

# February 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

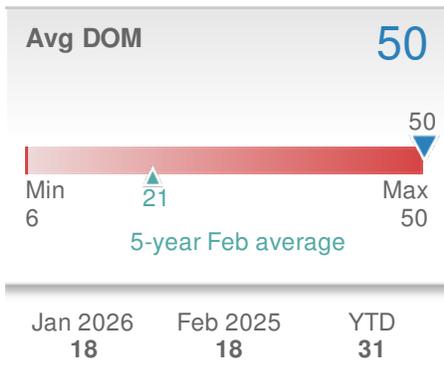
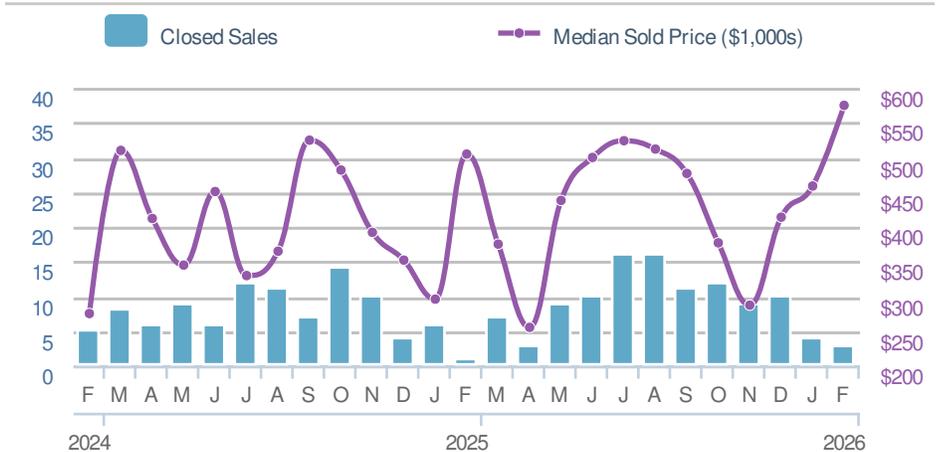
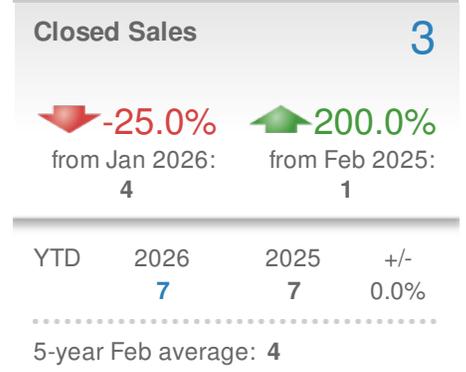
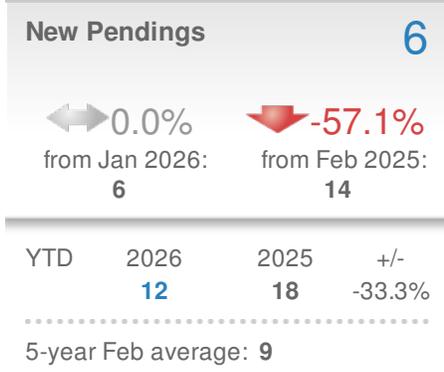
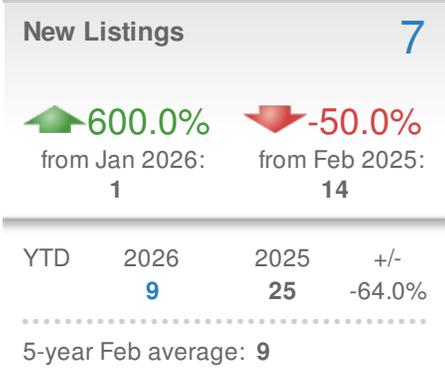
## Local Market Insight

### Twin Valley (Berks, PA)

**February 2026**

Twin Valley (Berks, PA)

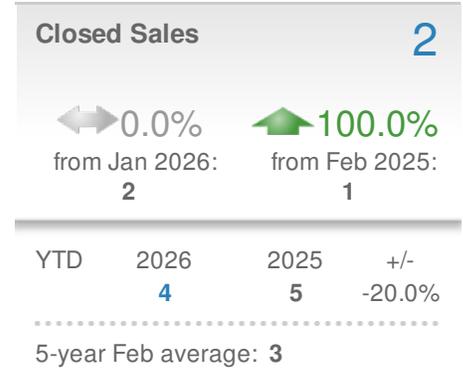
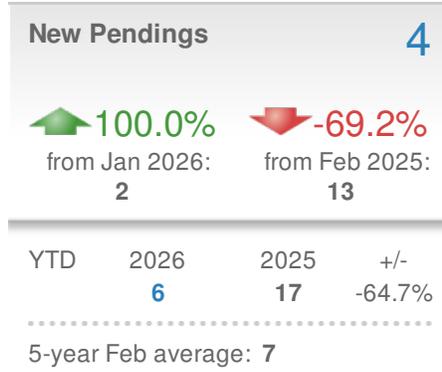
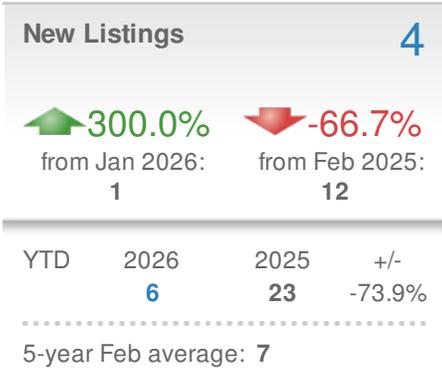
Email: ldavis@tcsr.realtor



**February 2026**

Twin Valley (Berks, PA) - Detached

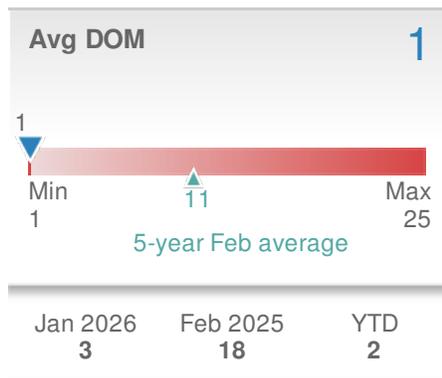
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for February was \$578,716, representing a decrease of 12.2% compared to last month and an increase of 14.6% from Feb 2025. The average days on market for units sold in February was 1 days, 91% below the 5-year February average of 11 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 30; and a 37.5% decrease in supply to 5 active units.

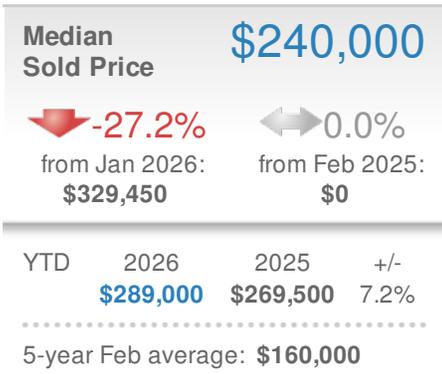
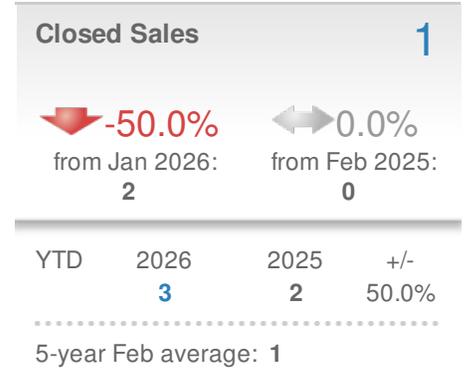
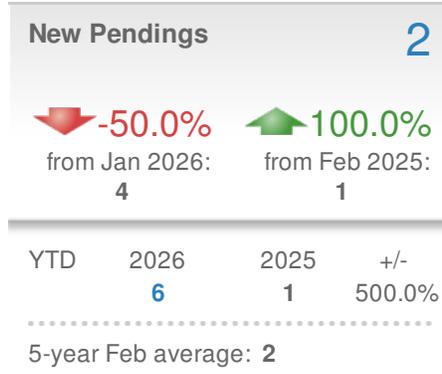
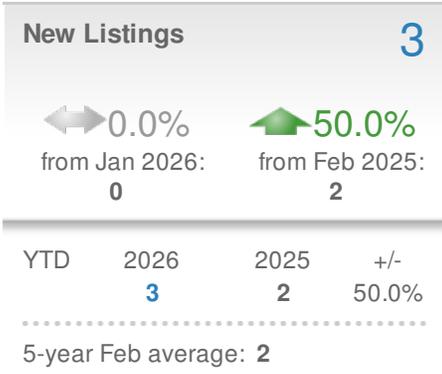
This activity resulted in a Contract Ratio of 6.00 pendings per active listing, up from 3.50 in January and a decrease from 8.33 in February 2025. The Contract Ratio is 8% higher than the 5-year February average of 5.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**February 2026**

Twin Valley (Berks, PA) - Attached

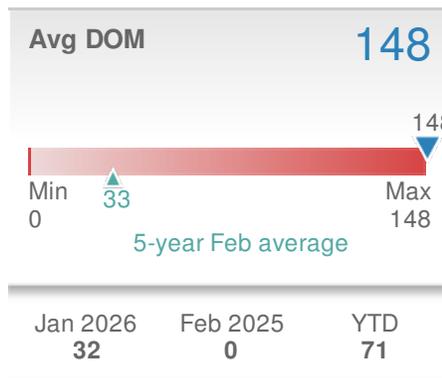
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for February was \$240,000, representing a decrease of 27.2% compared to last month and an increase of 0% from Feb 2025. The average days on market for units sold in February was 148 days, 349% above the 5-year February average of 33 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 3; and a 100% increase in supply to 2 active units.

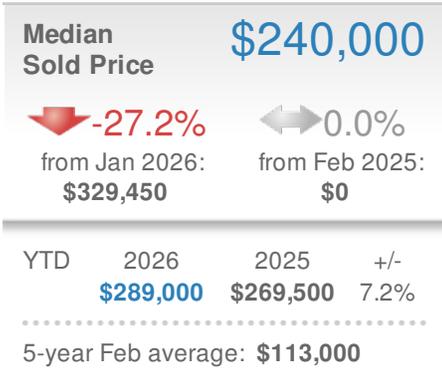
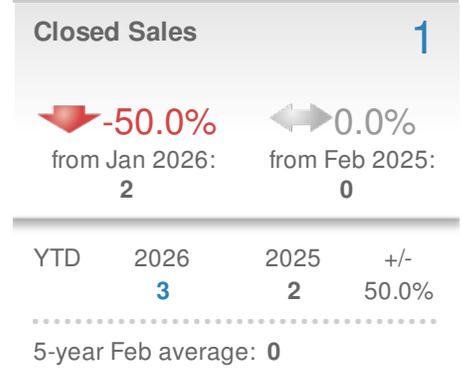
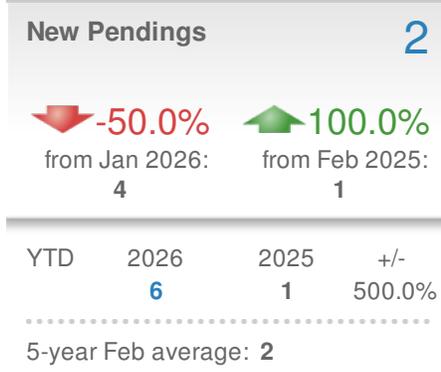
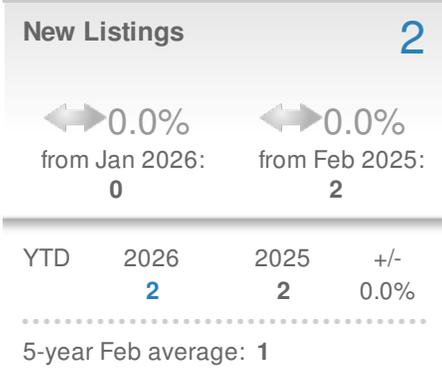
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 2.00 in January and an increase from 0.50 in February 2025. The Contract Ratio is the same as the 5-year February average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**February 2026**

Twin Valley (Berks, PA) - Attached/Townhouse

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Twin Valley (Berks, PA), the median sold price for Attached/Townhouse properties for February was \$240,000, representing a decrease of 27.2% compared to last month and an increase of 0% from Feb 2025. The average days on market for units sold in February was 148 days, 360% above the 5-year February average of 32 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 3; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.00 in January and an increase from 1.00 in February 2025. The Contract Ratio is 88% higher than the 5-year February average of 1.60. 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.

