

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

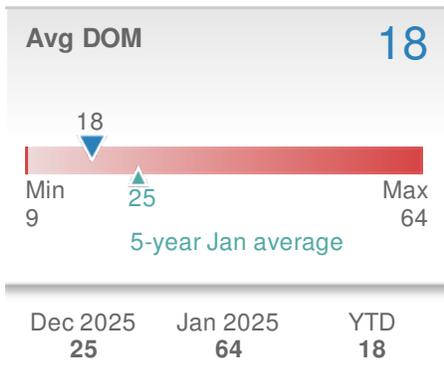
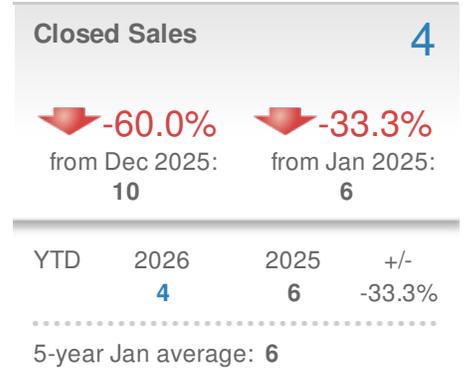
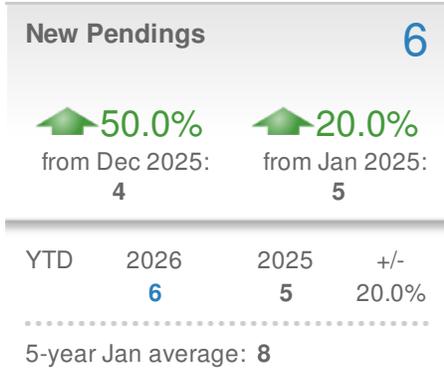
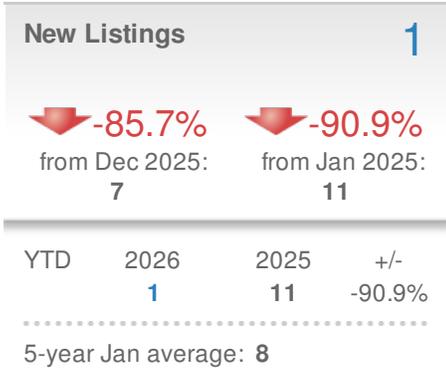
Local Market Insight

Twin Valley (Berks, PA)

January 2026

Twin Valley (Berks, PA)

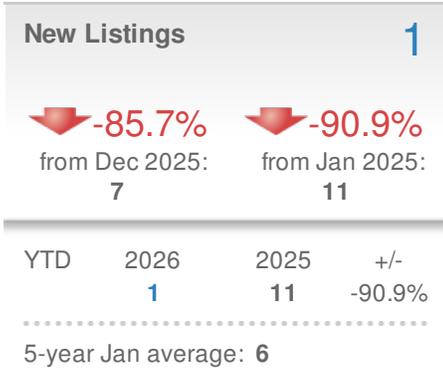
Email: ldavis@tcsr.realtor



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Twin Valley (Berks, PA) - Detached

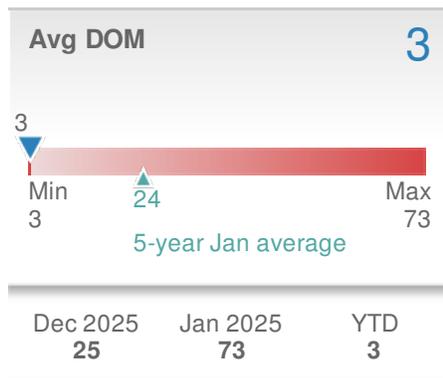
Tri-County Suburban REALTORS
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Summary

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.

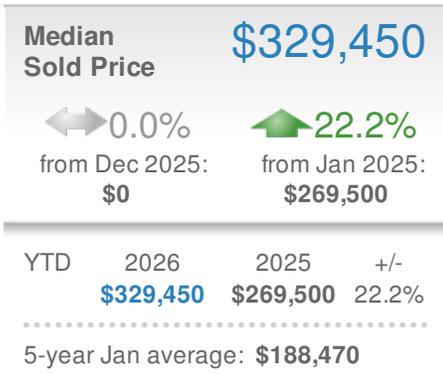
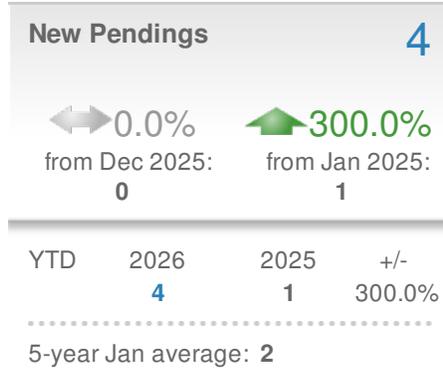
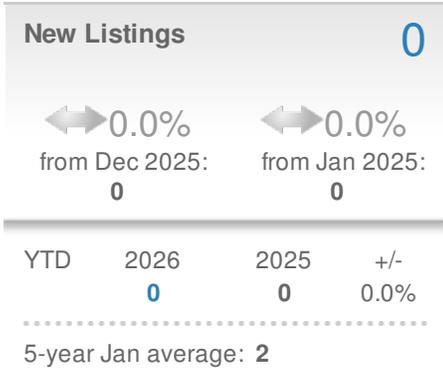
This activity resulted in a Contract Ratio of 3.50 pendencies per active listing, up from 1.80 in December and an increase from 0.87 in January 2025. The Contract Ratio is 20% higher than the 5-year January average of 2.92. A higher Contract Ratio signifies a relative increase in contract activity compared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



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Twin Valley (Berks, PA) - Attached

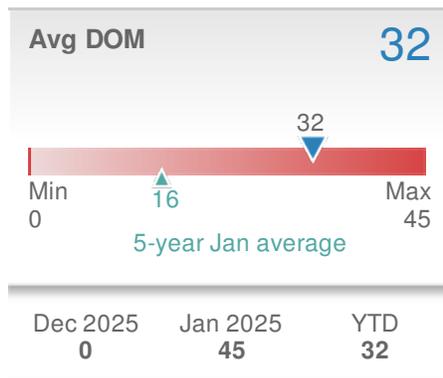
Tri-County Suburban REALTORS
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Summary

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.

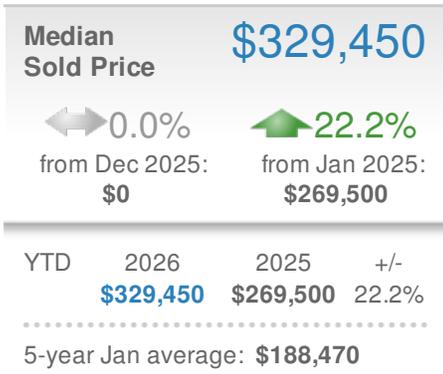
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in December and an increase from 0.00 in January 2025. The Contract Ratio is 186% higher than the 5-year January average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared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



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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.

