

March 2026

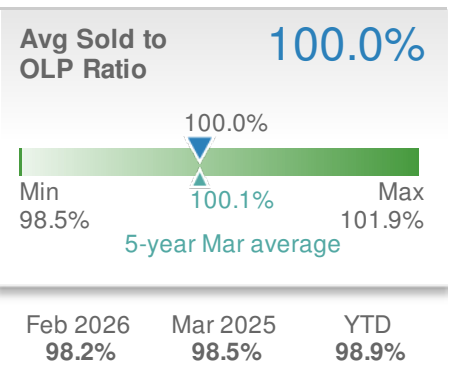
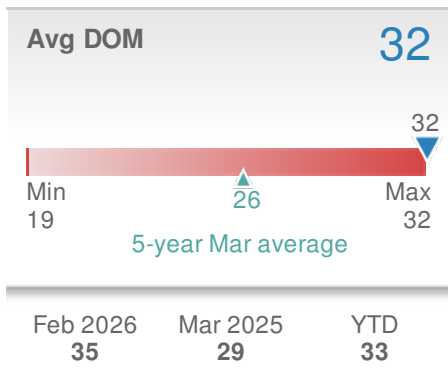
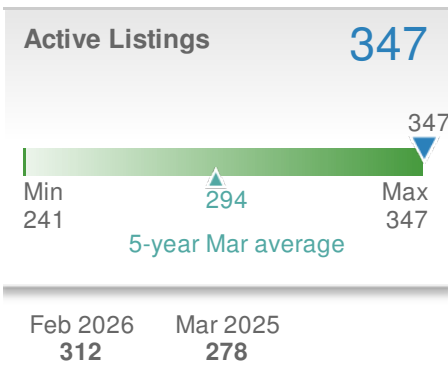
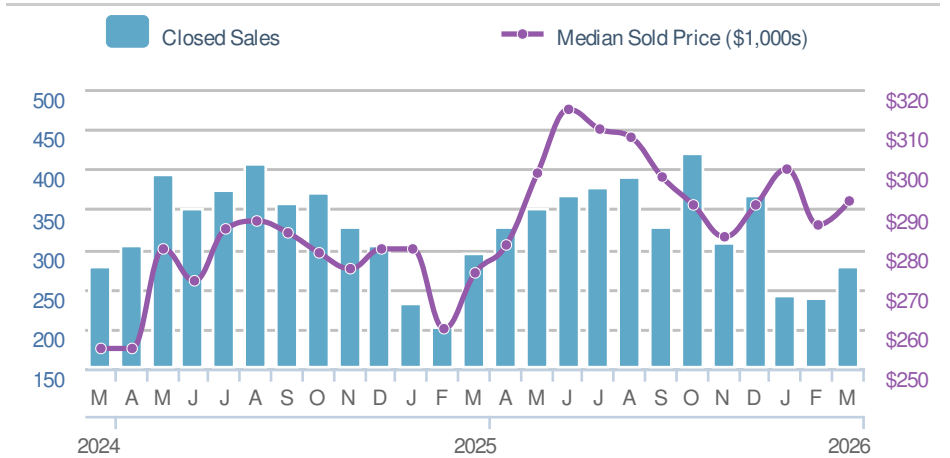
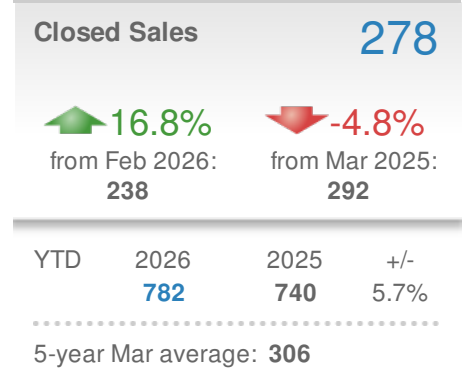
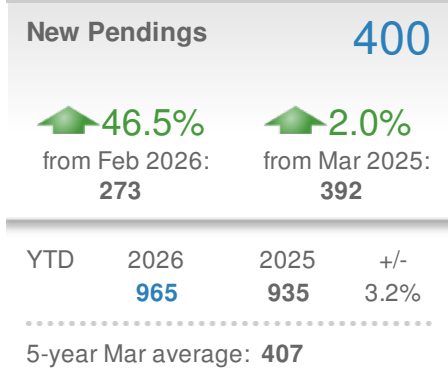
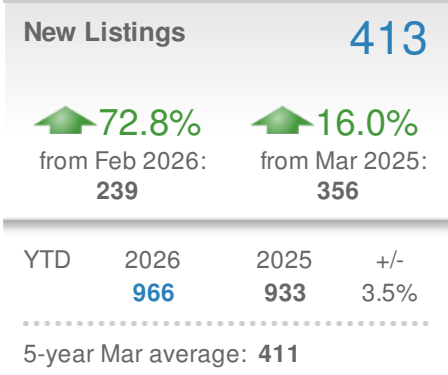
All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Berks County, PA

March 2026
Berks County, PA

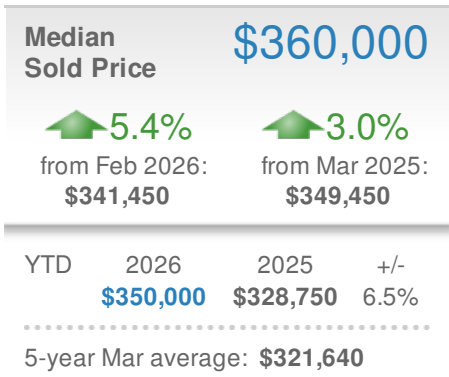
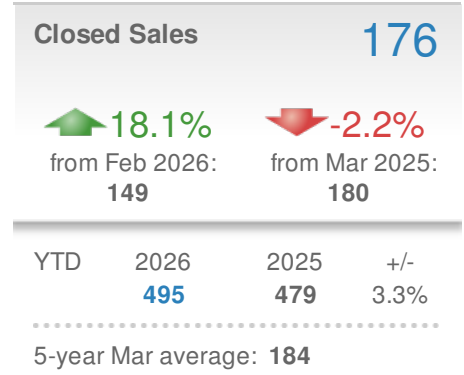
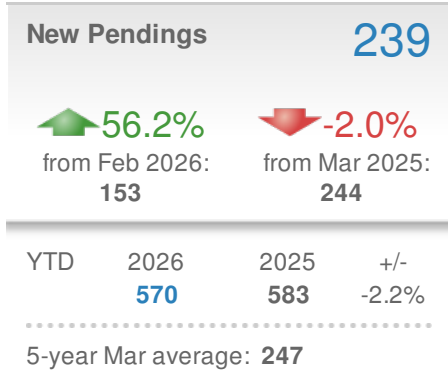
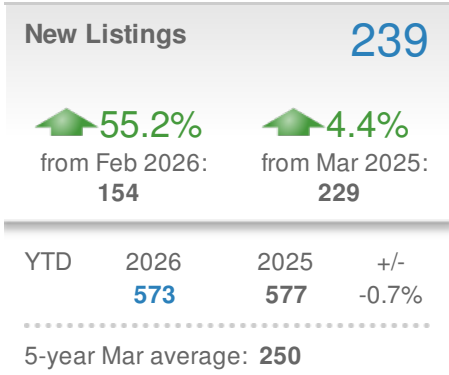
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March 2026

Berks County, PA - Detached

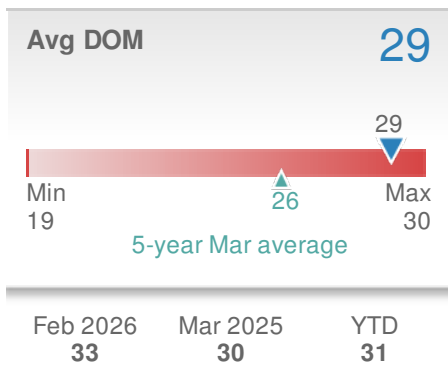
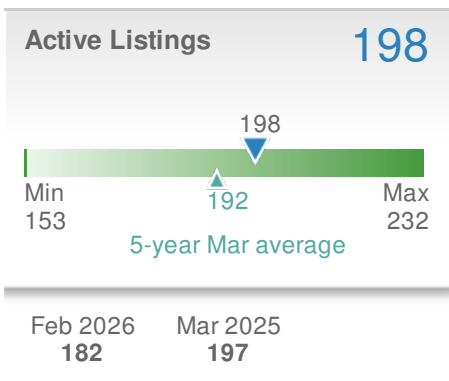
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Summary

In Berks County, PA, the median sold price for Detached properties for March was \$360,000, representing an increase of 5.4% compared to last month and an increase of 3% from Mar 2025. The average days on market for units sold in March was 29 days, 11% above the 5-year March average of 26 days. There was a 56.2% month over month increase in new contract activity with 239 New Pendings; a 19.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 310; and an 8.8% increase in supply to 198 active units.

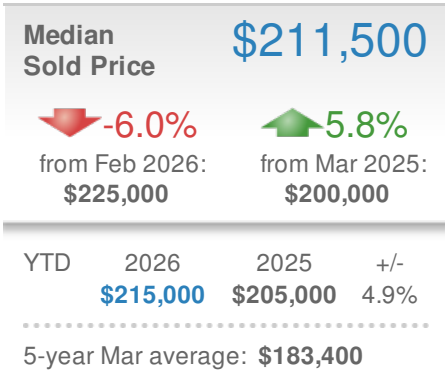
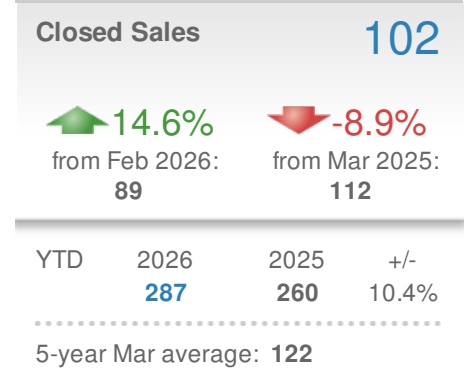
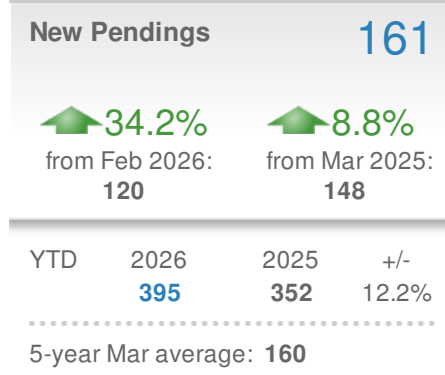
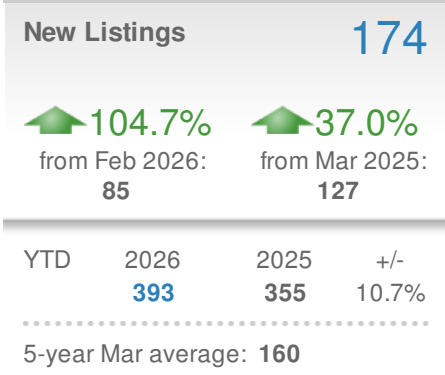
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 1.42 in February and a decrease from 1.64 in March 2025. The Contract Ratio is 10% lower than the 5-year March average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Berks County, PA - Attached

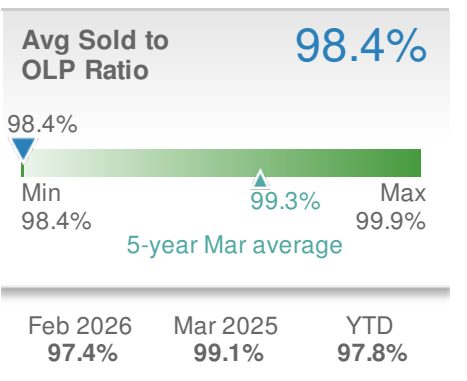
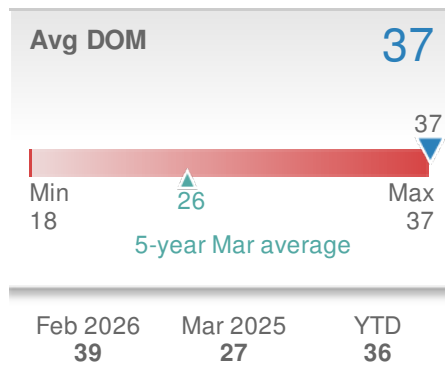
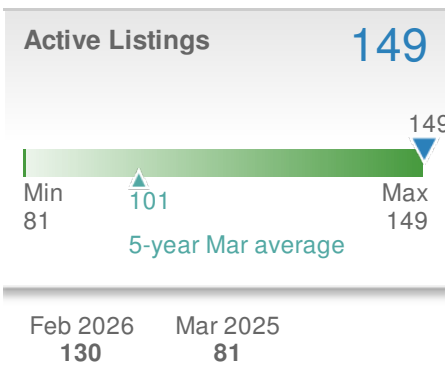
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Summary

In Berks County, PA, the median sold price for Attached properties for March was \$211,500, representing a decrease of 6% compared to last month and an increase of 5.8% from Mar 2025. The average days on market for units sold in March was 37 days, 43% above the 5-year March average of 26 days. There was a 34.2% month over month increase in new contract activity with 161 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 200; and a 14.6% increase in supply to 149 active units.

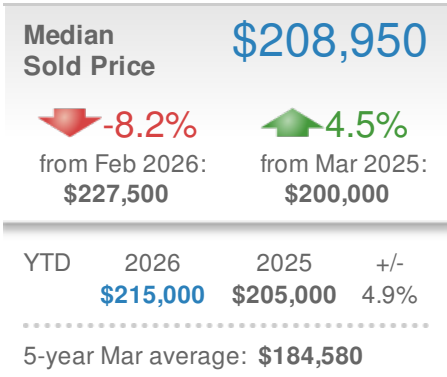
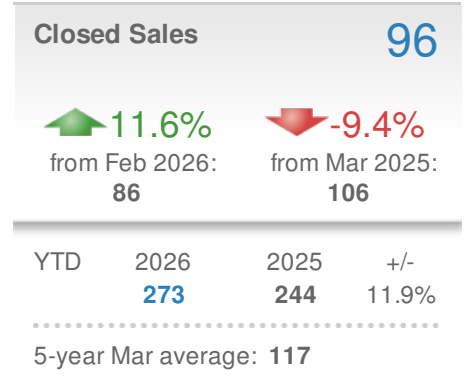
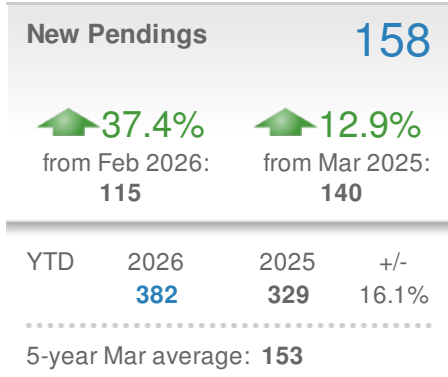
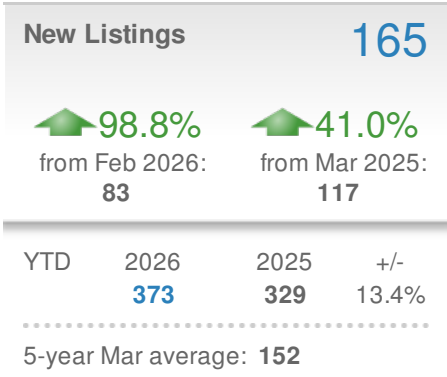
This activity resulted in a Contract Ratio of 1.34 pendings per active listing, up from 1.15 in February and a decrease from 2.22 in March 2025. The Contract Ratio is 35% lower than the 5-year March average of 2.07. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Berks County, PA - Attached/Townhouse

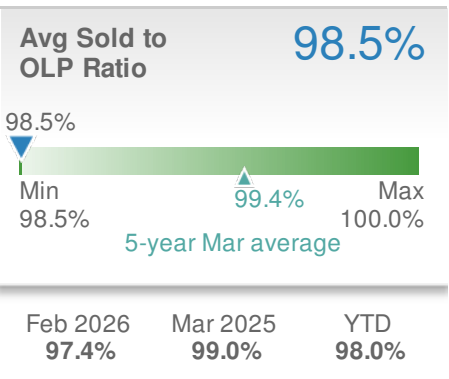
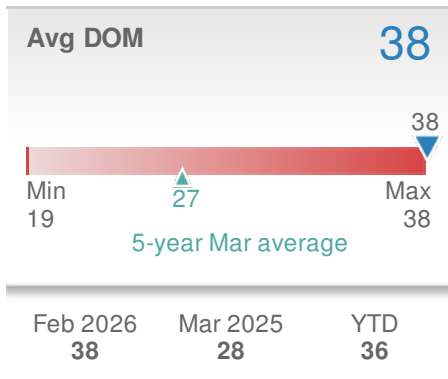
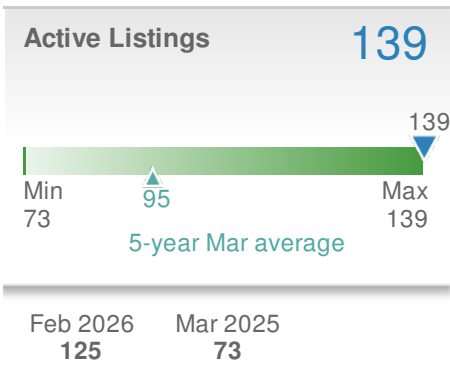
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Summary

In Berks County, PA, the median sold price for Attached/Townhouse properties for March was \$208,950, representing a decrease of 8.2% compared to last month and an increase of 4.5% from Mar 2025. The average days on market for units sold in March was 38 days, 43% above the 5-year March average of 27 days. There was a 37.4% month over month increase in new contract activity with 158 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 198; and an 11.2% increase in supply to 139 active units.

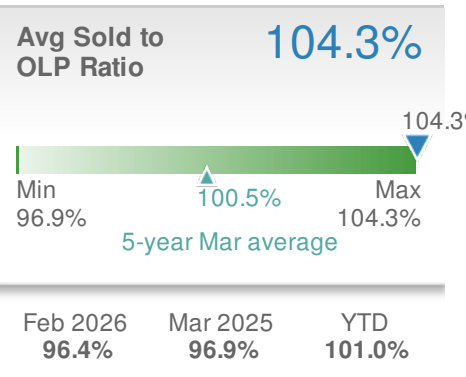
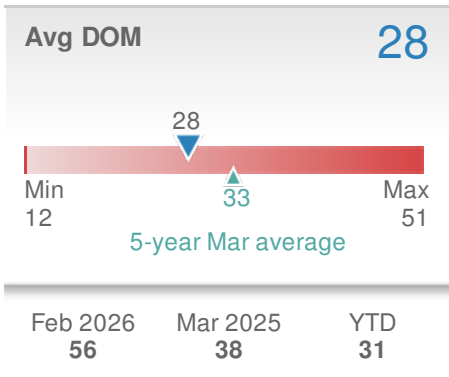
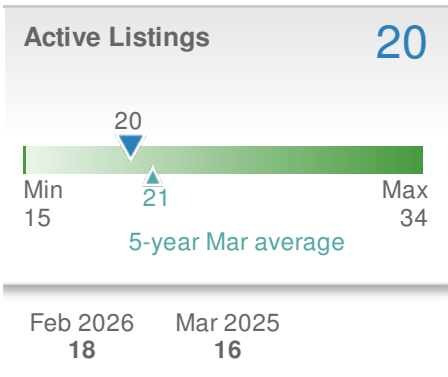
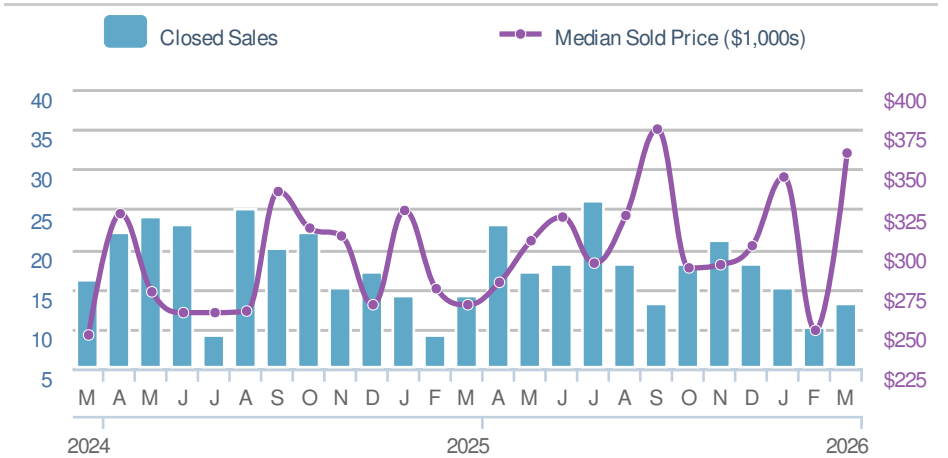
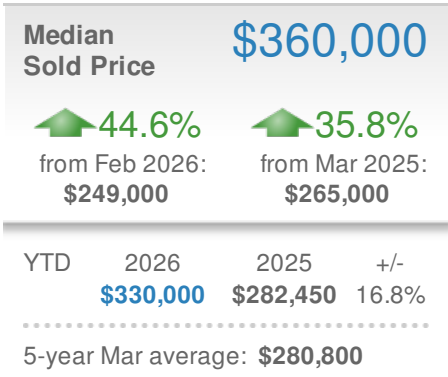
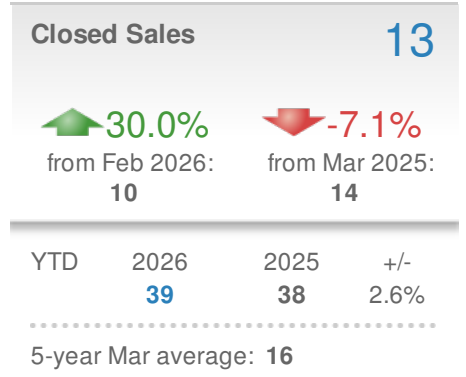
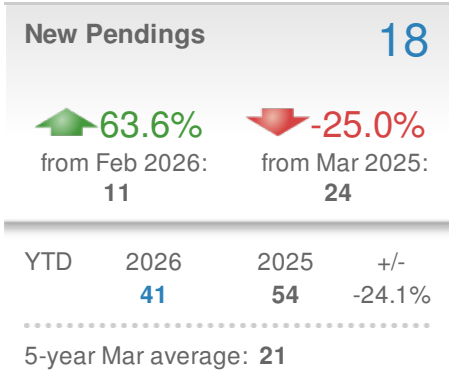
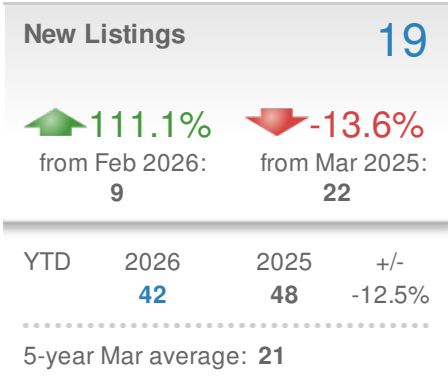
This activity resulted in a Contract Ratio of 1.42 pendings per active listing, up from 1.15 in February and a decrease from 2.33 in March 2025. The Contract Ratio is 33% lower than the 5-year March average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared to 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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Boyertown Area (Berks, PA)

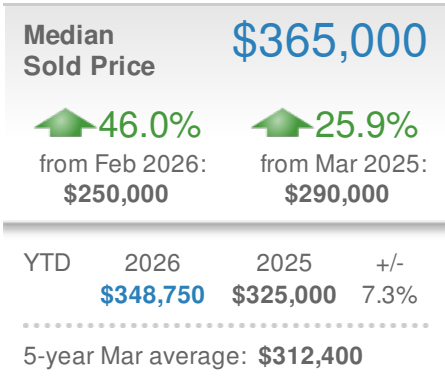
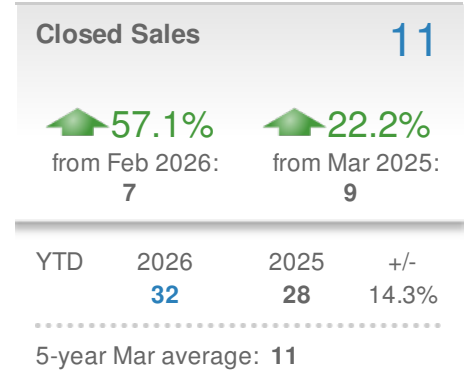
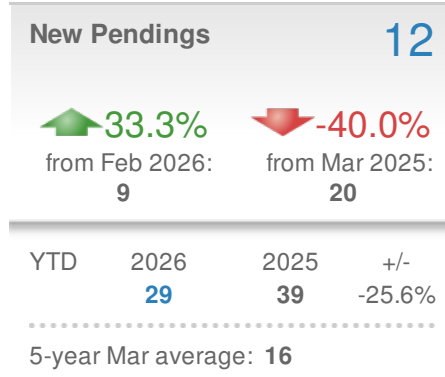
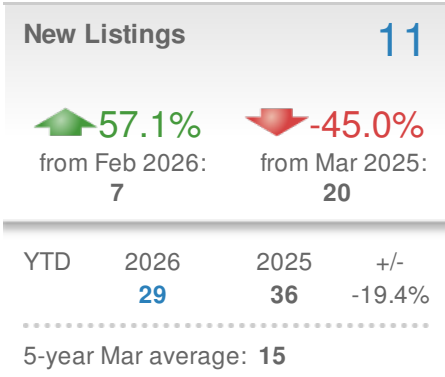
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March 2026

Boyertown Area (Berks, PA) - Detached

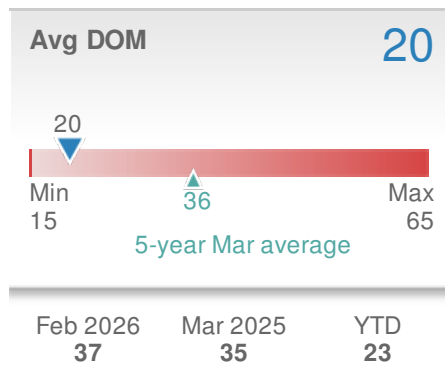
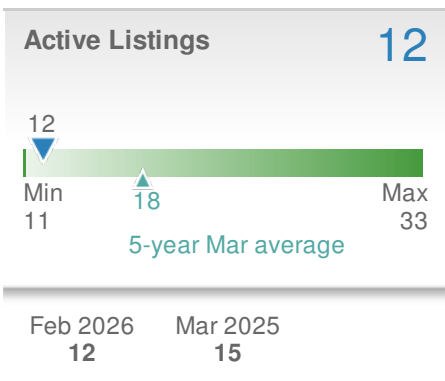
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Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for March was \$365,000, representing an increase of 46% compared to last month and an increase of 25.9% from Mar 2025. The average days on market for units sold in March was 20 days, 44% below the 5-year March average of 36 days. There was a 33.3% month over month increase in new contract activity with 12 New Pendings; a 6.7% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 14; and no change in supply with 12 active units.

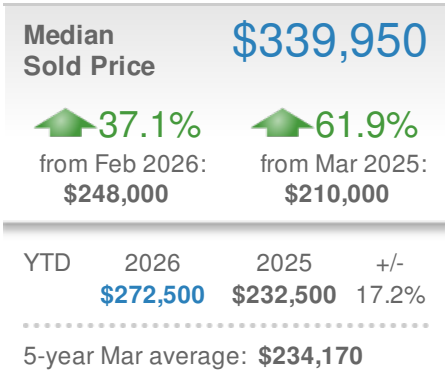
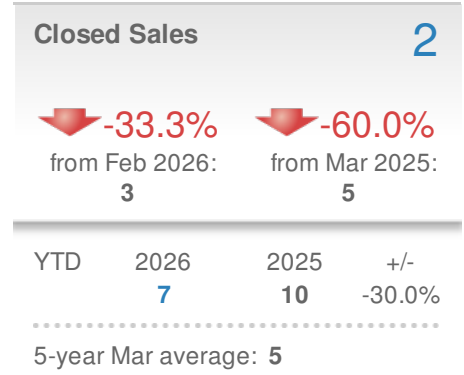
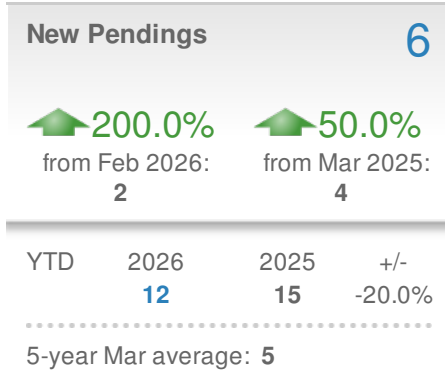
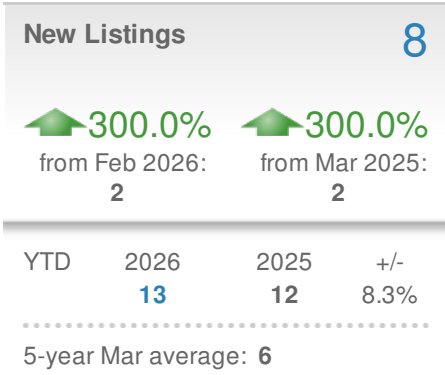
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.25 in February and a decrease from 1.53 in March 2025. The Contract Ratio is 16% lower than the 5-year March average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Boyertown Area (Berks, PA) - Attached

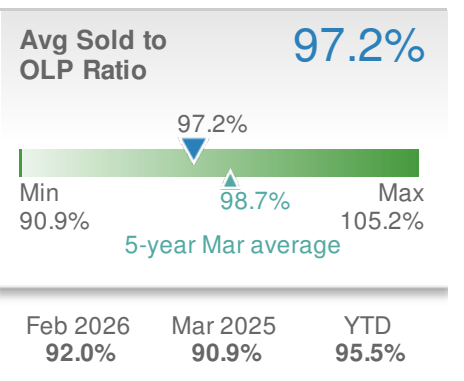
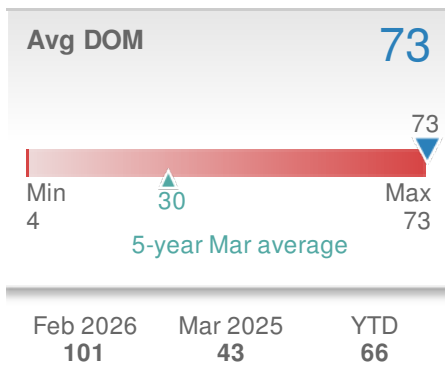
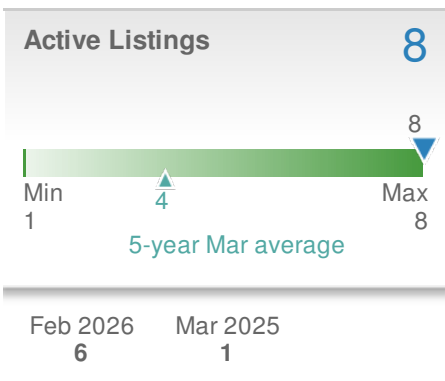
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for March was \$339,950, representing an increase of 37.1% compared to last month and an increase of 61.9% from Mar 2025. The average days on market for units sold in March was 73 days, 147% above the 5-year March average of 30 days. There was a 200% month over month increase in new contract activity with 6 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from February) to 7; and a 33.3% increase in supply to 8 active units.

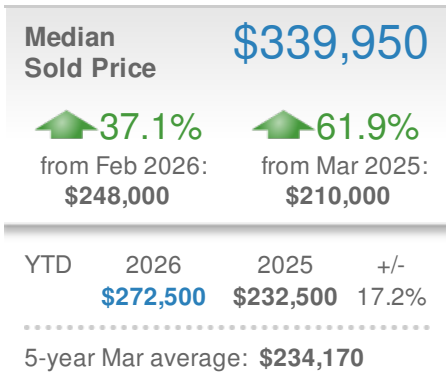
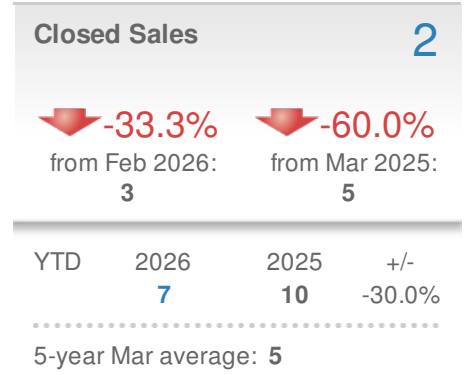
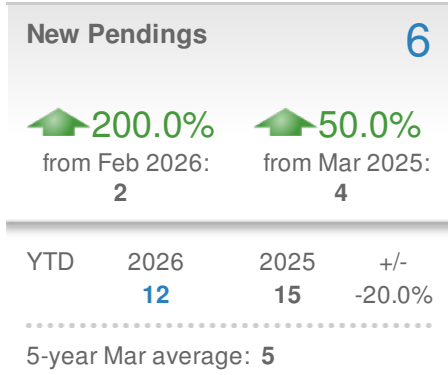
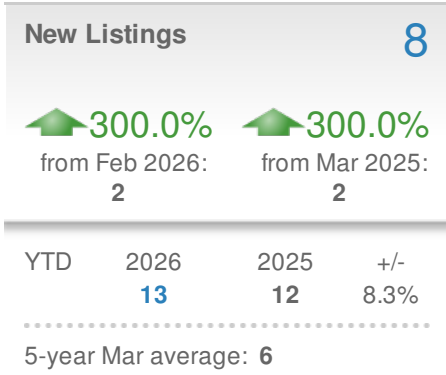
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.67 in February and a decrease from 6.00 in March 2025. The Contract Ratio is 69% lower than the 5-year March average of 2.83. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Boyertown Area (Berks, PA) - Attached/Townhouse

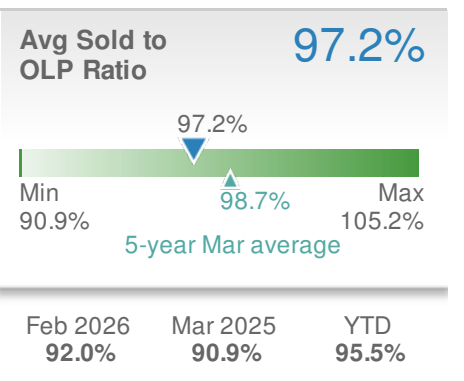
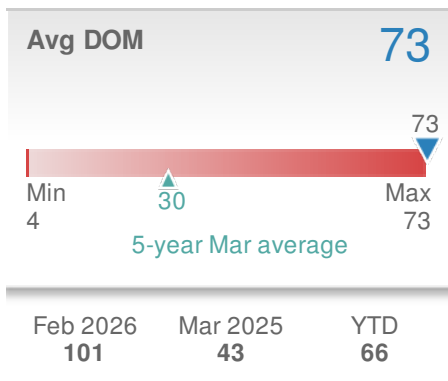
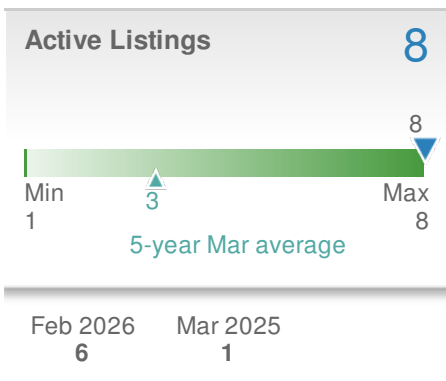
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached/Townhouse properties for March was \$339,950, representing an increase of 37.1% compared to last month and an increase of 61.9% from Mar 2025. The average days on market for units sold in March was 73 days, 147% above the 5-year March average of 30 days. There was a 200% month over month increase in new contract activity with 6 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from February) to 7; and a 33.3% increase in supply to 8 active units.

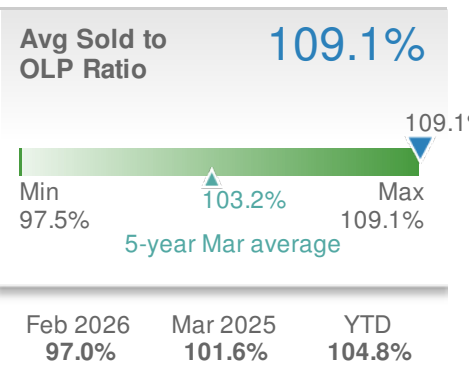
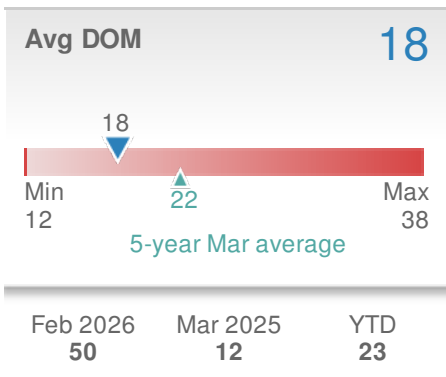
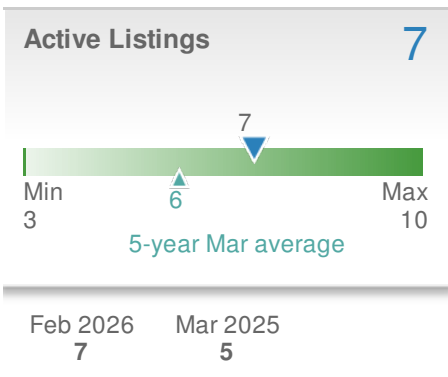
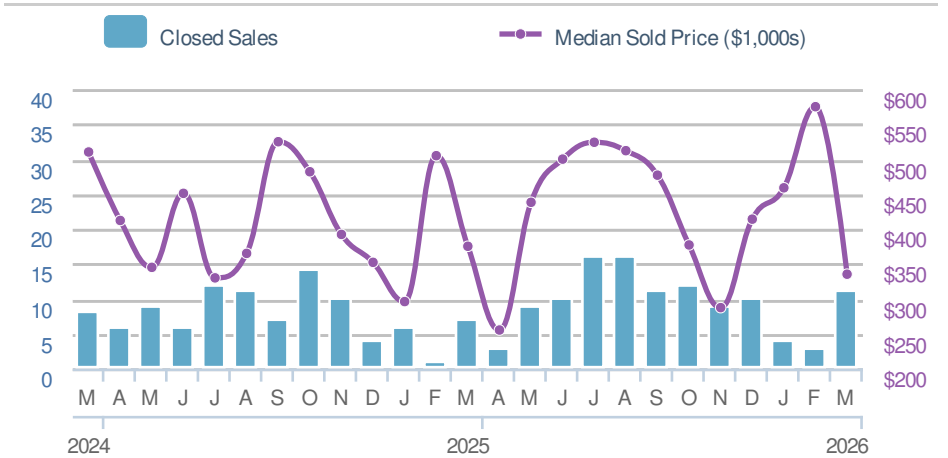
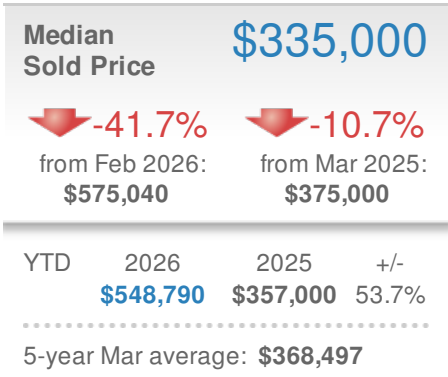
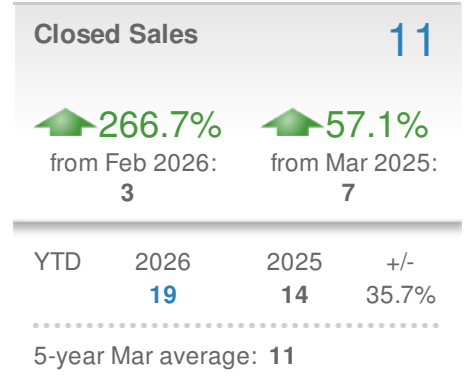
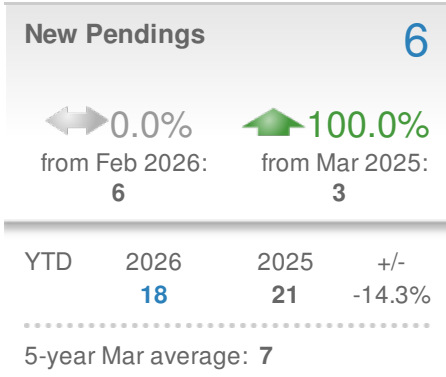
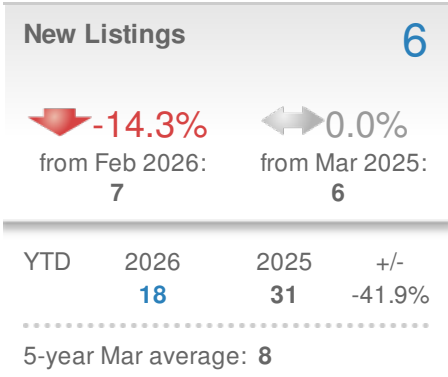
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.67 in February and a decrease from 6.00 in March 2025. The Contract Ratio is 70% lower than the 5-year March average of 2.91. A higher Contract Ratio signifies a relative increase in contract activity compared to 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)

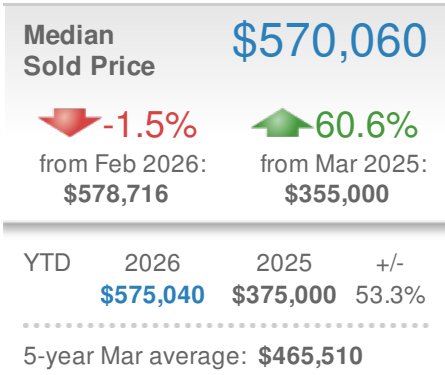
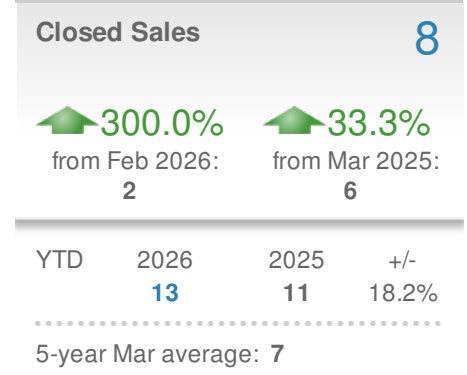
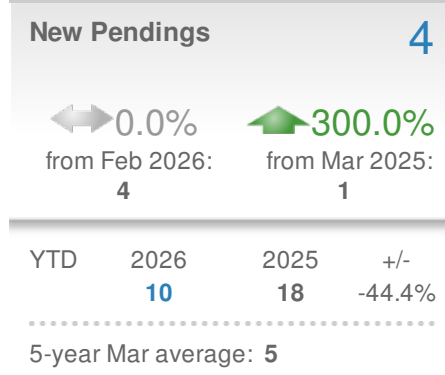
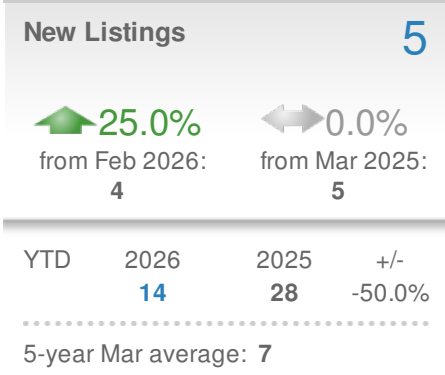
Email: ldavis@tcsr.realtor



March 2026

Twin Valley (Berks, PA) - Detached

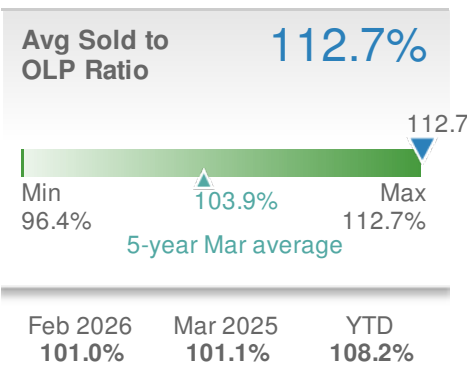
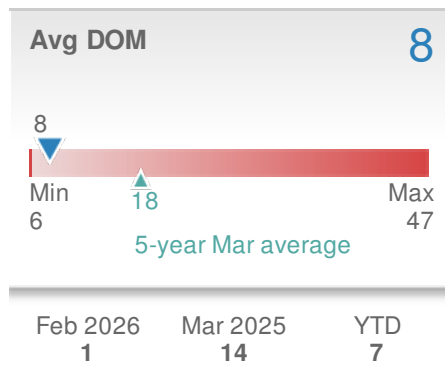
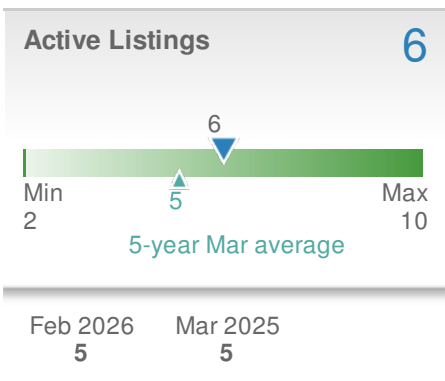
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for March was \$570,060, representing a decrease of 1.5% compared to last month and an increase of 60.6% from Mar 2025. The average days on market for units sold in March was 8 days, 55% below the 5-year March average of 18 days. There was no month over month change in new contract activity with 4 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 25; and a 20% increase in supply to 6 active units.

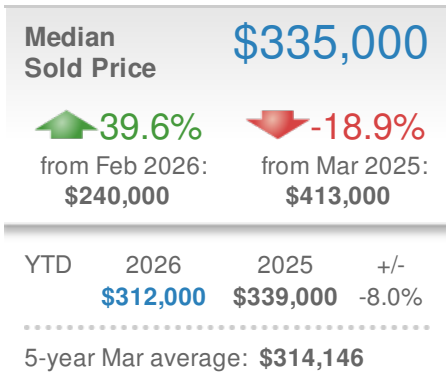
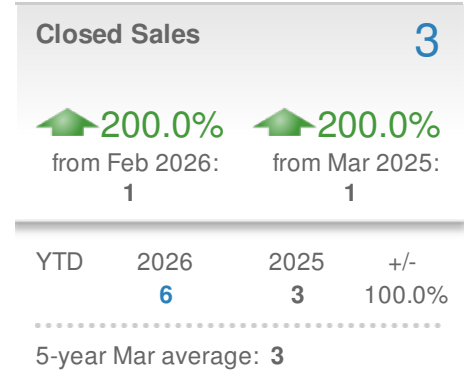
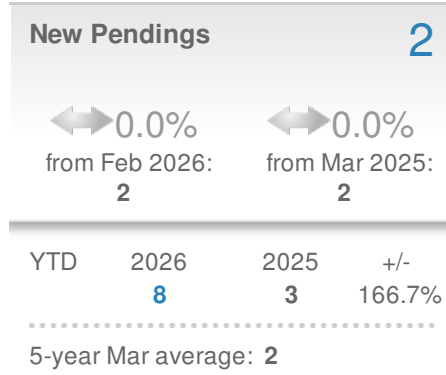
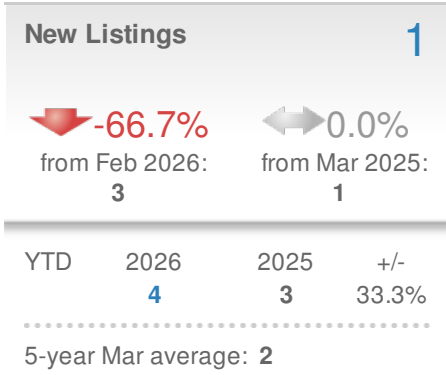
This activity resulted in a Contract Ratio of 4.17 pendings per active listing, down from 6.00 in February and an increase from 4.00 in March 2025. The Contract Ratio is 5% lower than the 5-year March average of 4.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Twin Valley (Berks, PA) - Attached

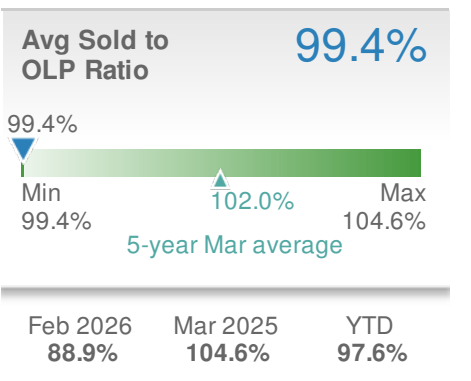
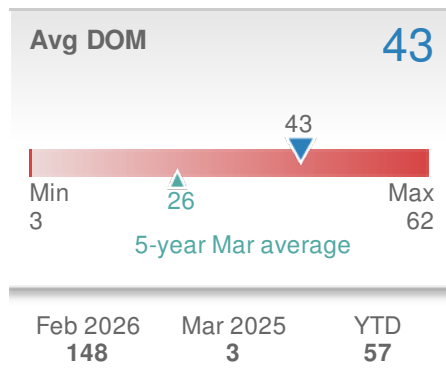
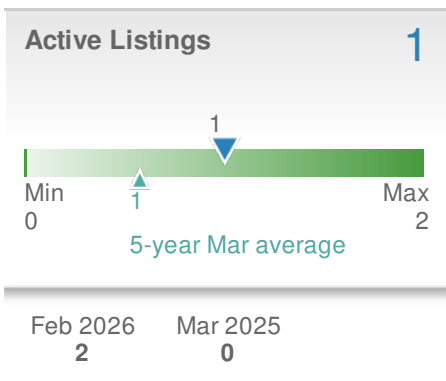
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for March was \$335,000, representing an increase of 39.6% compared to last month and a decrease of 18.9% from Mar 2025. The average days on market for units sold in March was 43 days, 68% above the 5-year March average of 26 days. There was no month over month change in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 2; and a 50% decrease in supply to 1 active units.

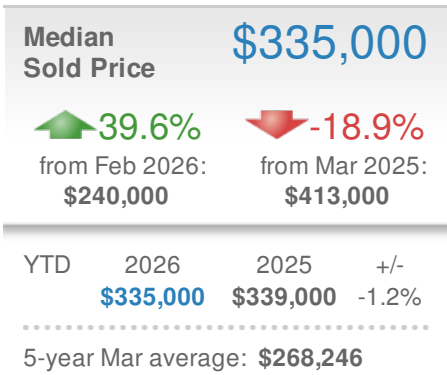
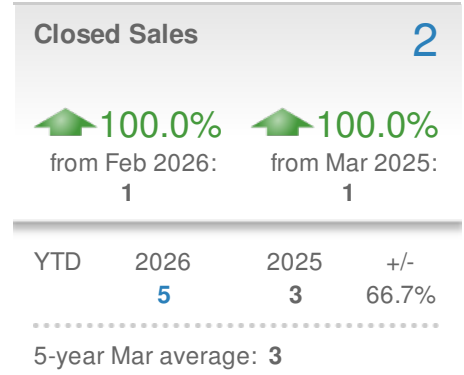
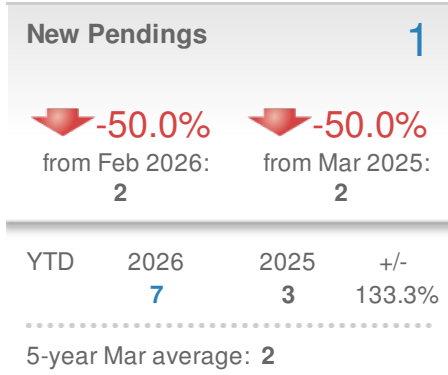
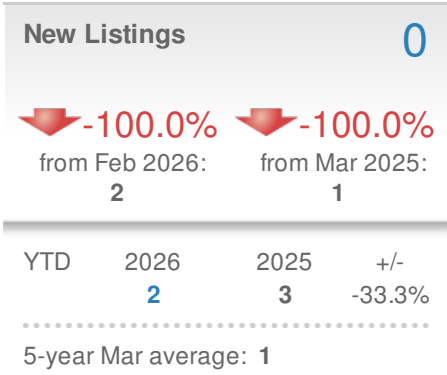
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.50 in February and an increase from 0.00 in March 2025. The Contract Ratio is 186% higher than the 5-year March average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Twin Valley (Berks, PA) - Attached/Townhouse

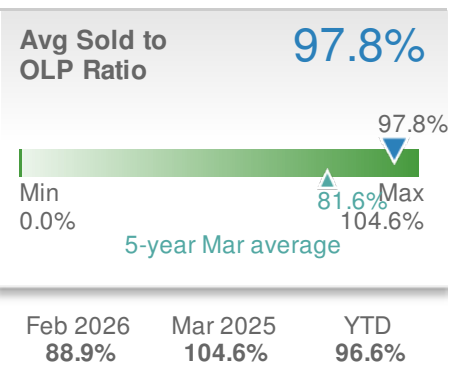
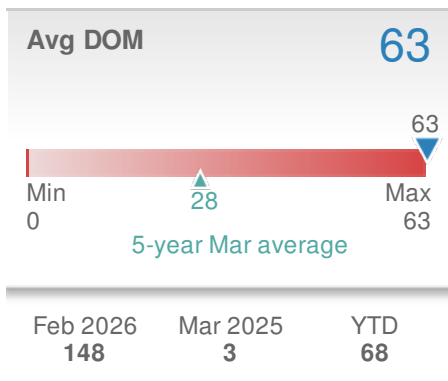
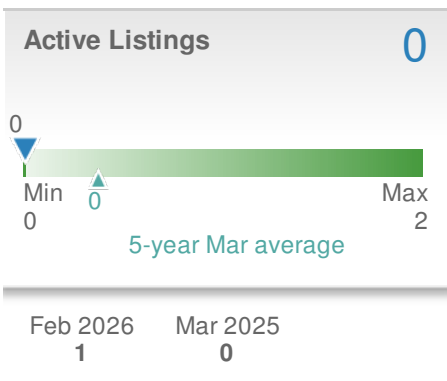
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Summary

In Twin Valley (Berks, PA), the median sold price for Attached/Townhouse properties for March was \$335,000, representing an increase of 39.6% compared to last month and a decrease of 18.9% from Mar 2025. The average days on market for units sold in March was 63 days, 123% above the 5-year March average of 28 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 2; and a 100% decrease in supply to 0 active units.

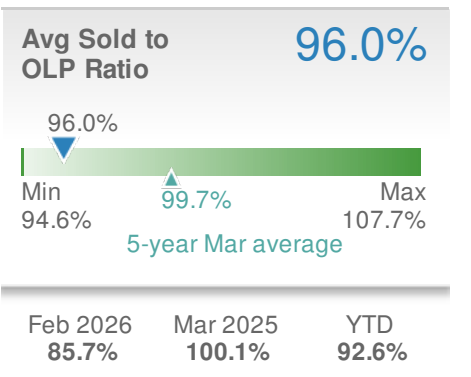
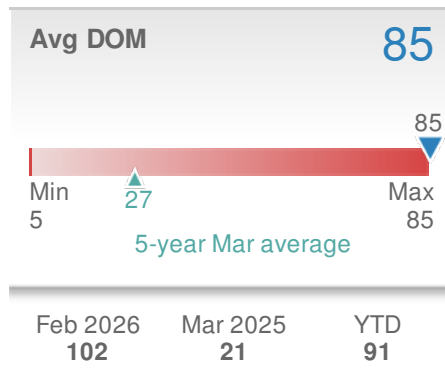
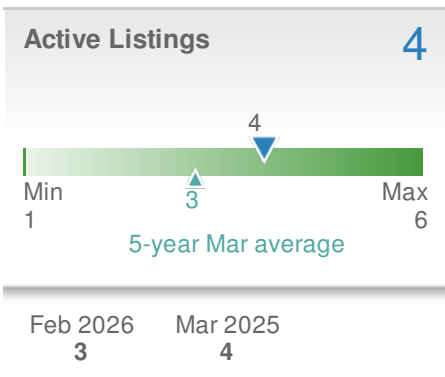
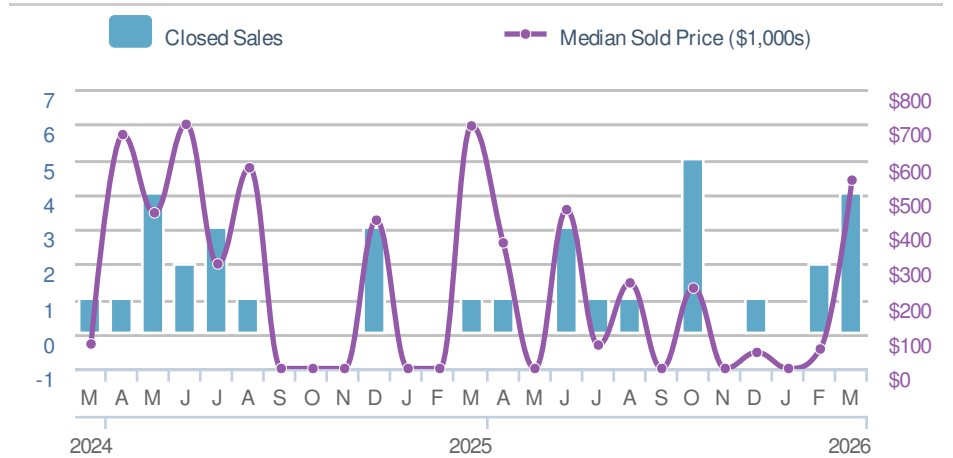
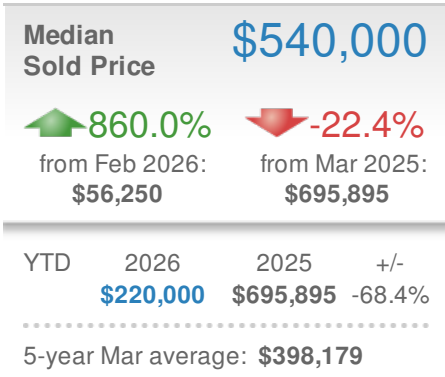
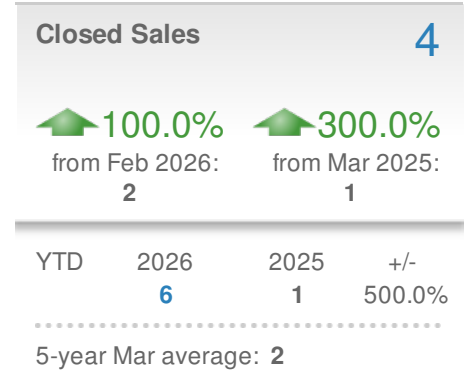
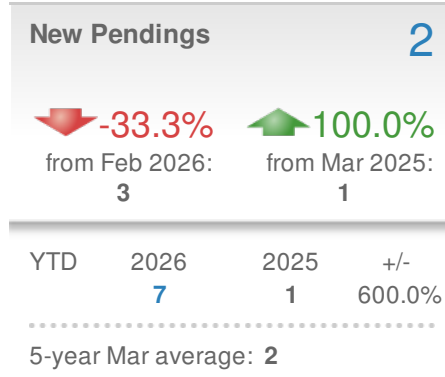
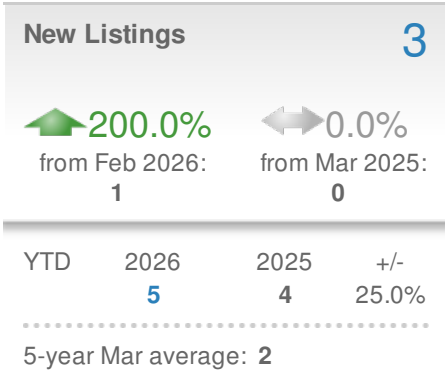
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 3.00 in February and no change from March 2025. The Contract Ratio is 100% lower than the 5-year March average of 0.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



March 2026

Upper Perkiomen (Berks, PA)

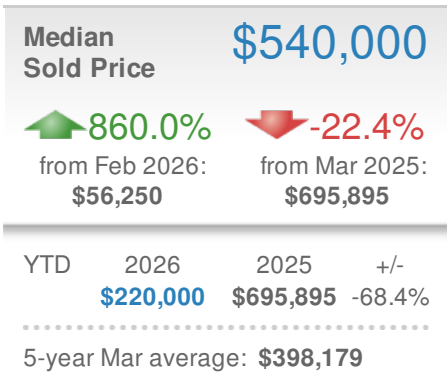
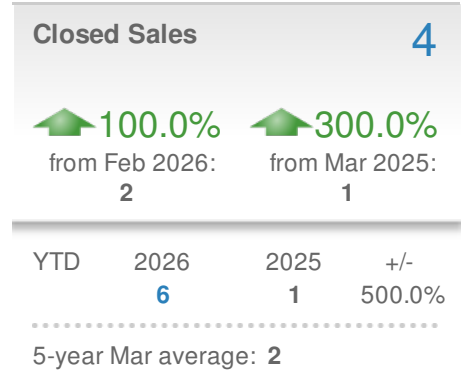
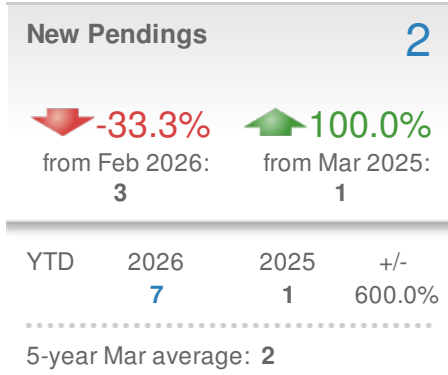
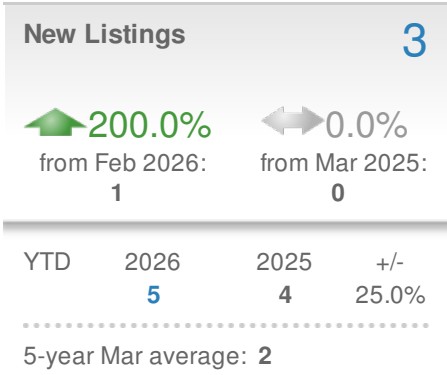
Email: ldavis@tcsr.realtor



March 2026

Upper Perkiomen (Berks, PA) - Detached

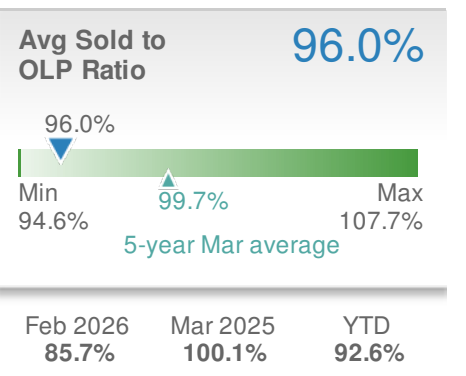
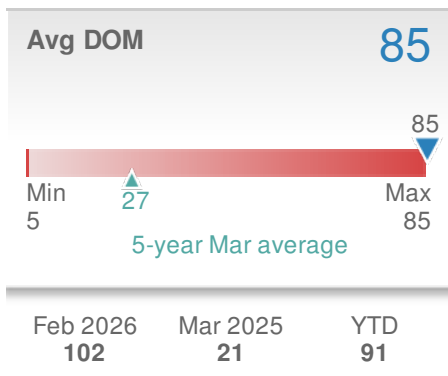
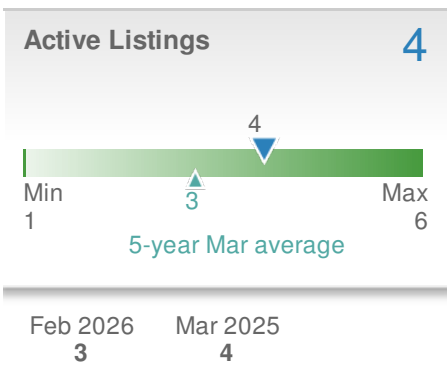
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Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for March was \$540,000, representing an increase of 860% compared to last month and a decrease of 22.4% from Mar 2025. The average days on market for units sold in March was 85 days, 215% above the 5-year March average of 27 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 2; and a 33.3% increase in supply to 4 active units.

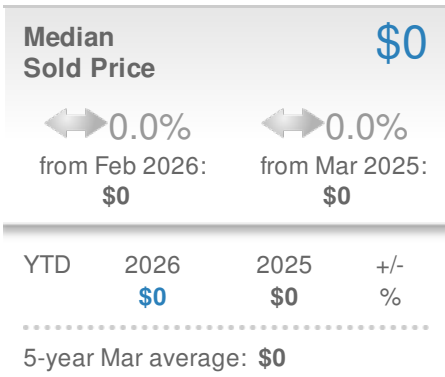
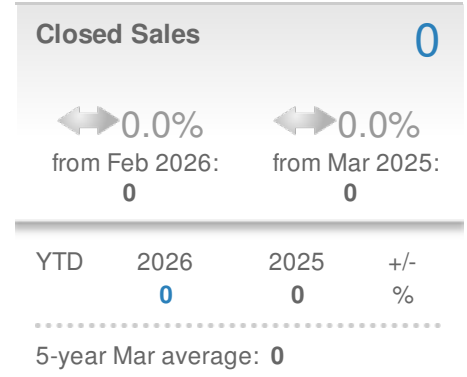
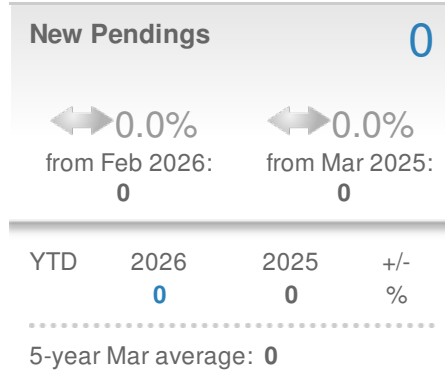
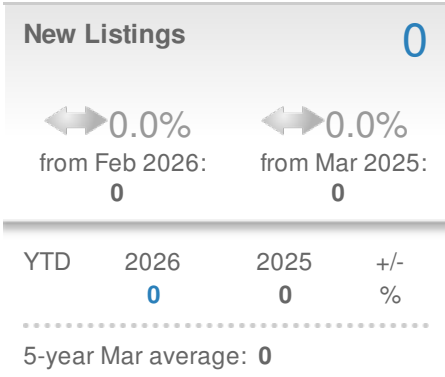
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.00 in February and an increase from 0.25 in March 2025. The Contract Ratio is 64% lower than the 5-year March average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Upper Perkiomen (Berks, PA) - Attached

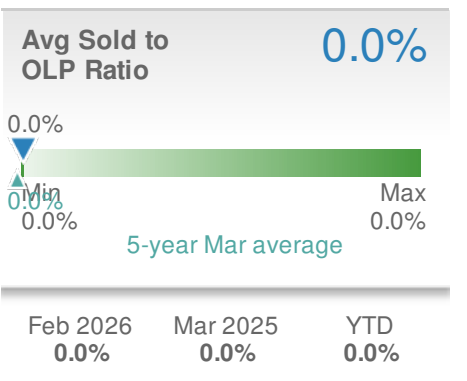
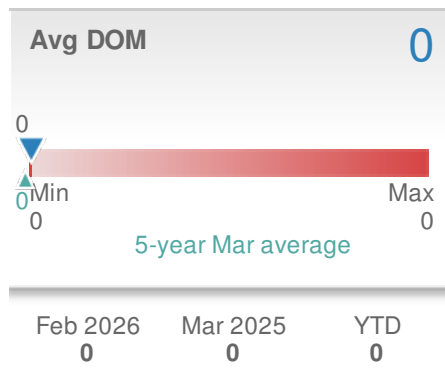
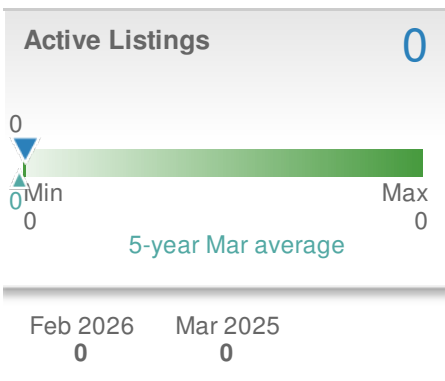
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Summary

In Upper Perkiomen (Berks, PA), the median sold price for Attached properties for March was \$0, representing no change compared to last month and no change from Mar 2025. The average days on market for units sold in March was 0 days, the same as the 5-year March 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 February) with 0; and no change in supply with 0 active units.

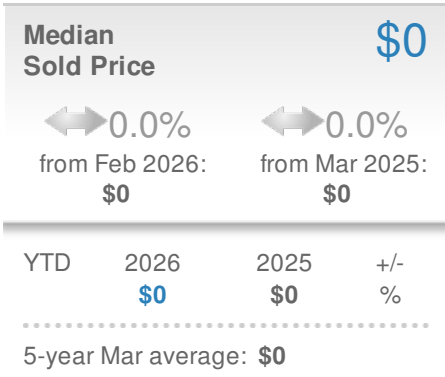
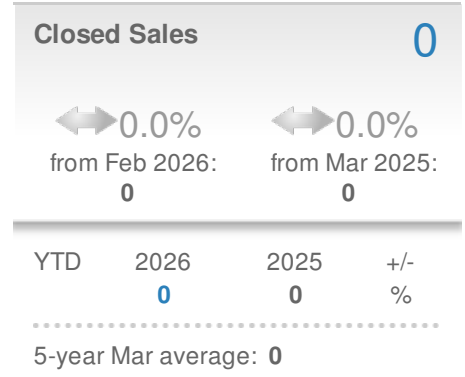
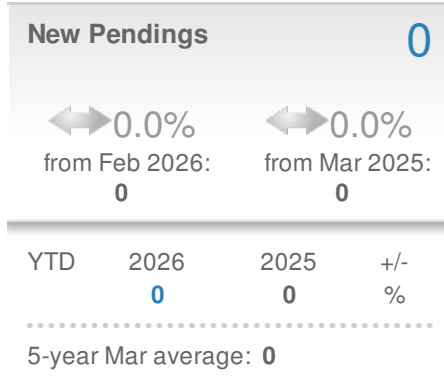
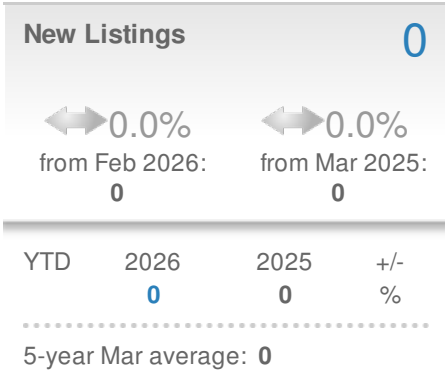
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and no change from March 2025. The Contract Ratio is the same as the 5-year March average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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.



March 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 March was \$0, representing no change compared to last month and no change from Mar 2025. The average days on market for units sold in March was 0 days, the same as the 5-year March 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 February) 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 February and no change from March 2025. The Contract Ratio is the same as the 5-year March 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.

