

December 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Perkiomen (Berks, PA)

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:

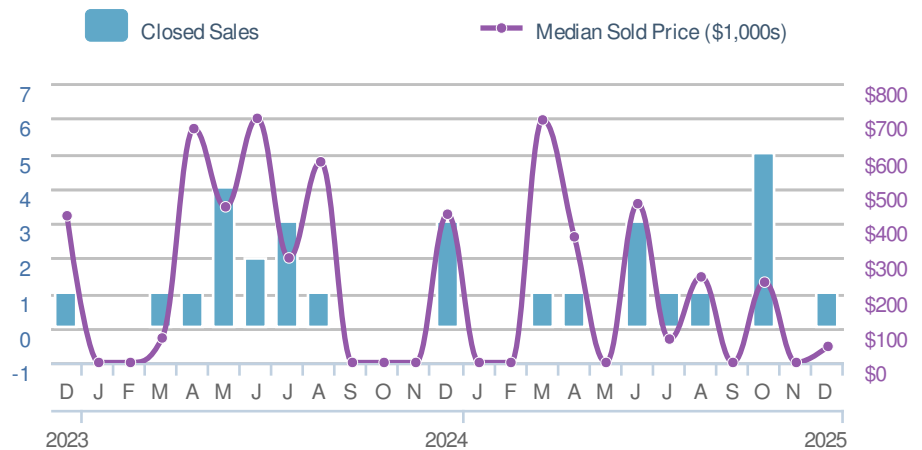
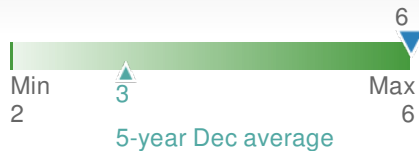
\$0

↓ -89.2%

from Dec 2024:

\$425,000

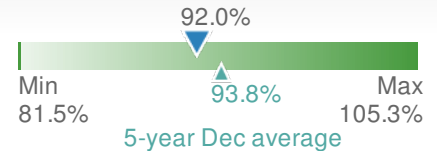
YTD	2025	2024	+/-
	\$245,000	\$425,000	-42.4%

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:

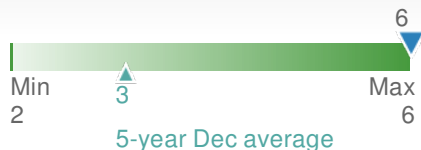
\$425,000

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

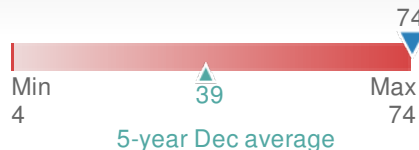
5-year Dec average: **\$325,200****Summary**

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.

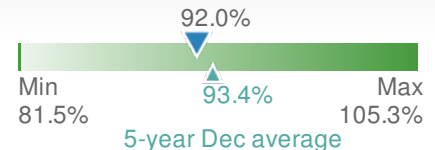
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.50 in November and a decrease from 0.50 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.27. A higher Contract Ratio signifies a relative increase in contract activity compared 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: 0 from Dec 2024: 0

YTD	2025	2024	+/-
	0	0	%

5-year Dec average: 0

New Pendings**0**

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

YTD	2025	2024	+/-
	0	0	%

5-year Dec average: 0

Closed Sales**0**

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

YTD	2025	2024	+/-
	0	0	%

5-year Dec average: 0

Median Sold Price**\$0**

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

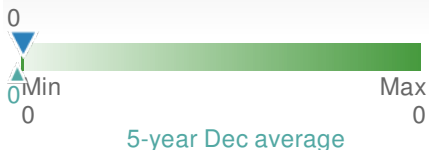
YTD	2025	2024	+/-
	\$0	\$0	%

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.

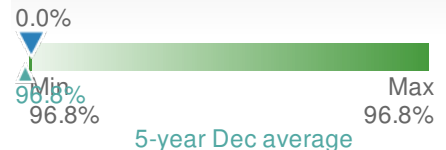
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and no change from December 2024. The Contract Ratio is the same as the 5-year December average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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