December 2025

All Home Types
Detached
Attached

Local Market Insight

Twin Valley (Berks, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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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%

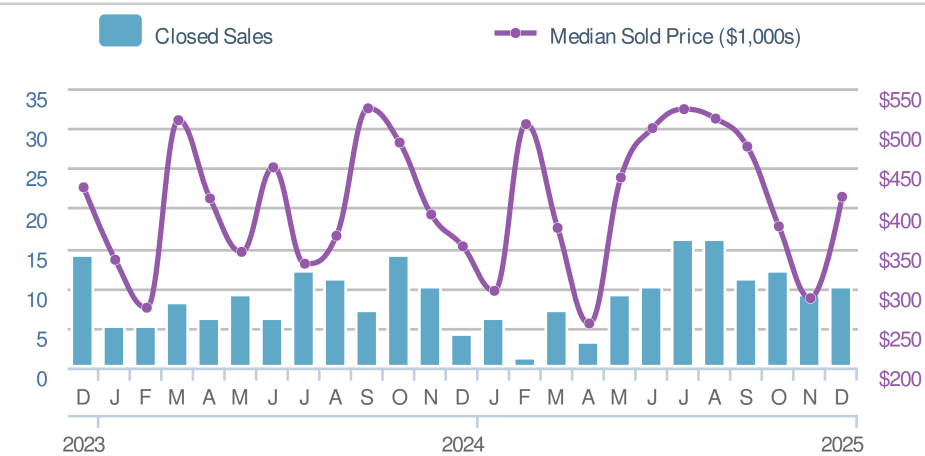
5-year Dec average: **9**

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

19
Min 5
9
Max 19
5-year Dec average

Nov 2025	Dec 2024
14	**8**

Avg DOM 25

25
Min 5
17
Max 27
5-year Dec average

Nov 2025	Dec 2024	YTD
29	**14**	**21**

Avg Sold to OLP Ratio 97.7%

97.7%
Min 97.7%
102.3%
Max 105.9%
5-year Dec average

Nov 2025	Dec 2024	YTD
96.4%	**100.7%**	**100.6%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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Twin Valley (Berks, PA) - Detached

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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%

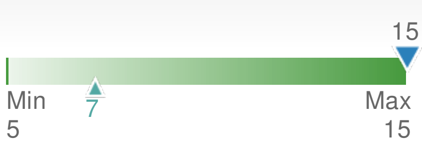
5-year Dec average: **$403,400**

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.

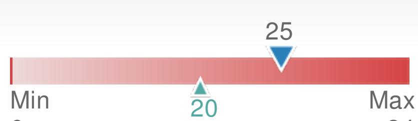
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, down from 3.40 in November and an increase from 0.43 in December 2024. The Contract Ratio is 17% lower than the 5-year December average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared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



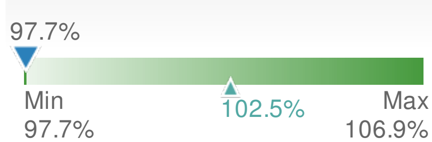
Nov 2025	Dec 2024
10	**7**

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%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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December 2025

Twin Valley (Berks, PA) - Attached

New Listings — 0

0.0% from Nov 2025: **0**

-100.0% from Dec 2024: **1**

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

5-year Dec average: **1**

New Pendings — 0

0.0% from Nov 2025: **0**

0.0% from Dec 2024: **0**

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

5-year Dec average: **1**

Closed Sales — 0

-100.0% from Nov 2025: **4**

-100.0% from Dec 2024: **1**

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

5-year Dec average: **1**

Median Sold Price — $0

-100.0% from Nov 2025: **$244,950**

-100.0% from Dec 2024: **$300,000**

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

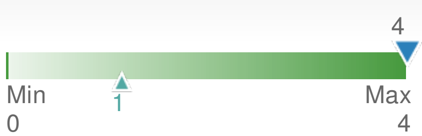
5-year Dec average: **$225,000**

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.

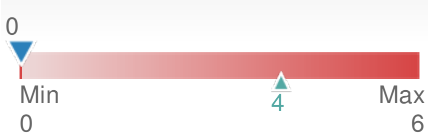
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and a decrease from 1.00 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared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



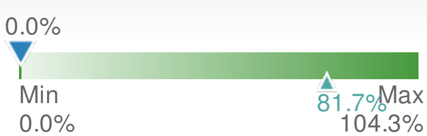
Nov 2025	Dec 2024
4	**1**

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%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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