

March 2026

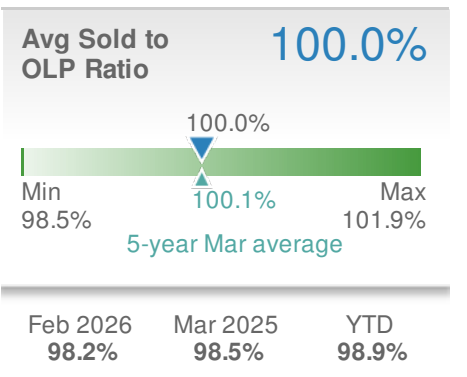
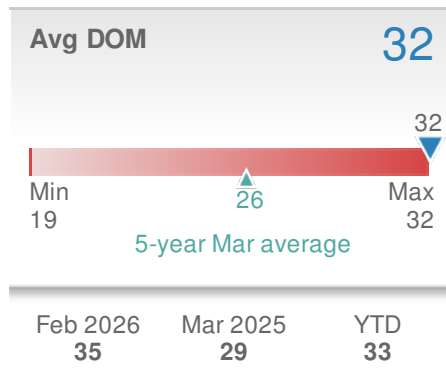
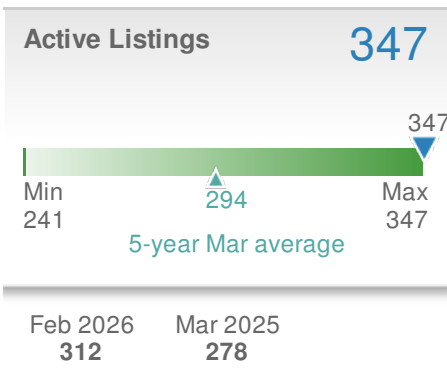
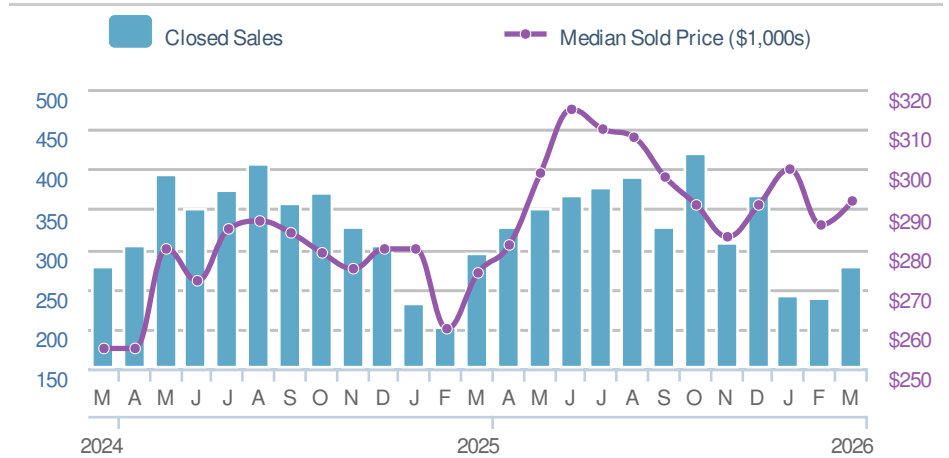
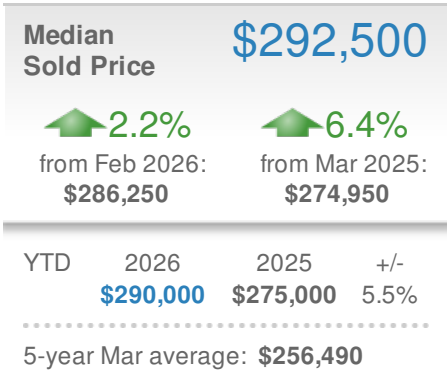
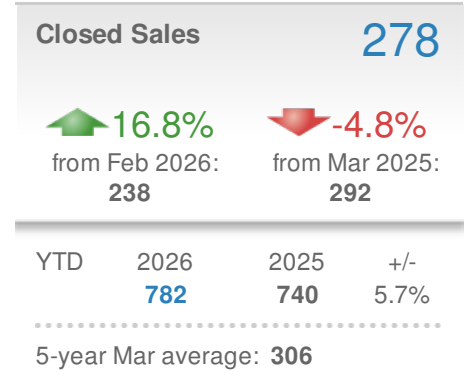
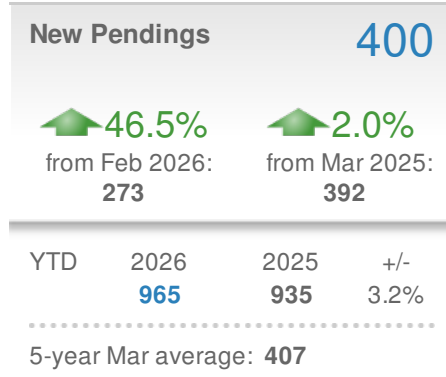
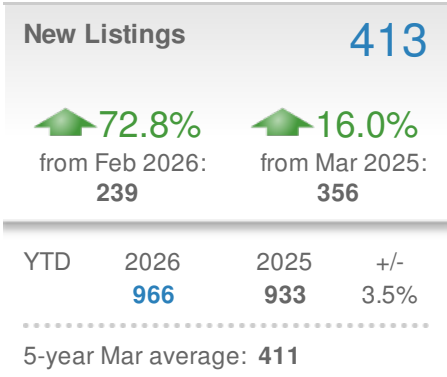
All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Berks County, PA

March 2026
Berks County, PA

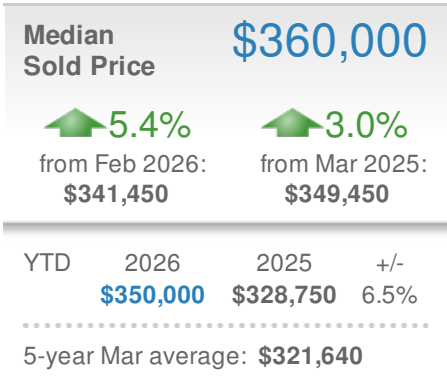
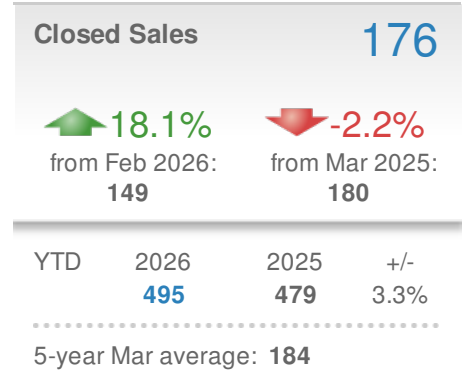
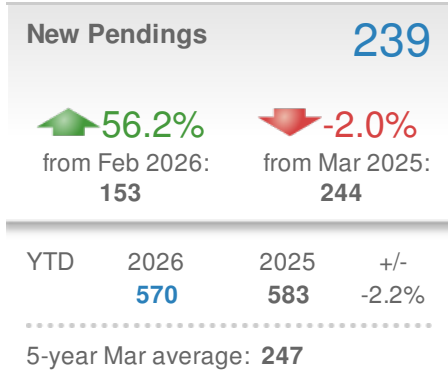
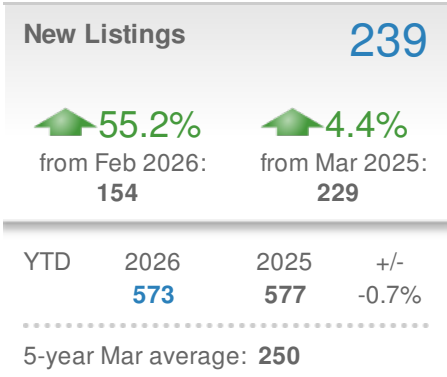
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Berks County, PA - Detached

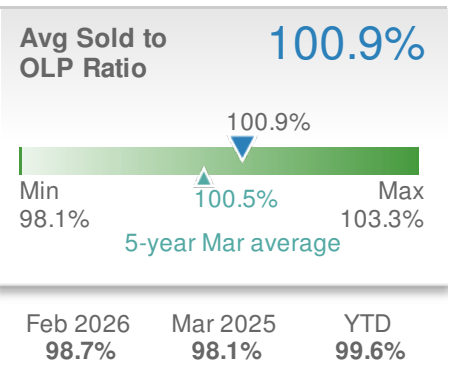
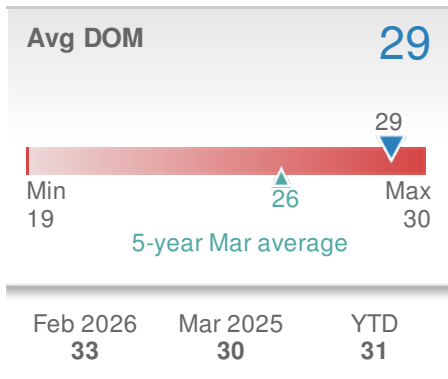
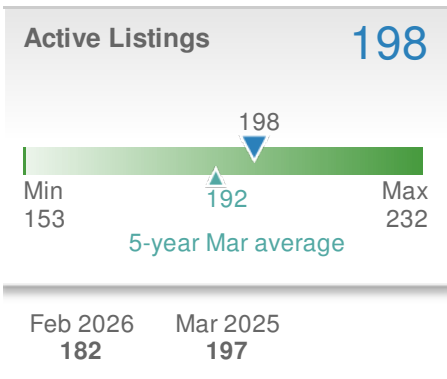
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Summary

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.

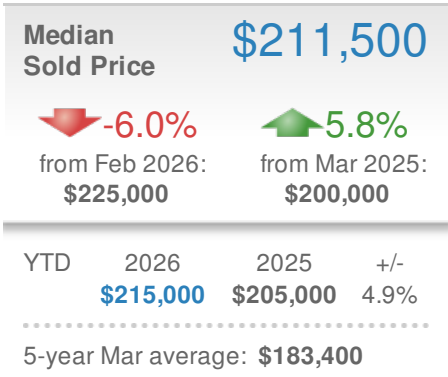
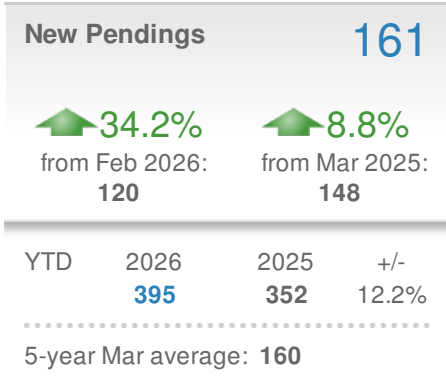
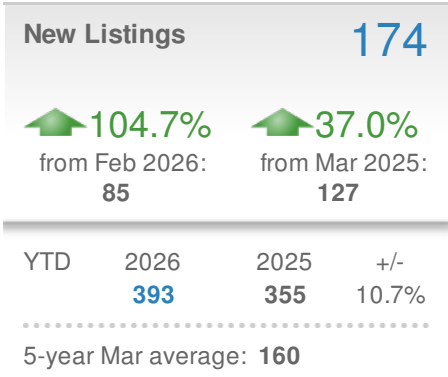
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 1.42 in February and a decrease from 1.64 in March 2025. The Contract Ratio is 10% lower than the 5-year March average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to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

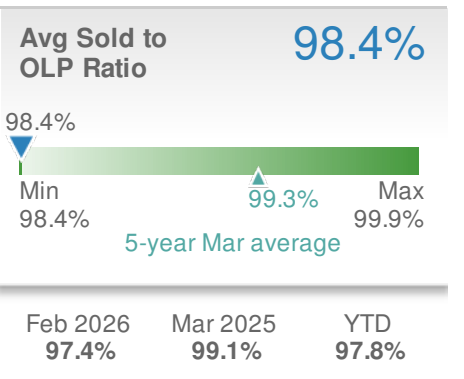
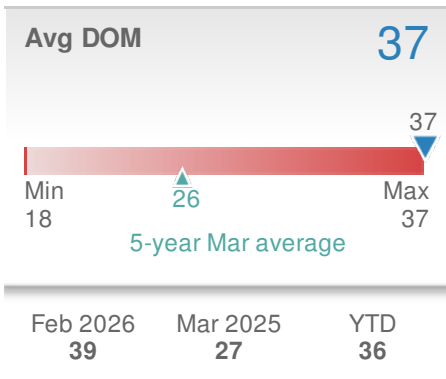
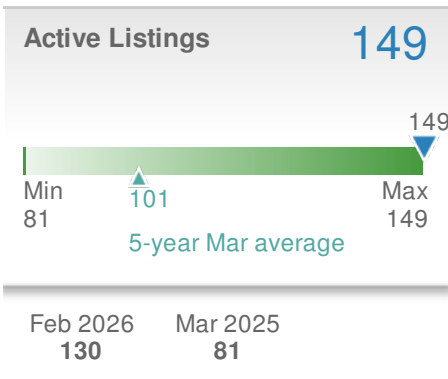
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Summary

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.

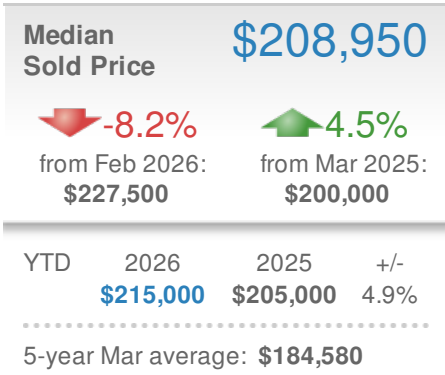
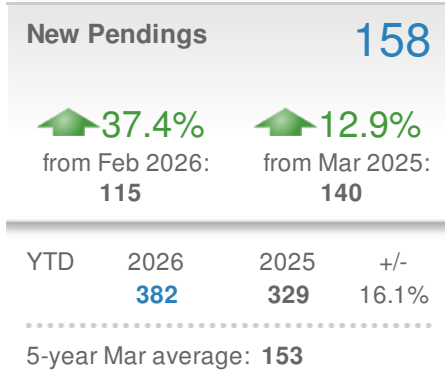
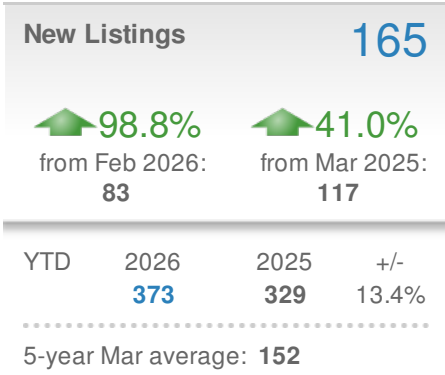
This activity resulted in a Contract Ratio of 1.34 pendings per active listing, up from 1.15 in February and a decrease from 2.22 in March 2025. The Contract Ratio is 35% lower than the 5-year March average of 2.07. A higher Contract Ratio signifies a relative increase in contract activity compared to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

