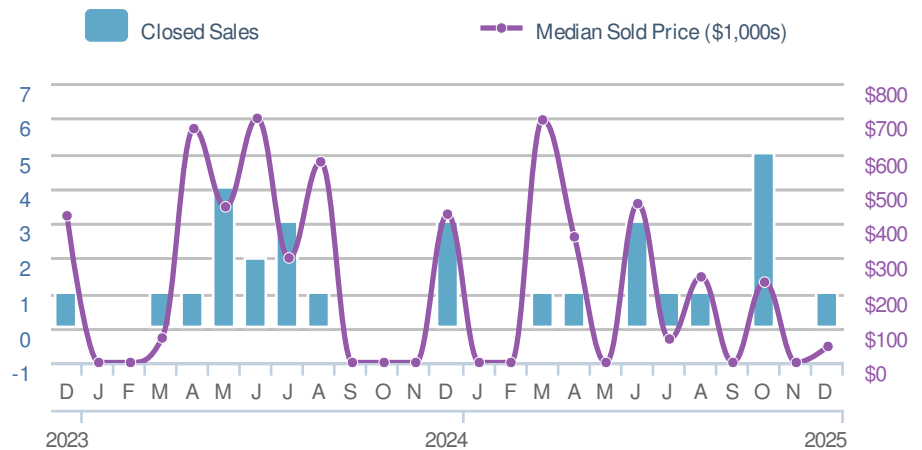
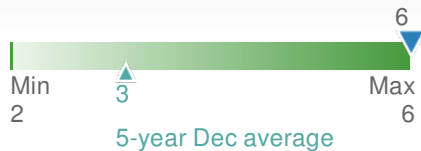
\$0

↓ -89.2%

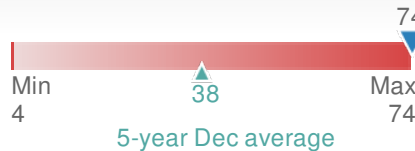
from Dec 2024:

\$425,000

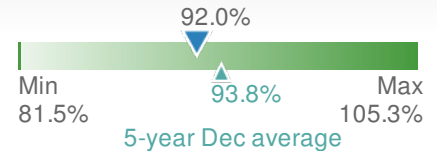
| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|--------|
| | \$245,000 | \$425,000 | -42.4% |

5-year Dec average: **\$298,100****Active Listings****6**

| Nov 2025 | Dec 2024 |
|----------|----------|
| 4 | 2 |

Avg DOM**74**

| Nov 2025 | Dec 2024 | YTD |
|----------|-----------|-----------|
| 0 | 14 | 59 |

Avg Sold to OLP Ratio**92.0%**

| Nov 2025 | Dec 2024 | YTD |
|-------------|--------------|--------------|
| 0.0% | 99.1% | 94.2% |

December 2025

Upper Perkiomen (Berks, PA) - Detached

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

↔ 0.0%

from Nov 2025:

1

↔ 0.0%

from Dec 2024:

0

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|-------|
| | 26 | 21 | 23.8% |

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

↓ -100.0%

from Nov 2025:

1

↔ 0.0%

from Dec 2024:

0

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|--------|
| | 14 | 16 | -12.5% |

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

↔ 0.0%

from Nov 2025:

0

↓ -66.7%

from Dec 2024:

3

| YTD | 2025 | 2024 | +/- |
|-----|-----------|-----------|------|
| | 15 | 15 | 0.0% |

5-year Dec average: **2****Median Sold Price****\$46,000**

↔ 0.0%

from Nov 2025:

\$0

↓ -89.2%

from Dec 2024:

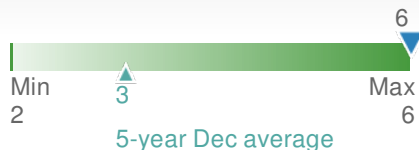
\$425,000

| YTD | 2025 | 2024 | +/- |
|-----|------------------|------------------|--------|
| | \$245,000 | \$425,000 | -42.4% |

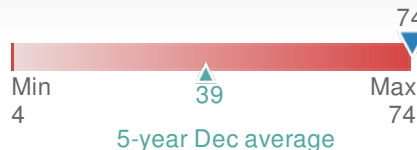
5-year Dec average: **\$325,200****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for December was \$46,000, representing an increase of 0% compared to last month and a decrease of 89.2% from Dec 2024. The average days on market for units sold in December was 74 days, 89% above the 5-year December average of 39 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 November) to 0; and a 50% increase in supply to 6 active units.

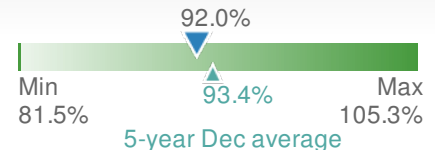
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.50 in November and a decrease from 0.50 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.27. A higher Contract Ratio signifies a relative increase in contract activity compared 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**6**

| Nov 2025 | Dec 2024 |
|----------|----------|
| 4 | 2 |

Avg DOM**74**

| Nov 2025 | Dec 2024 | YTD |
|----------|-----------|-----------|
| 0 | 14 | 59 |

Avg Sold to OLP Ratio**92.0%**

| Nov 2025 | Dec 2024 | YTD |
|-------------|--------------|--------------|
| 0.0% | 99.1% | 94.2% |

December 2025

Upper Perkiomen (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****0**

↔ 0.0% ↔ 0.0%
from Nov 2025: from Dec 2024:
0 0

| YTD | 2025 | 2024 | +/- |
|-----|----------|----------|-----|
| | 0 | 0 | % |

5-year Dec average: **0****New Pendings****0**

↔ 0.0% ↔ 0.0%
from Nov 2025: from Dec 2024:
0 0

| YTD | 2025 | 2024 | +/- |
|-----|----------|----------|-----|
| | 0 | 0 | % |

5-year Dec average: **0****Closed Sales****0**

↔ 0.0% ↔ 0.0%
from Nov 2025: from Dec 2024:
0 0

| YTD | 2025 | 2024 | +/- |
|-----|----------|----------|-----|
| | 0 | 0 | % |

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

↔ 0.0% ↔ 0.0%
from Nov 2025: from Dec 2024:
\$0 **\$0**

| YTD | 2025 | 2024 | +/- |
|-----|------------|------------|-----|
| | \$0 | \$0 | % |

5-year Dec average: **\$179,000****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Attached properties for December was \$0, representing no change compared to last month and no change from Dec 2024. The average days on market for units sold in December was 0 days, 100% below the 5-year December average of 33 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 November) with 0; and no change in supply with 0 active units.

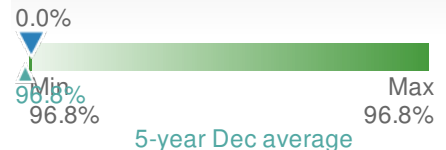
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and no change from December 2024. The Contract Ratio is the same as the 5-year December average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings**0**

| Nov 2025 | Dec 2024 |
|----------|----------|
| 0 | 0 |

Avg DOM**0**

| Nov 2025 | Dec 2024 | YTD |
|----------|----------|----------|
| 0 | 0 | 0 |

**Avg Sold to
OLP Ratio****0.0%**

| Nov 2025 | Dec 2024 | YTD |
|-------------|-------------|-------------|
| 0.0% | 0.0% | 0.0% |