

December 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Perkiomen (Berks, PA)

 **MarketStats**
by ShowingTime

Presented by
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December 2025

Upper Perkiomen (Berks, PA)

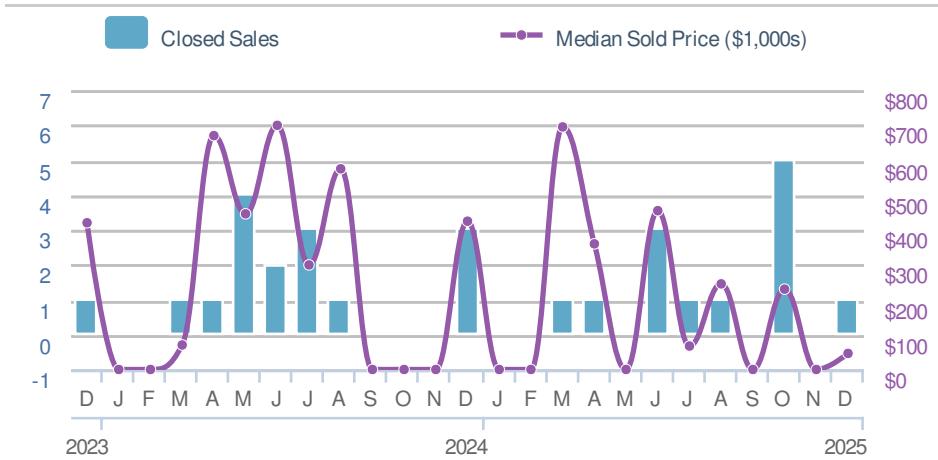
Email: ldavis@tcsr.realtor

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

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

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

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

Median Sold Price		\$46,000
↔ 0.0%	⬇ -89.2%	
from Nov 2025: \$0	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 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 pendencies 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	Max 74
5-year Dec average		
Nov 2025 0	Dec 2024 14	YTD 59

Avg Sold to OLP Ratio		92.0%
Min 81.5%	93.4%	Max 105.3%
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	0	Max	0
5-year Dec average			
5-year Dec average	0	0	0
Nov 2025	Dec 2024		
0	0		

Avg DOM		0	
0			
Min	3	Max	33
5-year Dec average			
5-year Dec average	3	33	33
Nov 2025	Dec 2024		
0	0		
YTD			
0			

Avg Sold to OLP Ratio		0.0%	
0.0%			
Min	96.3%	Max	96.8%
5-year Dec average			
5-year Dec average	96.3%	96.8%	96.8%
Nov 2025	Dec 2024		
0.0%	0.0%		
YTD			
0.0%			