

January 2026

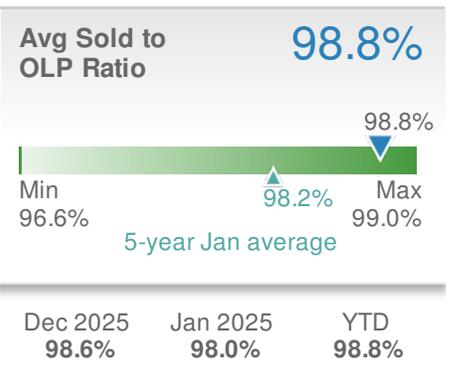
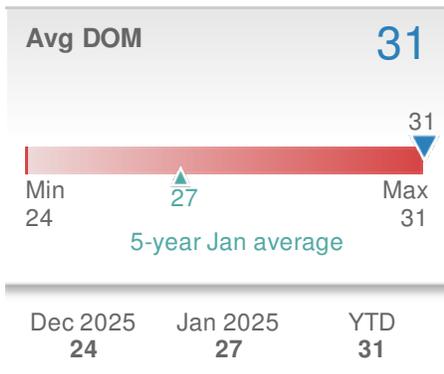
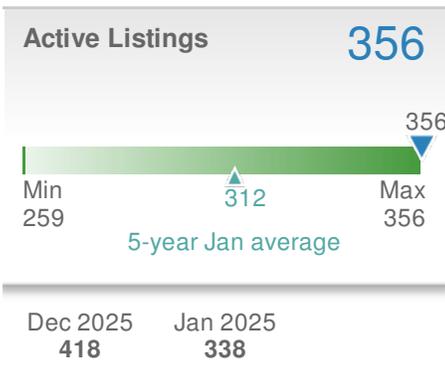
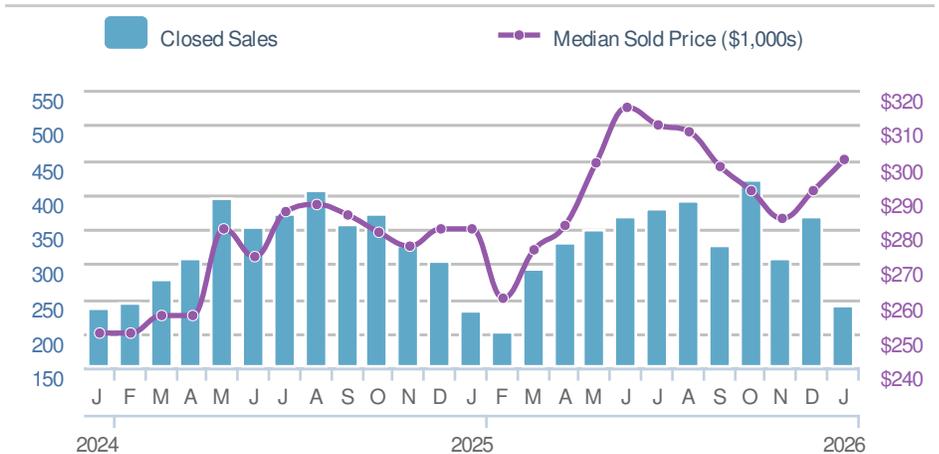
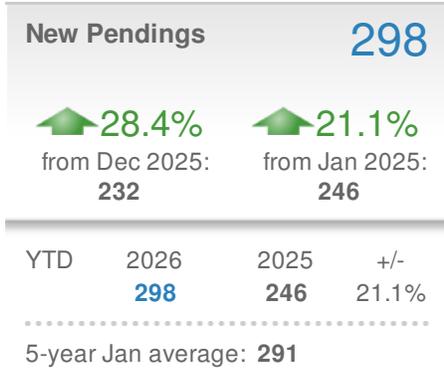
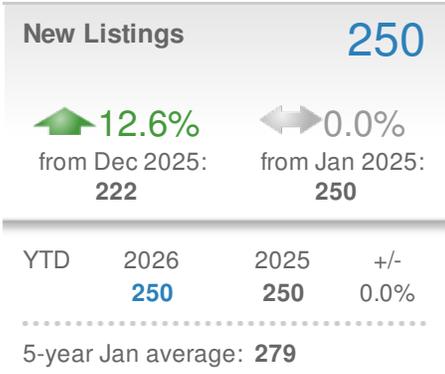
All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Berks County, PA

January 2026
 Berks County, PA

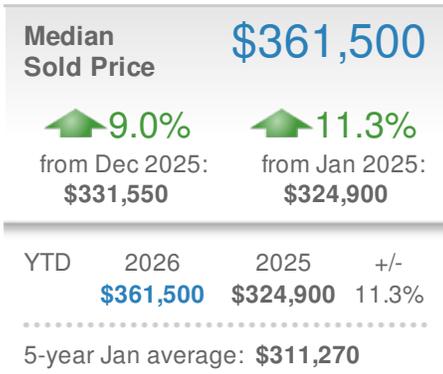
Email: ldavis@tcsr.realtor



January 2026

Berks County, PA - Detached

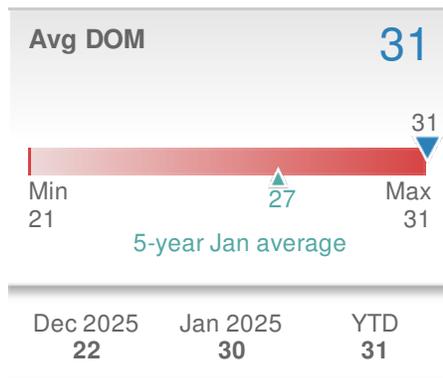
Tri-County Suburban REALTORS
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Summary

In Berks County, PA, the median sold price for Detached properties for January was \$361,500, representing an increase of 9% compared to last month and an increase of 11.3% from Jan 2025. The average days on market for units sold in January was 31 days, 13% above the 5-year January average of 27 days. There was an 18.3% month over month increase in new contract activity with 181 New Pendings; a 5.6% MoM increase in All Pendings (new contracts + contracts carried over from December) to 264; and a 22% decrease in supply to 188 active units.

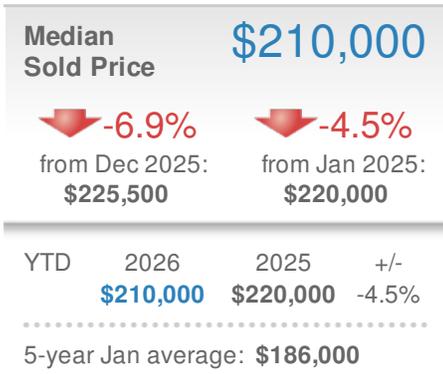
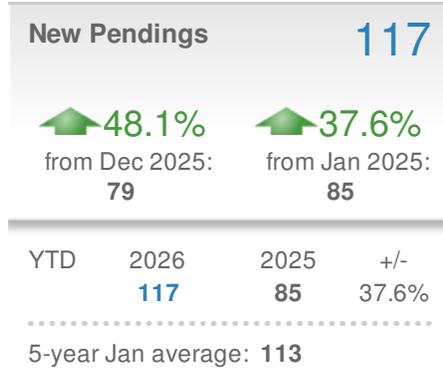
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, up from 1.04 in December and an increase from 1.00 in January 2025. The Contract Ratio is the same as the 5-year January average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Berks County, PA - Attached

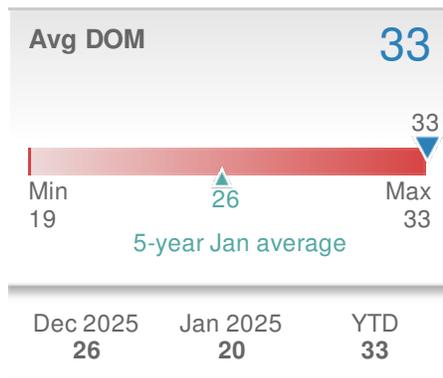
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Summary

In Berks County, PA, the median sold price for Attached properties for January was \$210,000, representing a decrease of 6.9% compared to last month and a decrease of 4.5% from Jan 2025. The average days on market for units sold in January was 33 days, 27% above the 5-year January average of 26 days. There was a 48.1% month over month increase in new contract activity with 117 New Pendings; an 18.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 129; and a 5.1% decrease in supply to 168 active units.

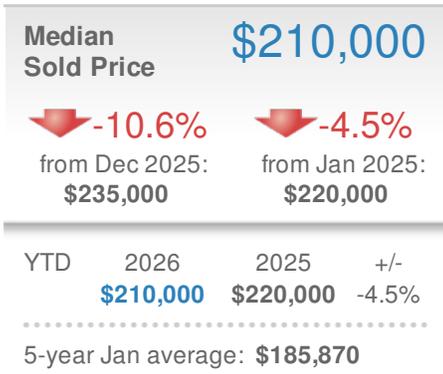
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, up from 0.62 in December and a decrease from 0.92 in January 2025. The Contract Ratio is 36% lower than the 5-year January average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Berks County, PA - Attached/Townhouse

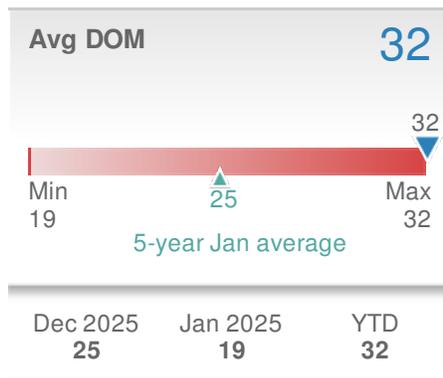
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Summary

In Berks County, PA, the median sold price for Attached/Townhouse properties for January was \$210,000, representing a decrease of 10.6% compared to last month and a decrease of 4.5% from Jan 2025. The average days on market for units sold in January was 32 days, 26% above the 5-year January average of 25 days. There was a 49.3% month over month increase in new contract activity with 112 New Pendings; an 18.1% MoM increase in All Pendings (new contracts + contracts carried over from December) to 124; and a 4.7% decrease in supply to 161 active units.

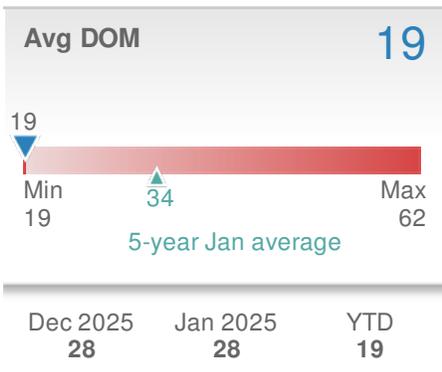
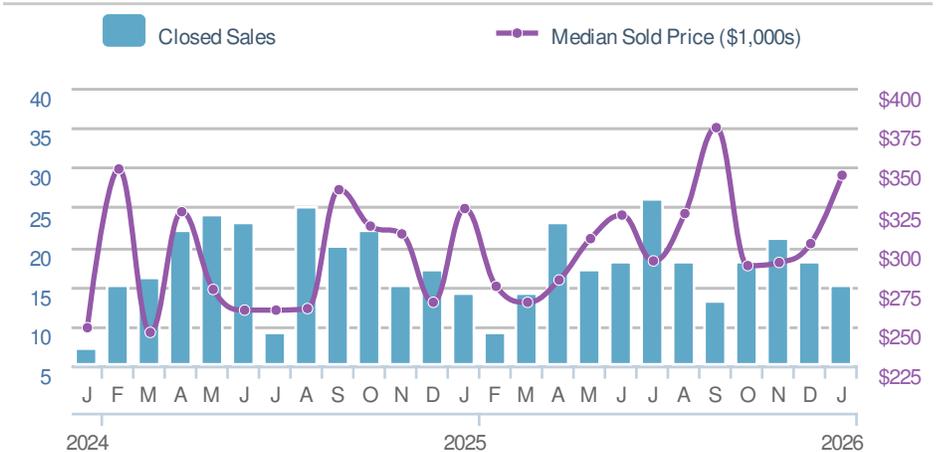
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, up from 0.62 in December and a decrease from 0.89 in January 2025. The Contract Ratio is 35% lower than the 5-year January average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Boyertown Area (Berks, PA)

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January 2026

Boyertown Area (Berks, PA) - Detached

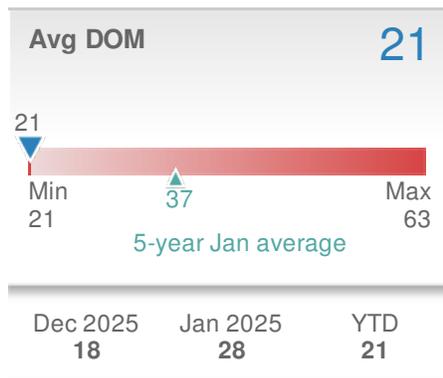
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Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for January was \$375,000, representing an increase of 36.4% compared to last month and an increase of 15.4% from Jan 2025. The average days on market for units sold in January was 21 days, 43% below the 5-year January average of 37 days. There was a 9.1% month over month decrease in new contract activity with 10 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 15; and a 14.3% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 1.14 in December and an increase from 0.85 in January 2025. The Contract Ratio is 37% higher than the 5-year January average of 0.92. 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.



January 2026

Boyertown Area (Berks, PA) - Attached

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Email: ldavis@tcsr.realtor

New Listings 3

50.0%
from Dec 2025:
2

-62.5%
from Jan 2025:
8

YTD	2026	2025	+/-
	3	8	-62.5%

5-year Jan average: 5

New Pendings 4

300.0%
from Dec 2025:
1

33.3%
from Jan 2025:
3

YTD	2026	2025	+/-
	4	3	33.3%

5-year Jan average: 4

Closed Sales 2

-60.0%
from Dec 2025:
5

0.0%
from Jan 2025:
0

YTD	2026	2025	+/-
	2	0	0.0%

5-year Jan average: 2

Median Sold Price \$290,000

-7.9%
from Dec 2025:
\$315,000

0.0%
from Jan 2025:
\$0

YTD	2026	2025	+/-
	\$290,000	\$0	0.0%

5-year Jan average: **\$185,400**

Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for January was \$290,000, representing a decrease of 7.9% compared to last month and an increase of 0% from Jan 2025. The average days on market for units sold in January was 7 days, 58% below the 5-year January average of 17 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 5; and a 12.5% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.38 in December and an increase from 0.44 in January 2025. The Contract Ratio is 83% lower than the 5-year January average of 3.20. 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 9

Dec 2025	Jan 2025
8	9

Avg DOM 7

Dec 2025	Jan 2025	YTD
55	0	7

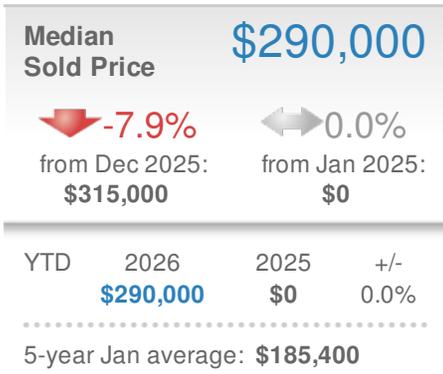
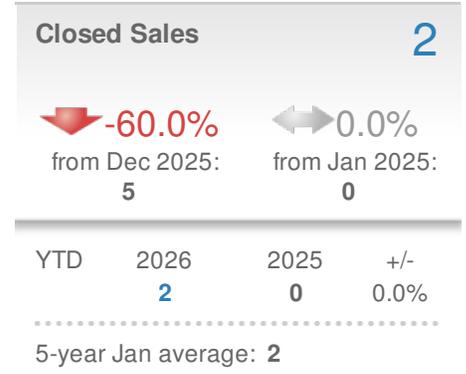
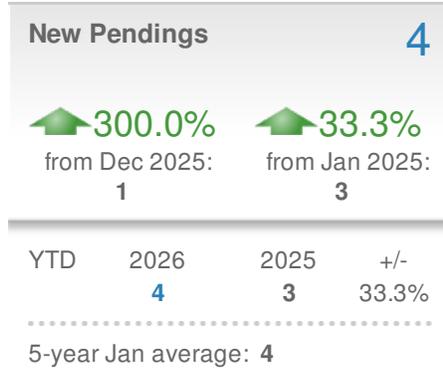
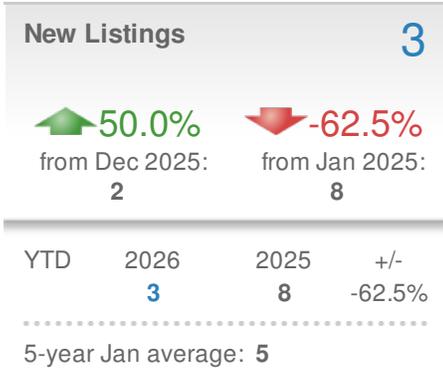
Avg Sold to OLP Ratio 99.0%

Dec 2025	Jan 2025	YTD
97.7%	0.0%	99.0%

January 2026

Boyertown Area (Berks, PA) - Attached/Townhouse

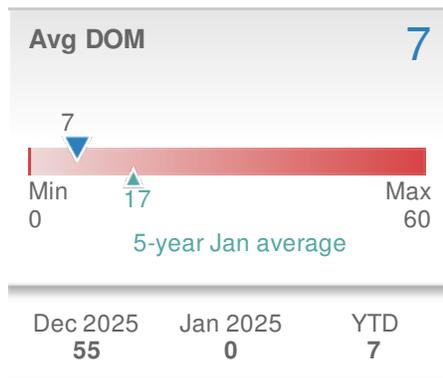
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached/Townhouse properties for January was \$290,000, representing a decrease of 7.9% compared to last month and an increase of 0% from Jan 2025. The average days on market for units sold in January was 7 days, 58% below the 5-year January average of 17 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 5; and a 12.5% increase in supply to 9 active units.

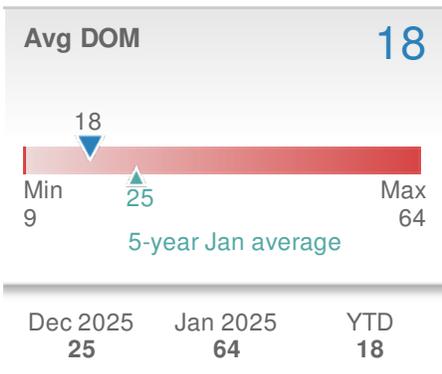
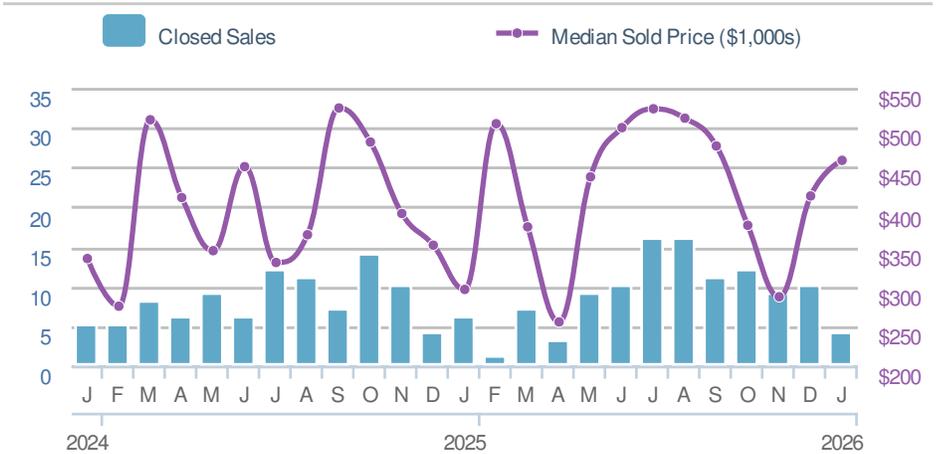
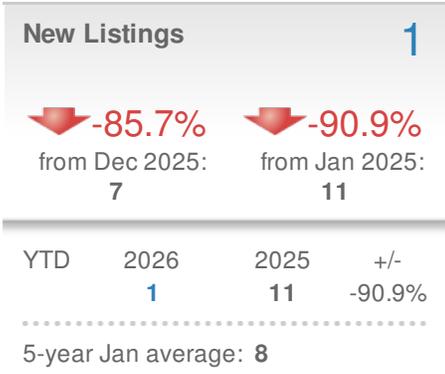
This activity resulted in a Contract Ratio of 0.56 pendencies per active listing, up from 0.38 in December and an increase from 0.44 in January 2025. The Contract Ratio is 83% lower than the 5-year January average of 3.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Twin Valley (Berks, PA)

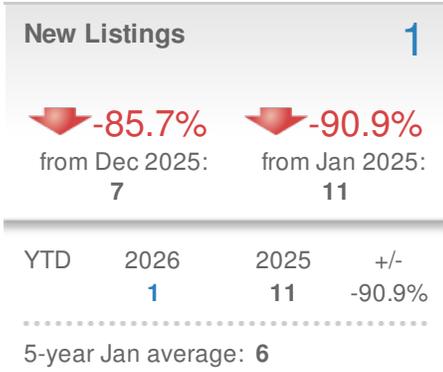
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January 2026

Twin Valley (Berks, PA) - Detached

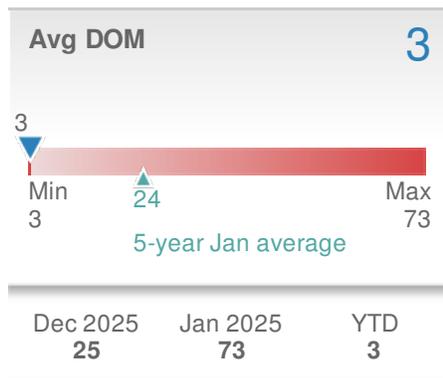
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Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for January was \$659,395, representing an increase of 59.1% compared to last month and an increase of 65.3% from Jan 2025. The average days on market for units sold in January was 3 days, 88% below the 5-year January average of 24 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 3.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 28; and a 46.7% decrease in supply to 8 active units.

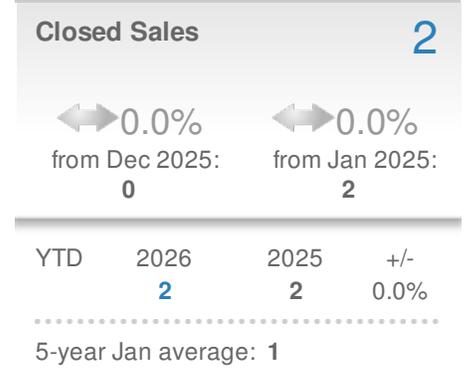
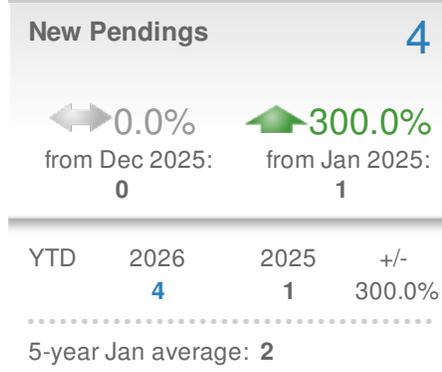
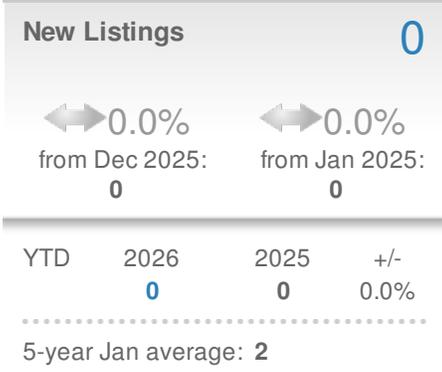
This activity resulted in a Contract Ratio of 3.50 pendings per active listing, up from 1.80 in December and an increase from 0.87 in January 2025. The Contract Ratio is 20% higher than the 5-year January average of 2.92. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Twin Valley (Berks, PA) - Attached

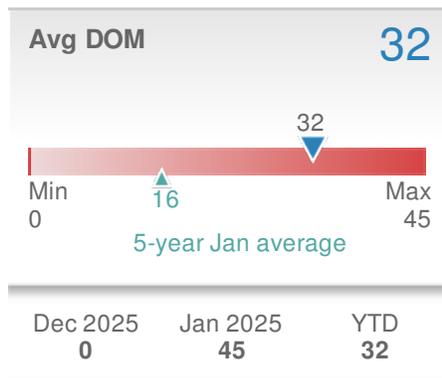
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Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for January was \$329,450, representing an increase of 0% compared to last month and an increase of 22.2% from Jan 2025. The average days on market for units sold in January was 32 days, 105% above the 5-year January average of 16 days. There was a 0% month over month increase in new contract activity with 4 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from December) to 2; and a 75% decrease in supply to 1 active units.

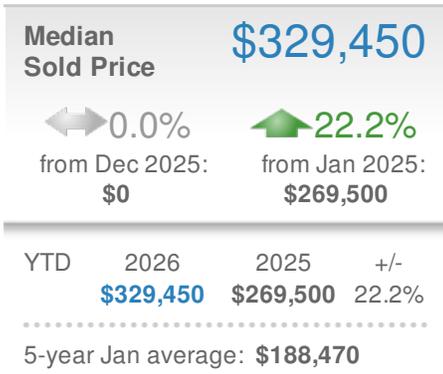
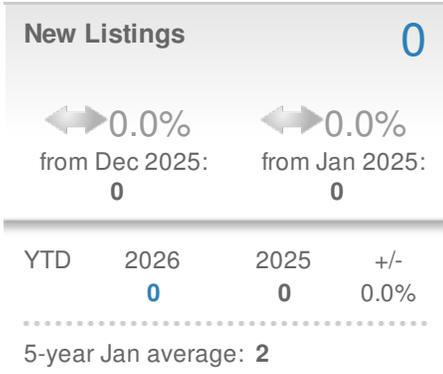
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in December and an increase from 0.00 in January 2025. The Contract Ratio is 186% higher than the 5-year January average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Twin Valley (Berks, PA) - Attached/Townhouse

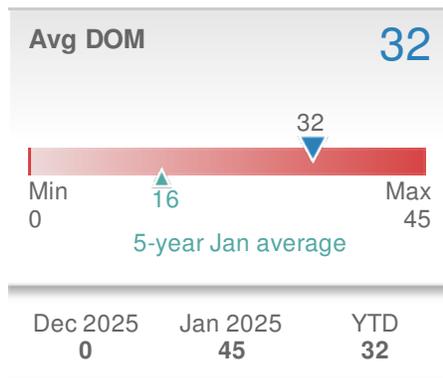
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Summary

In Twin Valley (Berks, PA), the median sold price for Attached/Townhouse properties for January was \$329,450, representing an increase of 0% compared to last month and an increase of 22.2% from Jan 2025. The average days on market for units sold in January was 32 days, 105% above the 5-year January average of 16 days. There was a 0% month over month increase in new contract activity with 4 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from December) to 2; and a 75% decrease in supply to 1 active units.

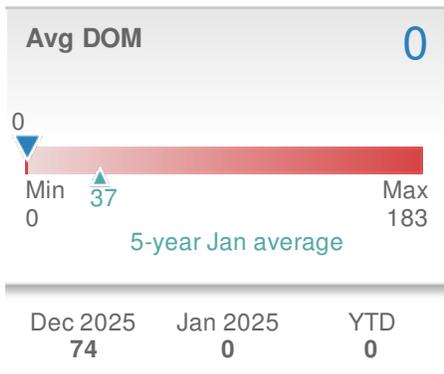
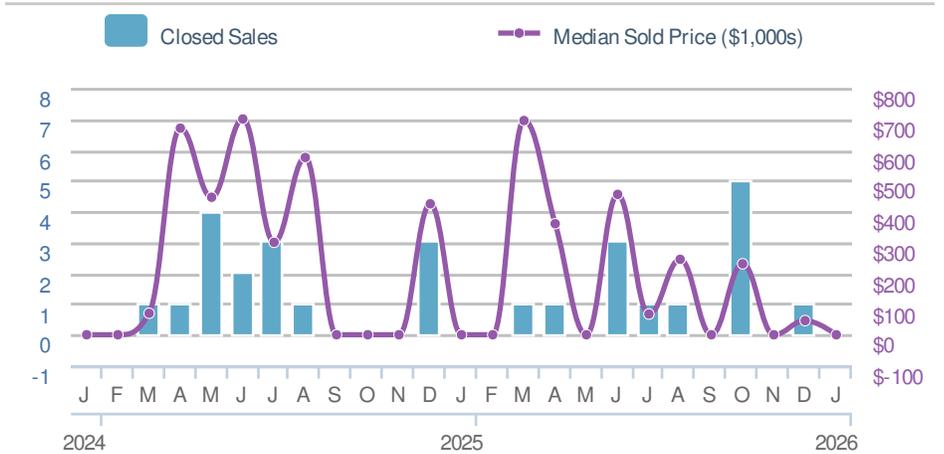
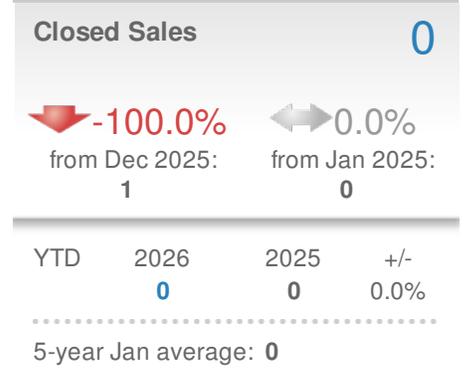
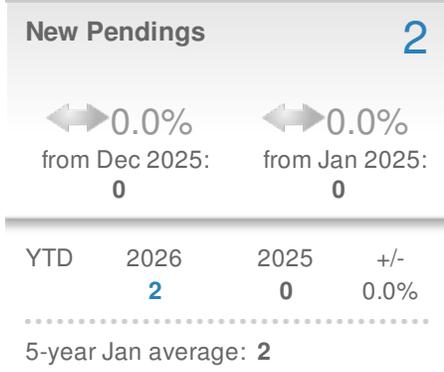
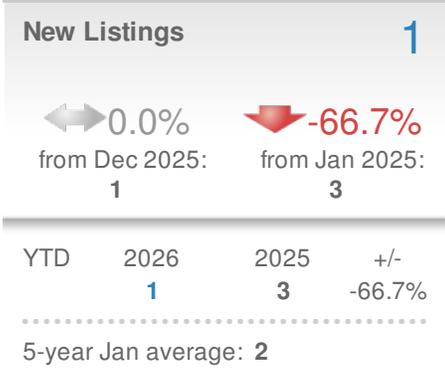
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in December and an increase from 0.00 in January 2025. The Contract Ratio is 300% higher than the 5-year January average of 0.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Upper Perkiomen (Berks, PA)

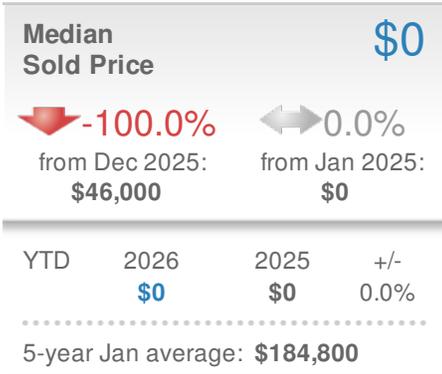
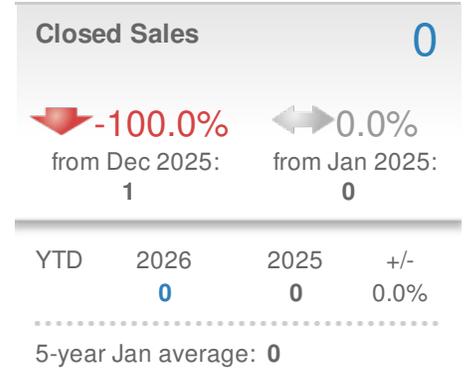
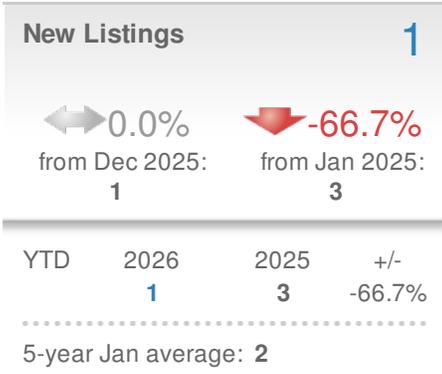
Email: ldavis@tcsr.realtor



January 2026

Upper Perkiomen (Berks, PA) - Detached

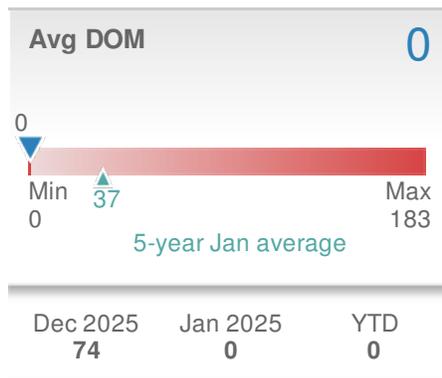
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Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for January was \$0, representing a decrease of 100% compared to last month and no change from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 37 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from December) to 2; and a 16.7% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.40 pendings per active listing, up from 0.00 in December and an increase from 0.20 in January 2025. The Contract Ratio is 67% lower than the 5-year January average of 1.22. 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.



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Upper Perkiomen (Berks, PA) - Attached

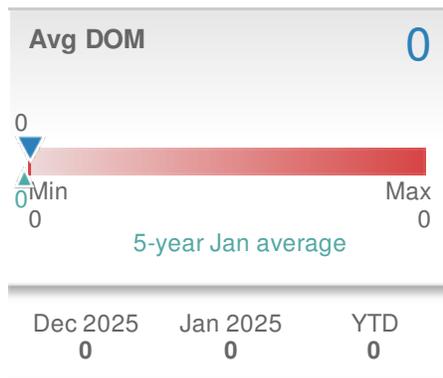
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Summary

In Upper Perkiomen (Berks, PA), the median sold price for Attached properties for January was \$0, representing no change compared to last month and no change from Jan 2025. The average days on market for units sold in January was 0 days, the same as the 5-year January average of 0 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 December) 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 December and no change from January 2025. The Contract Ratio is the same as the 5-year January 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.



January 2026

Upper Perkiomen (Berks, PA) - Attached/Townhouse

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Summary

In Upper Perkiomen (Berks, PA), the median sold price for Attached/Townhouse properties for January was \$0, representing no change compared to last month and no change from Jan 2025. The average days on market for units sold in January was 0 days, the same as the 5-year January average of 0 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 December) 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 December and no change from January 2025. The Contract Ratio is the same as the 5-year January 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.

