

December 2025

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

 **MarketStats**
by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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 4,743	2024 4,595 +/- 3.2%
5-year Dec average: 236	

New Pendencies	232
 -32.8% from Nov 2025: 345	 3.6% from Dec 2024: 224
YTD 2025 4,135	2024 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 4,082	2024 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 \$290,000	2024 \$275,000 +/- 5.5%
5-year Dec average: \$254,700	



Active Listings	418
Min 270	338
Max 418	 418
5-year Dec average	
Nov 2025 455	Dec 2024 351

Avg DOM	24
Min 18	21 
Max 24	 24
5-year Dec average	
Nov 2025 25	Dec 2024 24
YTD 22	

Avg Sold to OLP Ratio	98.6%
Min 98.6%	99.1% 
Max 100.0%	 100.0%
5-year Dec average	
Nov 2025 99.1%	Dec 2024 98.8%
YTD 99.8%	

December 2025

Berks County, PA - Detached

Tri-County Suburban REALTORS
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New Listings	135	
 -28.6%	 -0.7%	
from Nov 2025: 189	from Dec 2024: 136	
YTD 2025 2024 +/-		
3,044	2,948	3.3%
5-year Dec average: 146		

New Pendencies	153	
 -33.2%	 -2.5%	
from Nov 2025: 229	from Dec 2024: 157	
YTD 2025 2024 +/-		
2,688	2,629	2.2%
5-year Dec average: 166		

Closed Sales	239	
 25.1%	 19.5%	
from Nov 2025: 191	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%	 0.5%	
from Nov 2025: \$341,000	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 Pendencies; a 31.1% MoM decrease in All Pendencies (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
 214	 241
Min 162 Max 244	
5-year Dec average	
Nov 2025 278	Dec 2024 244

Avg DOM	22
 22	
Min 18 Max 25	
5-year Dec average	
Nov 2025 27	Dec 2024 25
YTD 23	

Avg Sold to OLP Ratio	98.9%
 98.9%	
Min 97.8% Max 100.2%	
5-year Dec average	
Nov 2025 99.6%	Dec 2024 97.8%
YTD 100.0%	

December 2025

Berks County, PA - Attached

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New Listings		87
 -14.7%	 50.0%	
from Nov 2025: 102	from Dec 2024: 58	
YTD 2025 2024 +/-		
1,698	1,643	3.3%
5-year Dec average: 90		

New Pendencies		79
 -31.9%	 19.7%	
from Nov 2025: 116	from Dec 2024: 66	
YTD 2025 2024 +/-		
1,447	1,497	-3.3%
5-year Dec average: 98		

Closed Sales		128
 10.3%	 25.5%	
from Nov 2025: 116	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%	 3.4%	
from Nov 2025: \$221,250	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 Pendencies; a 32.3% MoM decrease in All Pendencies (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
Min 107	124	Max 177
5-year Dec average		
Nov 2025 177	Dec 2024 107	

Avg DOM		26
Min 17	20	Max 26
5-year Dec average		
Nov 2025 20	Dec 2024 21	YTD 20

Avg Sold to OLP Ratio		98.1%
Min 98.1%	99.1%	Max 100.6%
5-year Dec average		
Nov 2025 98.3%	Dec 2024 100.6%	YTD 99.5%

December 2025

Boyertown Area (Berks, PA)

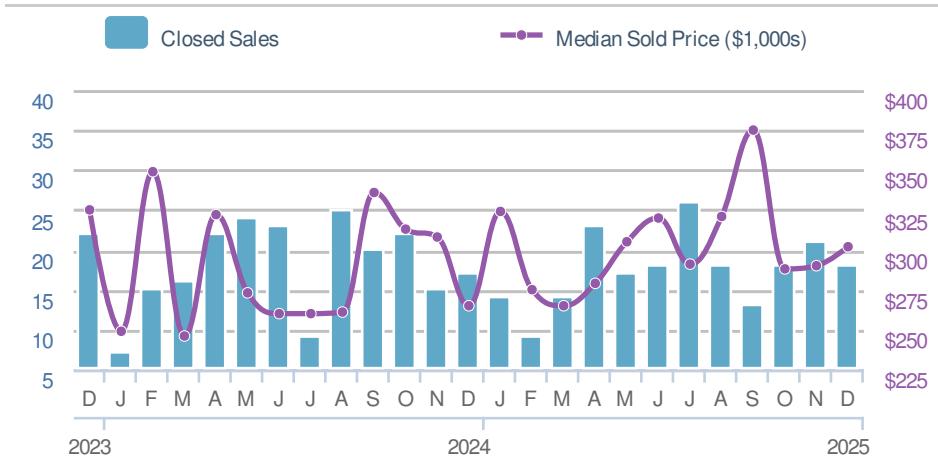
Email: ldavis@tcsr.realtor

New Listings	12	
9.1% from Nov 2025:	0.0% from Dec 2024:	
11	12	
YTD 2025 2024 +/-		
250	256	-2.3%
5-year Dec average: 11		

New Pendencies	12	
-14.3% from Nov 2025:	33.3% from Dec 2024:	
14	9	
YTD 2025 2024 +/-		
220	229	-3.9%
5-year Dec average: 13		

Closed Sales	18	
-14.3% from Nov 2025:	5.9% from Dec 2024:	
21	17	
YTD 2025 2024 +/-		
214	226	-5.3%
5-year Dec average: 20		

Median Sold Price	\$302,500
4.3% from Nov 2025:	14.2% from Dec 2024:
\$290,000	
YTD 2025	2024
\$299,450	\$283,250
5.7%	
5-year Dec average: \$278,700	



Active Listings	22
22	
Min 18	
23	Max 30
5-year Dec average	
Nov 2025 25	Dec 2024 25

Avg DOM	28
28	
Min 12	
22	Max 29
5-year Dec average	
Nov 2025 30	Dec 2024 12
YTD 26	

Avg Sold to OLP Ratio	99.8%
99.8%	
Min 95.9%	
99.6%	Max 104.1%
5-year Dec average	
Nov 2025 99.9%	Dec 2024 99.1%
YTD 100.0%	

December 2025

Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		10
↔ 0.0%	↓ -9.1%	
from Nov 2025: 10	from Dec 2024: 11	
YTD 2025 2024 +/-		
192	204	+/- 5.9%
5-year Dec average: 9		

New Pendencies		11
↔ 0.0%	↑ 57.1%	
from Nov 2025: 11	from Dec 2024: 7	
YTD 2025 2024 +/-		
171	179	+/- 4.5%
5-year Dec average: 10		

Closed Sales		13
↓ -23.5%	↑ 8.3%	
from Nov 2025: 17	from Dec 2024: 12	
YTD 2025 2024 +/-		
167	175	+/- -4.6%
5-year Dec average: 16		

Median Sold Price		\$275,000
↓ -8.0%	↓ -24.7%	
from Nov 2025: \$299,000	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 Pendencies; a 15.8% MoM decrease in All Pendencies (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
14	20	Max 28
Min 14 5-year Dec average 20		
Nov 2025 17	Dec 2024 21	

Avg DOM		18
18	21	Max 30
Min 12	21	5-year Dec average
Nov 2025 36	Dec 2024 12	YTD 26

Avg Sold to OLP Ratio		100.6%
100.6%	99.1%	Max 103.9%
Min 95.5%	99.1%	5-year Dec average
Nov 2025 99.3%	Dec 2024 98.3%	YTD 99.9%

December 2025

Boyertown Area (Berks, PA) - Attached

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New Listings		2
 100.0%	 100.0%	
from Nov 2025: 1	from Dec 2024: 1	
YTD 2025 2024 +/-		
58	52	+/- 11.5%
5-year Dec average: 2		

New Pendencies		1
 -66.7%	 -50.0%	
from Nov 2025: 3	from Dec 2024: 2	
YTD 2025 2024 +/-		
49	50	+/- -2.0%
5-year Dec average: 3		

Closed Sales		5
 25.0%	 0.0%	
from Nov 2025: 4	from Dec 2024: 5	
YTD 2025 2024 +/-		
47	51	+/- -7.8%
5-year Dec average: 4		

Median Sold Price		\$315,000
 14.5%	 23.5%	
from Nov 2025: \$275,000	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 Pendencies; a 57.1% MoM decrease in All Pendencies (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
Min 1	3	Max 8
5-year Dec average		
Nov 2025 8	Dec 2024 4	

Avg DOM		55
Min 6	21	Max 55
5-year Dec average		
Nov 2025 5	Dec 2024 12	YTD 23

Avg Sold to OLP Ratio		97.7%
Min 97.7%	101.8%	Max 105.5%
5-year Dec average		
Nov 2025 102.4%	Dec 2024 101.0%	YTD 100.3%

December 2025

Twin Valley (Berks, PA)

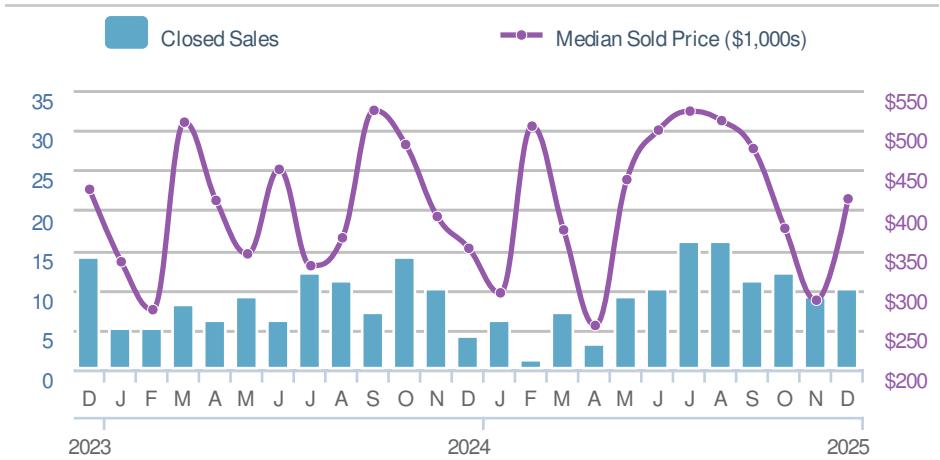
Email: ldavis@tcsr.realtor

New Listings		7
 -22.2%	 0.0%	
from Nov 2025: 9	from Dec 2024: 7	
YTD 2025 2024 +/-		
154	110	40.0%
5-year Dec average: 7		

New Pensions		4
 -63.6%	 0.0%	
from Nov 2025: 11	from Dec 2024: 4	
YTD 2025 2024 +/-		
124	97	27.8%
5-year Dec average: 6		

Closed Sales		10
 11.1%	 150.0%	
from Nov 2025: 9	from Dec 2024: 4	
YTD 2025 2024 +/-		
112	98	14.3%
5-year Dec average: 9		

Median Sold Price		\$414,500
 44.4%	 17.6%	
from Nov 2025: \$287,000	from Dec 2024: \$352,500	
YTD 2025 2024 +/-		
439,000	375,000	17.1%
5-year Dec average: \$371,950		



Active Listings		19
Min 5	9	Max 19
5-year Dec average		
Nov 2025 14	Dec 2024 8	

Avg DOM		25
Min 5	17	Max 27
5-year Dec average		
Nov 2025 29	Dec 2024 14	YTD 21

Avg Sold to OLP Ratio		97.7%
Min 97.7%	102.3%	Max 105.9%
5-year Dec average		
Nov 2025 96.4%	Dec 2024 100.7%	YTD 100.6%

December 2025

Twin Valley (Berks, PA) - Detached

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New Listings		7
 -22.2%	 16.7%	
from Nov 2025: 9	from Dec 2024: 6	
YTD 2025 2024 +/-		
126	87	44.8%
5-year Dec average: 6		

New Pendencies		4
 -63.6%	 0.0%	
from Nov 2025: 11	from Dec 2024: 4	
YTD 2025 2024 +/-		
102	77	32.5%
5-year Dec average: 5		

Closed Sales		10
 100.0%	 233.3%	
from Nov 2025: 5	from Dec 2024: 3	
YTD 2025 2024 +/-		
88	78	12.8%
5-year Dec average: 8		

Median Sold Price		\$414,500
 13.6%	 2.3%	
from Nov 2025: \$364,900	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 Pendencies; a 20.6% MoM decrease in All Pendencies (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
Min 5	7	15
5-year Dec average		
Nov 2025 10	Dec 2024 7	

Avg DOM		25
Min 6	20	25
5-year Dec average		
Nov 2025 31	Dec 2024 17	YTD 22

Avg Sold to OLP Ratio		97.7%
Min 97.7%	102.5%	106.9%
5-year Dec average		
Nov 2025 95.2%	Dec 2024 100.9%	YTD 100.9%

December 2025

Twin Valley (Berks, PA) - Attached

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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 Pendlings	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 Pendlings; no MoM change in All Pendlings (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
Min	1
0	4
Max	4
5-year Dec average	
Nov 2025	Dec 2024
4	1

Avg DOM	0
0	6
Min	Max
0	6
5-year Dec average	
Nov 2025	Dec 2024
26	5
YTD	17

Avg Sold to OLP Ratio	0.0%
0.0%	104.3%
Min	Max
0.0%	104.3%
5-year Dec average	
Nov 2025	Dec 2024
97.9%	100.3%
YTD	99.6%

December 2025

Upper Perkiomen (Berks, PA)

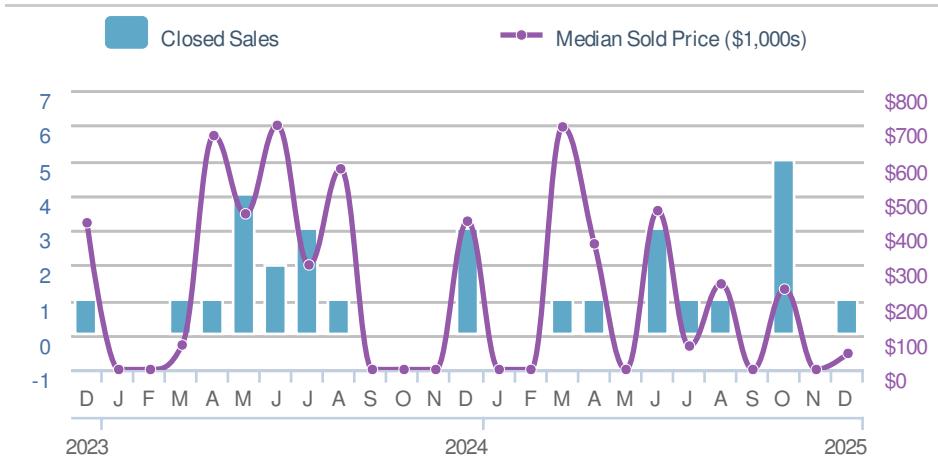
Email: ldavis@tcsr.realtor

New Listings	1	
↔ 0.0% from Nov 2025:	↔ 0.0% from Dec 2024:	
1	0	
YTD 2025 2024 +/-		
26	21	23.8%
5-year Dec average: 1		

New Pendencies	0	
⬇ -100.0% from Nov 2025:	↔ 0.0% from Dec 2024:	
1	0	
YTD 2025 2024 +/-		
14	16	-12.5%
5-year Dec average: 0		

Closed Sales	1	
↔ 0.0% from Nov 2025:	⬇ -66.7% from Dec 2024:	
0	3	
YTD 2025 2024 +/-		
15	15	0.0%
5-year Dec average: 2		

Median Sold Price	\$46,000	
↔ 0.0% from Nov 2025:	⬇ -89.2% from Dec 2024:	
\$0	\$425,000	
YTD 2025 2024 +/-		
\$245,000	\$425,000	-42.4%
5-year Dec average: \$298,100		



Active Listings	6
Min 2	3
Max 6	6
5-year Dec average	
Nov 2025 4	Dec 2024 2

Avg DOM	74
Min 4	38
Max 74	74
5-year Dec average	
Nov 2025 0	Dec 2024 14
YTD 59	

Avg Sold to OLP Ratio	92.0%
Min 81.5%	92.0%
Max 105.3%	105.3%
5-year Dec average	
Nov 2025 0.0%	Dec 2024 99.1%
YTD 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:	↔ 0.0% from Dec 2024:	
1	0	
YTD 2025 2024 +/-		
26	21	23.8%
5-year Dec average: 1		

New Pendencies	0	
⬇ -100.0% from Nov 2025:	↔ 0.0% from Dec 2024:	
1	0	
YTD 2025 2024 +/-		
14	16	-12.5%
5-year Dec average: 0		

Closed Sales	1	
↔ 0.0% from Nov 2025:	⬇ -66.7% from Dec 2024:	
0	3	
YTD 2025 2024 +/-		
15	15	0.0%
5-year Dec average: 2		

Median Sold Price	\$46,000	
↔ 0.0% from Nov 2025:	⬇ -89.2% from Dec 2024:	
\$0	\$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 Pendencies; a 100% MoM decrease in All Pendencies (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
Min 2	3
Max 6	
5-year Dec average	
Nov 2025 4	Dec 2024 2

Avg DOM	74
Min 4	39
5-year Dec average	
Nov 2025 0	Dec 2024 14
YTD 59	

Avg Sold to OLP Ratio	92.0%
Min 81.5%	93.4%
5-year Dec average	
Nov 2025 0.0%	Dec 2024 99.1%
YTD 94.2%	

December 2025

Upper Perkiomen (Berks, PA) - Attached

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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 Pendencies		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 Pendencies; no MoM change in All Pendencies (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	
0		Min	Max
0	0	0	0
5-year Dec average			
Nov 2025	Dec 2024		
0	0		

Avg DOM		0	
0		Min	Max
33	33	33	33
5-year Dec average			
Nov 2025	Dec 2024		
0	0		

Avg Sold to OLP Ratio		0.0%	
0.0%		Min	Max
96.8%	96.8%	96.8%	96.8%
5-year Dec average			
Nov 2025	Dec 2024		
0.0%	0.0%		