

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

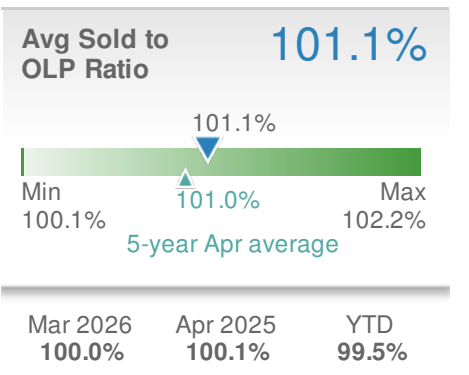
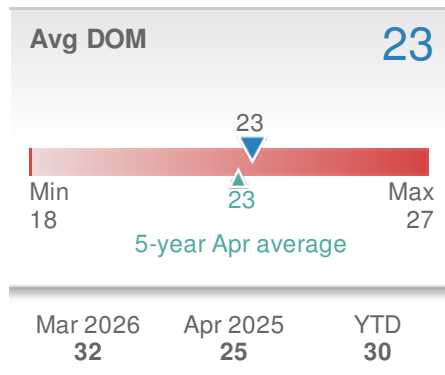
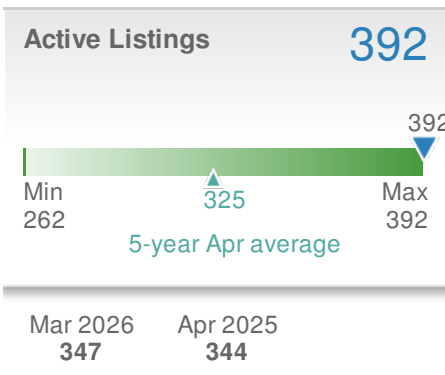
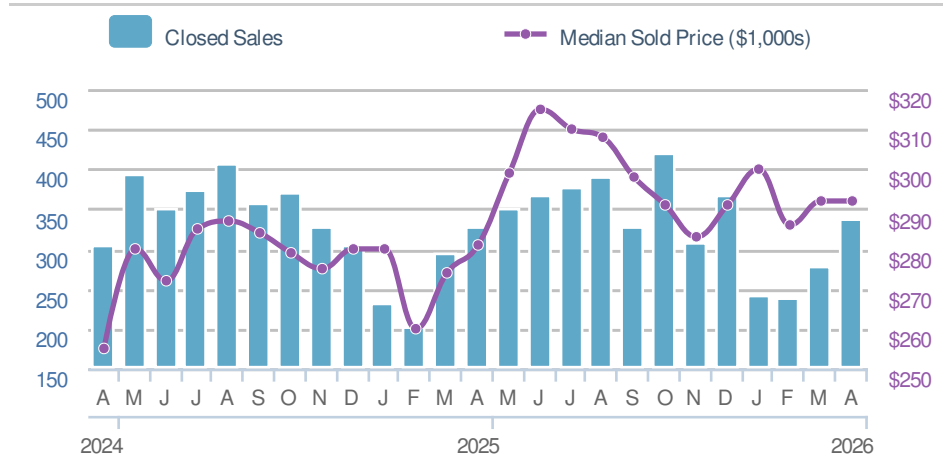
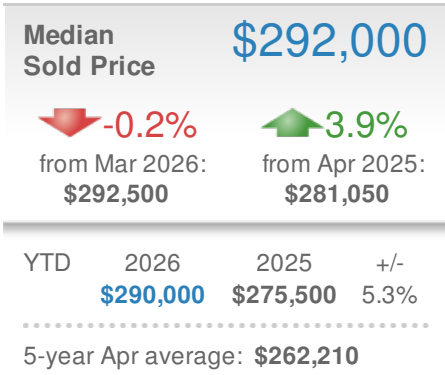
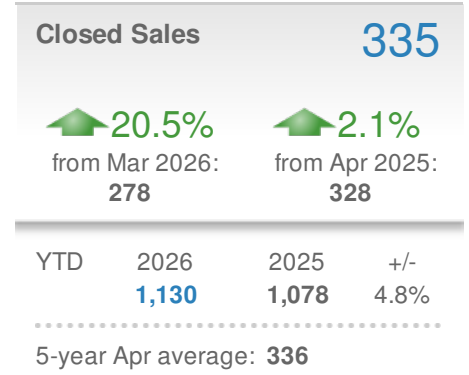
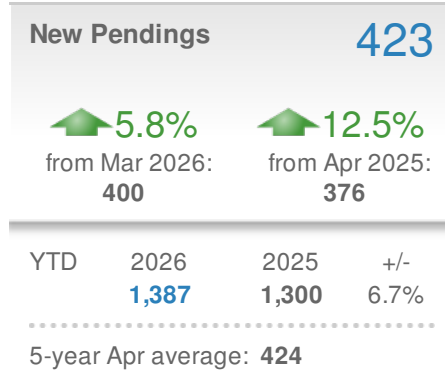
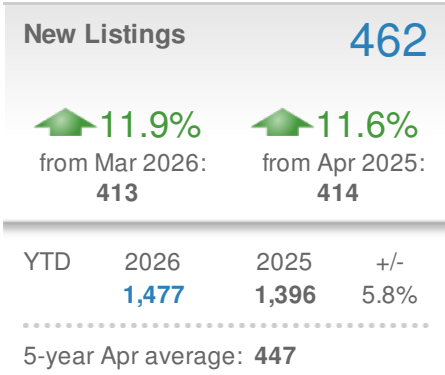
Local Market Insight

Berks County, PA

April 2026

Berks County, PA

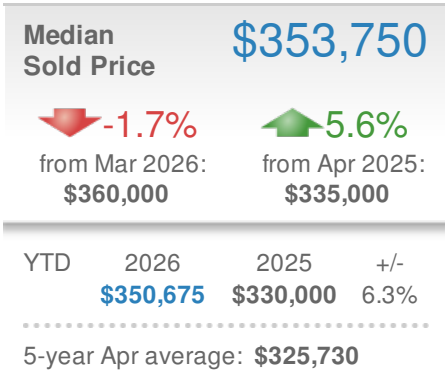
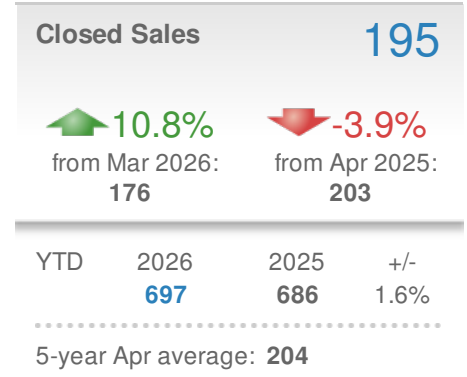
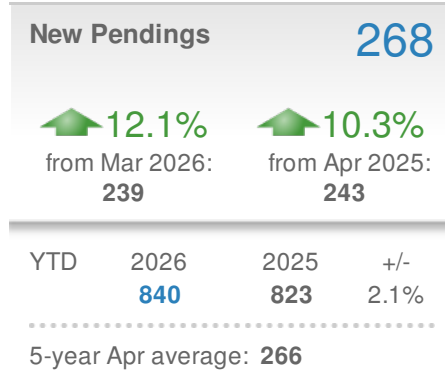
Email: ldavis@tcsr.realtor



April 2026

Berks County, PA - Detached

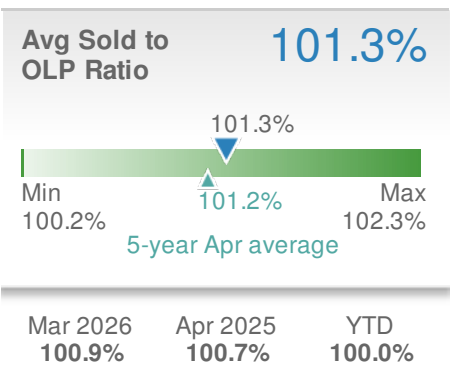
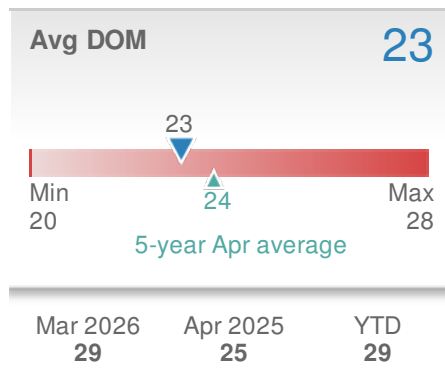
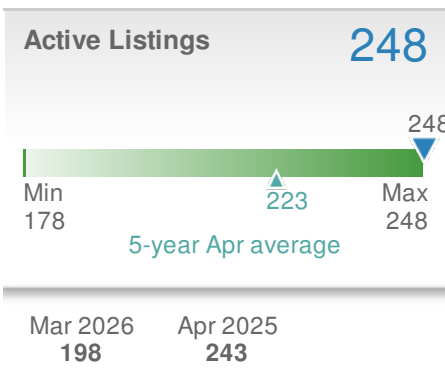
Tri-County Suburban REALTORS
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Summary

In Berks County, PA, the median sold price for Detached properties for April was \$353,750, representing a decrease of 1.7% compared to last month and an increase of 5.6% from Apr 2025. The average days on market for units sold in April was 23 days, 3% below the 5-year April average of 24 days. There was a 12.1% month over month increase in new contract activity with 268 New Pendings; a 21.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 376; and a 25.3% increase in supply to 248 active units.

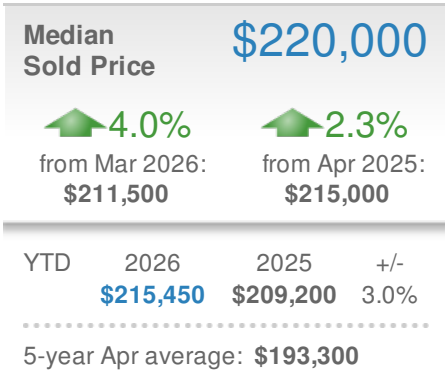
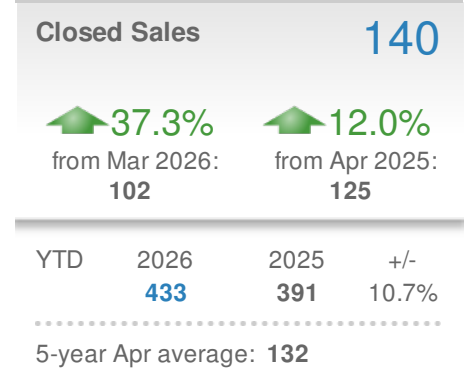
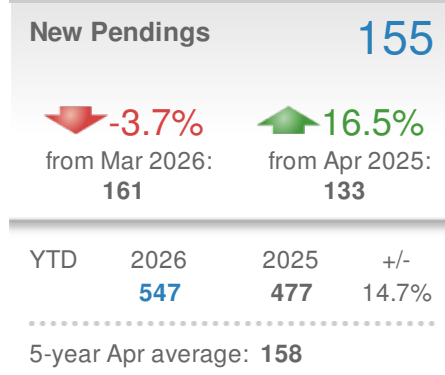
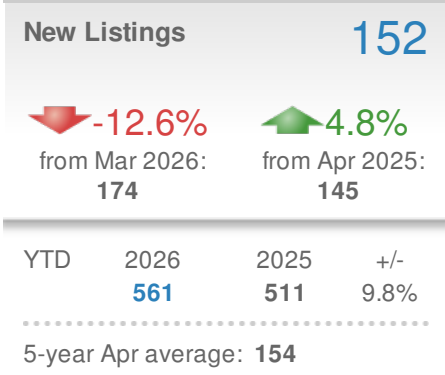
This activity resulted in a Contract Ratio of 1.52 pendings per active listing, down from 1.57 in March and an increase from 1.47 in April 2025. The Contract Ratio is 13% lower than the 5-year April average of 1.74. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Berks County, PA - Attached

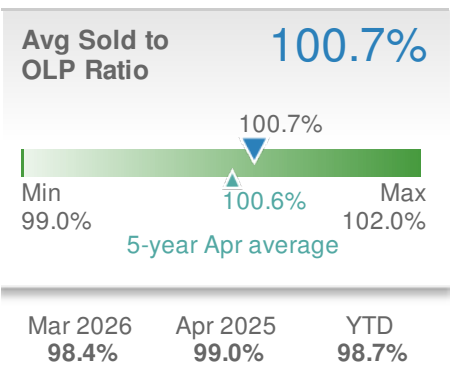
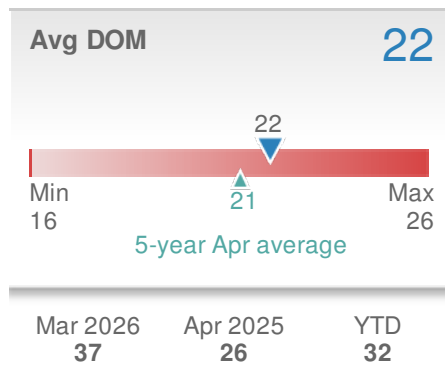
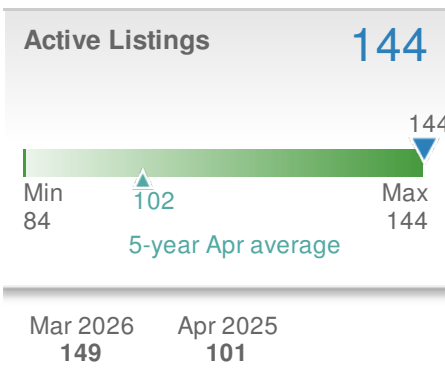
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Summary

In Berks County, PA, the median sold price for Attached properties for April was \$220,000, representing an increase of 4% compared to last month and an increase of 2.3% from Apr 2025. The average days on market for units sold in April was 22 days, 3% above the 5-year April average of 21 days. There was a 3.7% month over month decrease in new contract activity with 155 New Pendings; a 2.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 205; and a 3.4% decrease in supply to 144 active units.

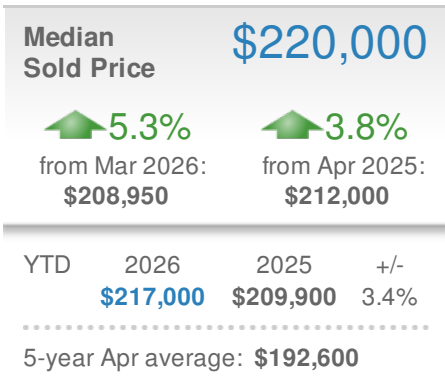
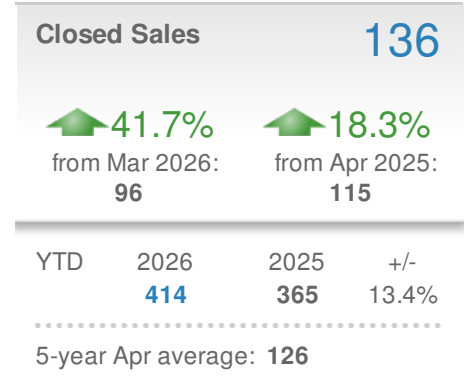
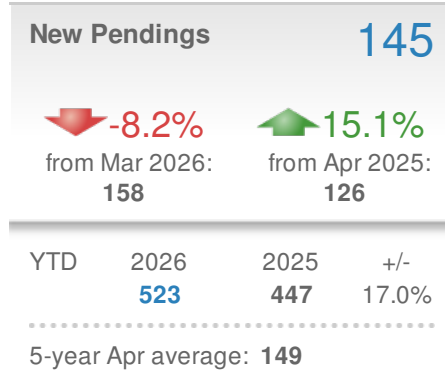
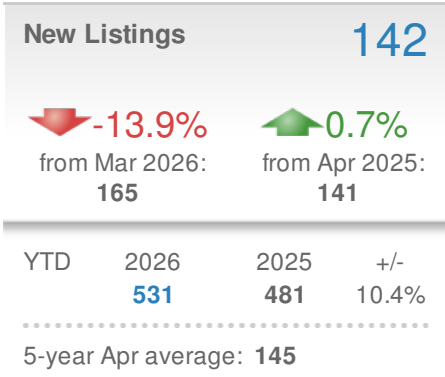
This activity resulted in a Contract Ratio of 1.42 pendings per active listing, up from 1.34 in March and a decrease from 1.73 in April 2025. The Contract Ratio is 34% lower than the 5-year April average of 2.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Berks County, PA - Attached/Townhouse

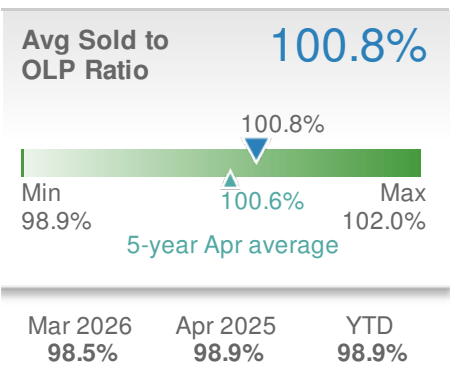
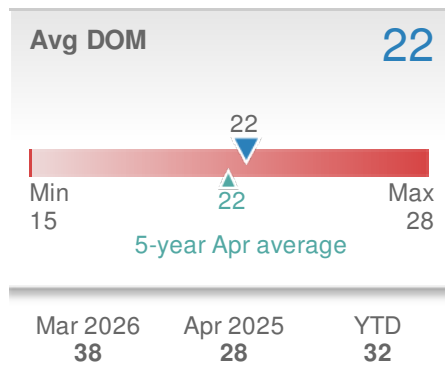
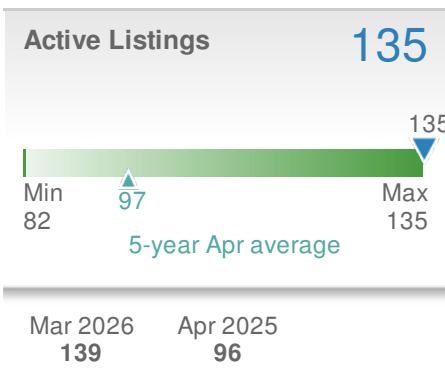
Tri-County Suburban REALTORS
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Summary

In Berks County, PA, the median sold price for Attached/Townhouse properties for April was \$220,000, representing an increase of 5.3% compared to last month and an increase of 3.8% from Apr 2025. The average days on market for units sold in April was 22 days, 2% above the 5-year April average of 22 days. There was an 8.2% month over month decrease in new contract activity with 145 New Pendings; a 0.5% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 197; and a 2.9% decrease in supply to 135 active units.

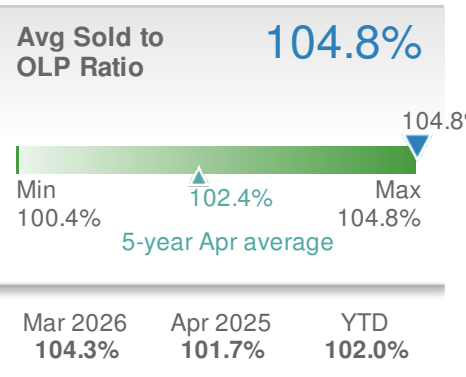
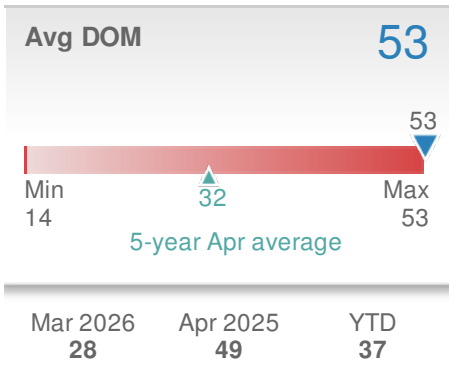
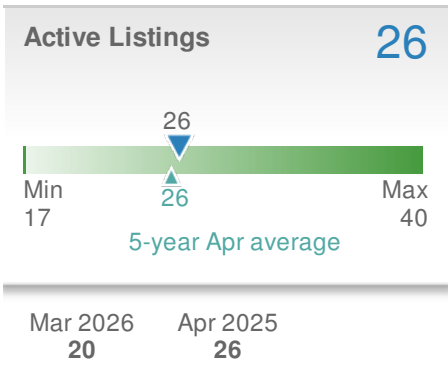
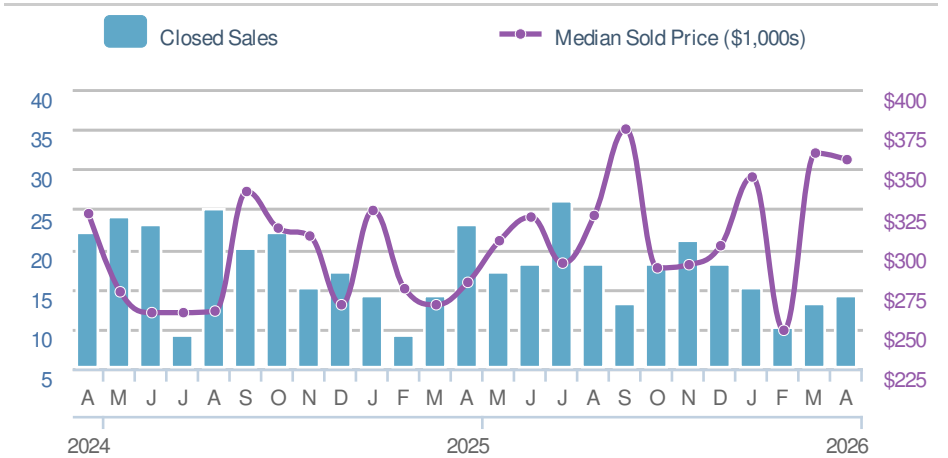
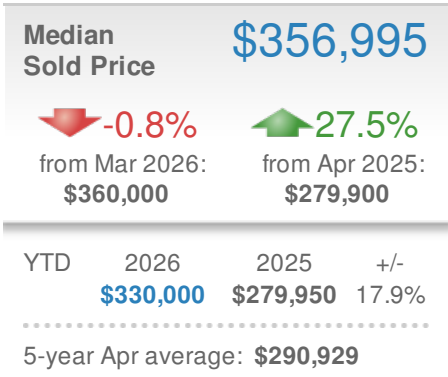
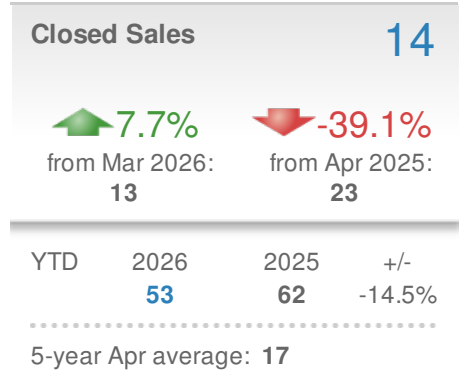
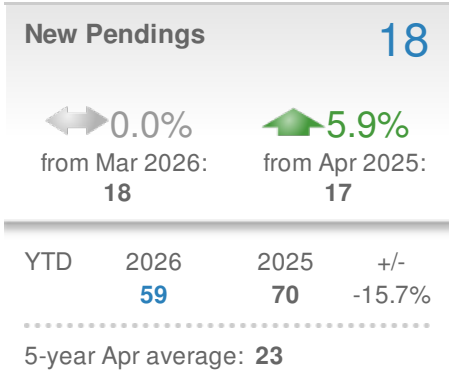
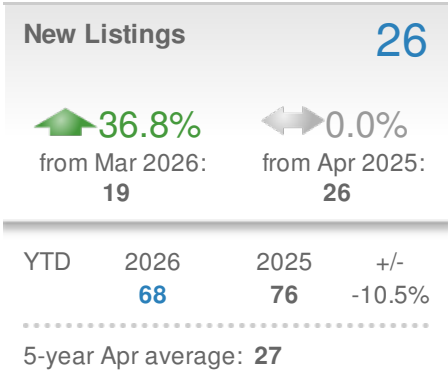
This activity resulted in a Contract Ratio of 1.46 pendings per active listing, up from 1.42 in March and a decrease from 1.75 in April 2025. The Contract Ratio is 33% lower than the 5-year April average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Boyertown Area (Berks, PA)

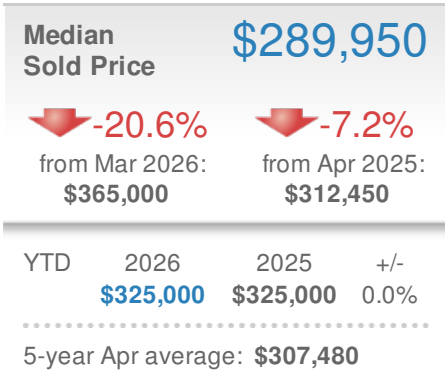
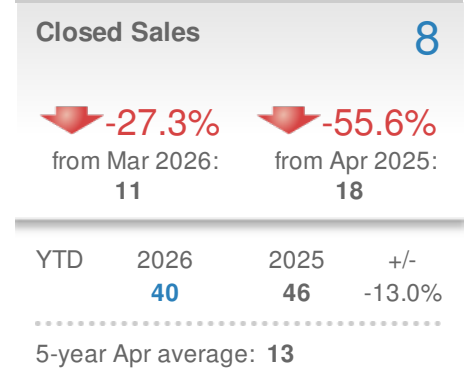
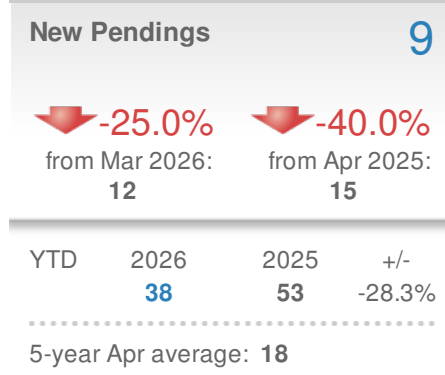
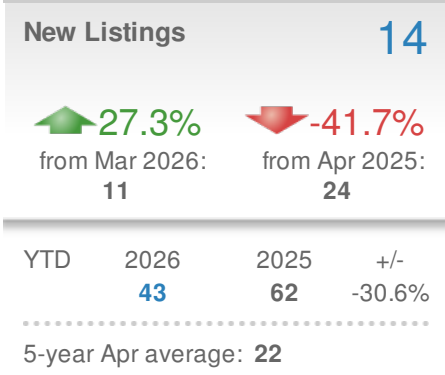
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April 2026

Boyertown Area (Berks, PA) - Detached

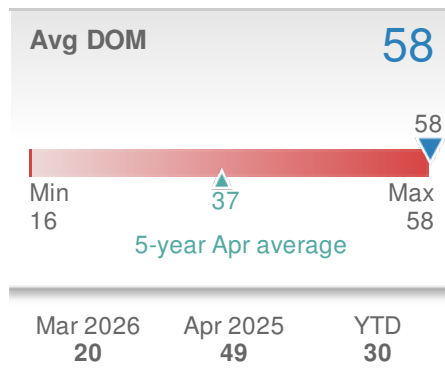
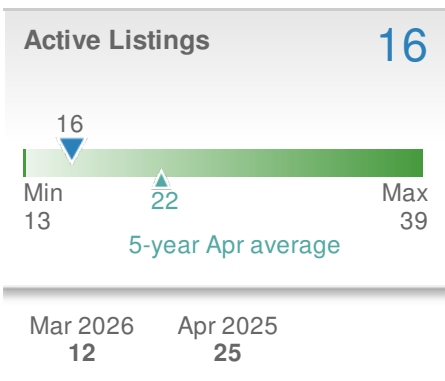
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Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for April was \$289,950, representing a decrease of 20.6% compared to last month and a decrease of 7.2% from Apr 2025. The average days on market for units sold in April was 58 days, 58% above the 5-year April average of 37 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 15; and a 33.3% increase in supply to 16 active units.

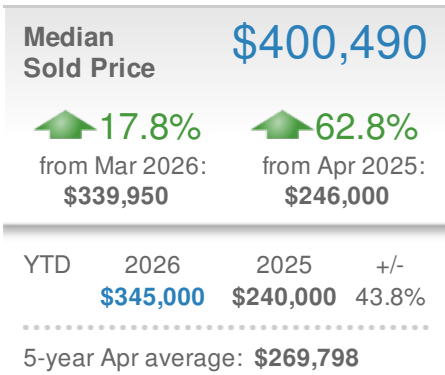
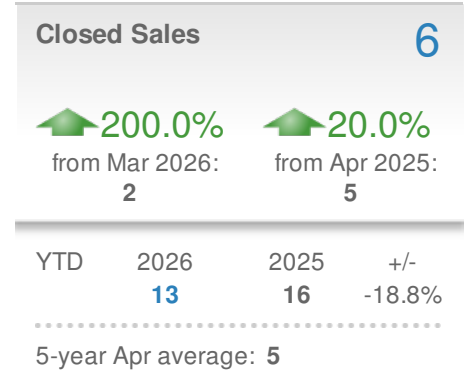
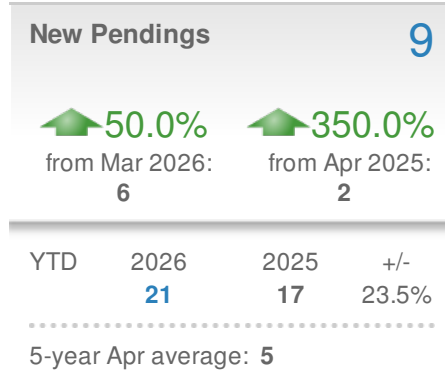
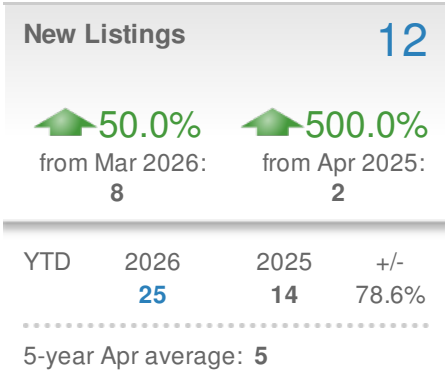
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.17 in March and an increase from 0.76 in April 2025. The Contract Ratio is 28% lower than the 5-year April average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Boyertown Area (Berks, PA) - Attached

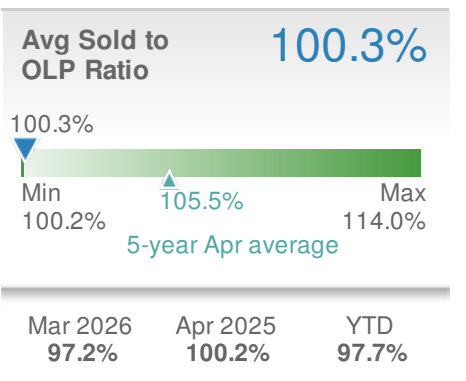
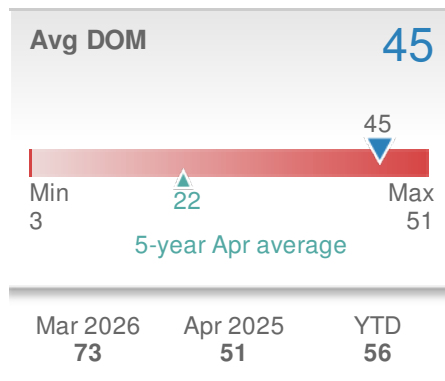
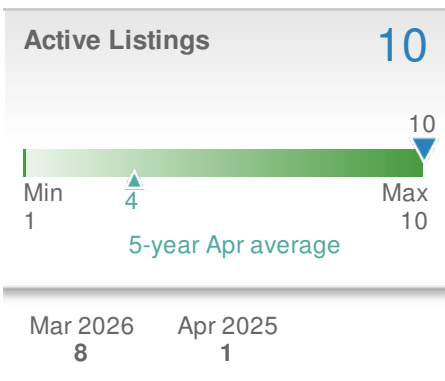
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for April was \$400,490, representing an increase of 17.8% compared to last month and an increase of 62.8% from Apr 2025. The average days on market for units sold in April was 45 days, 105% above the 5-year April average of 22 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 10; and a 25% increase in supply to 10 active units.

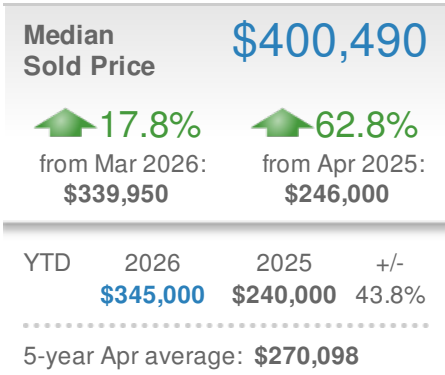
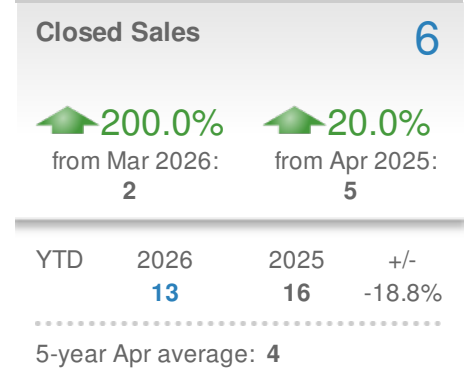
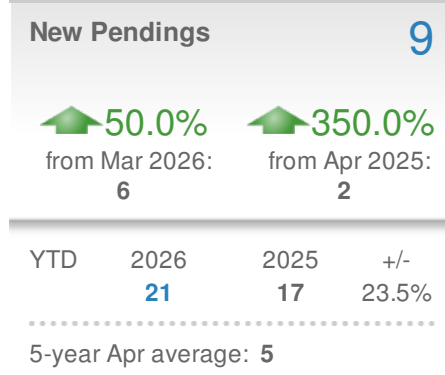
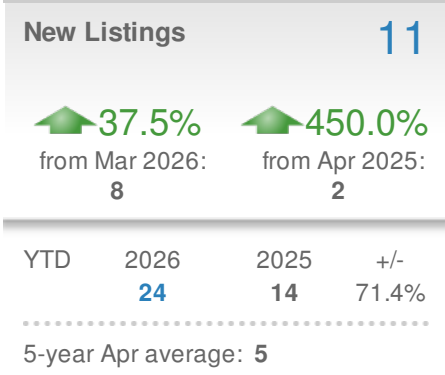
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.88 in March and a decrease from 2.00 in April 2025. The Contract Ratio is 60% lower than the 5-year April average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Boyertown Area (Berks, PA) - Attached/Townhouse

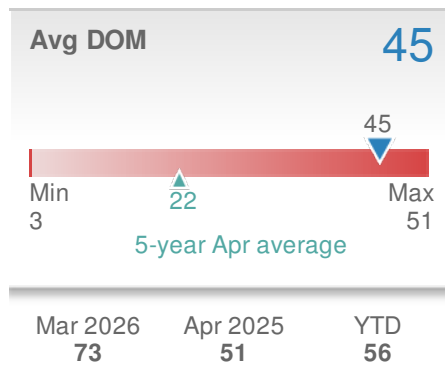
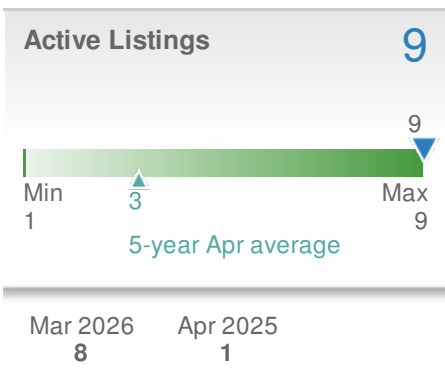
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached/Townhouse properties for April was \$400,490, representing an increase of 17.8% compared to last month and an increase of 62.8% from Apr 2025. The average days on market for units sold in April was 45 days, 108% above the 5-year April average of 22 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 10; and a 12.5% increase in supply to 9 active units.

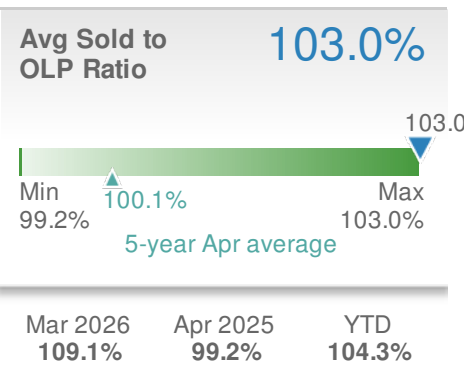
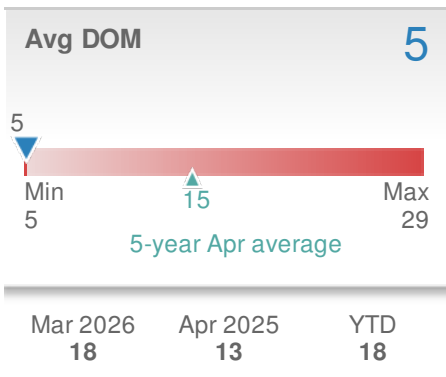
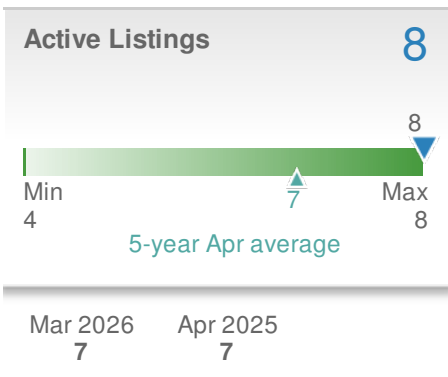
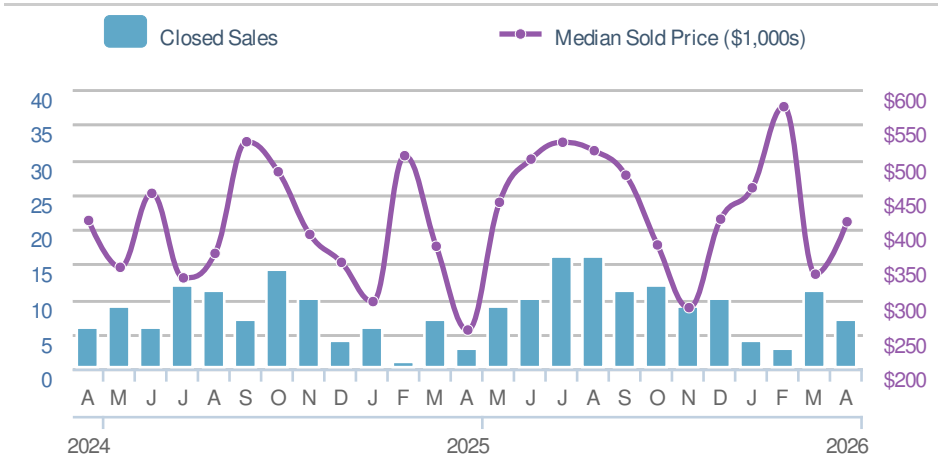
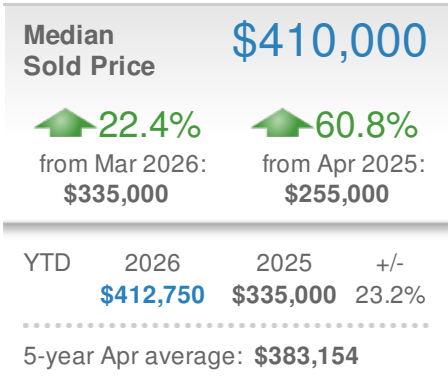
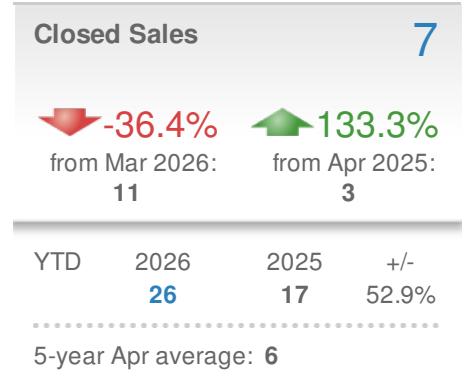
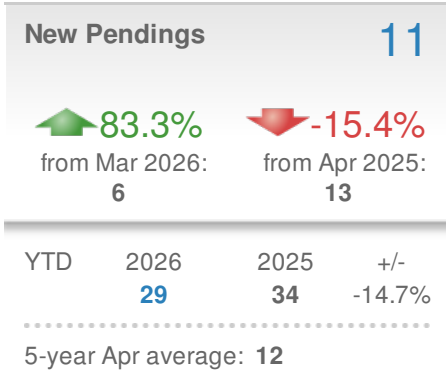
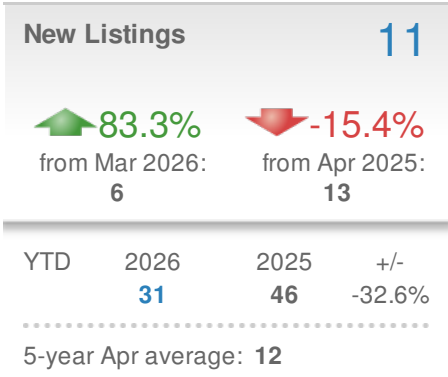
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, up from 0.88 in March and a decrease from 2.00 in April 2025. The Contract Ratio is 56% lower than the 5-year April average of 2.52. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Twin Valley (Berks, PA)

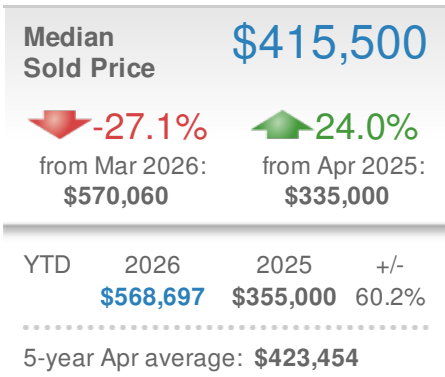
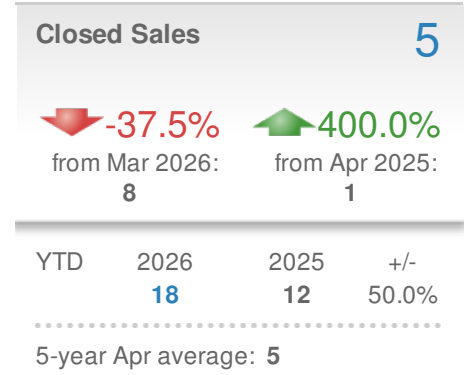
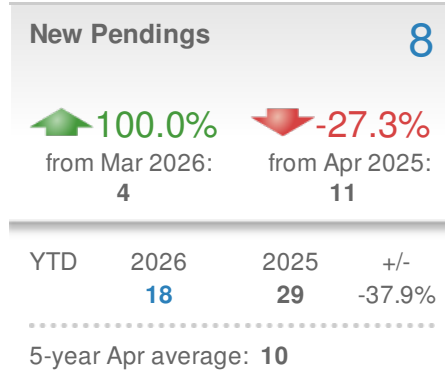
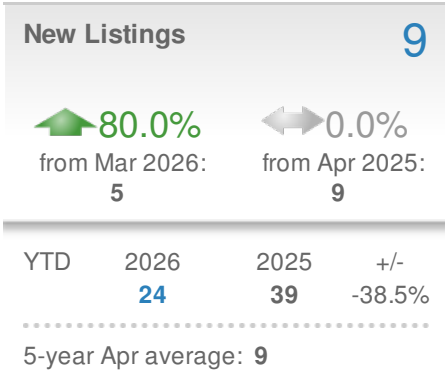
Email: ldavis@tcsr.realtor



April 2026

Twin Valley (Berks, PA) - Detached

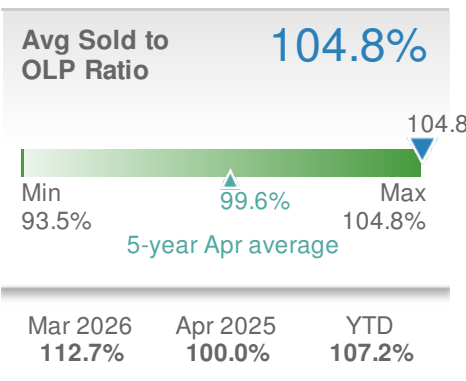
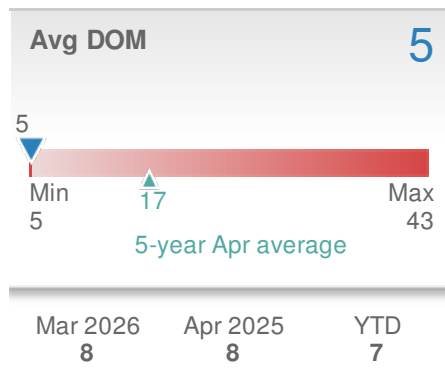
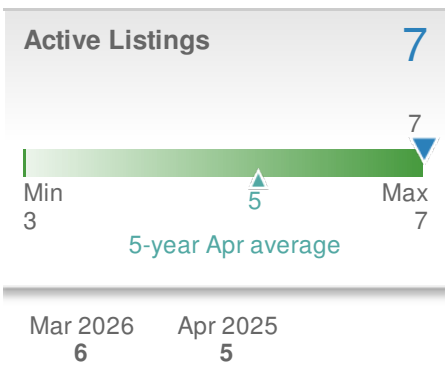
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for April was \$415,500, representing a decrease of 27.1% compared to last month and an increase of 24% from Apr 2025. The average days on market for units sold in April was 5 days, 70% below the 5-year April average of 17 days. There was a 100% month over month increase in new contract activity with 8 New Pendings; an 8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 27; and a 16.7% increase in supply to 7 active units.

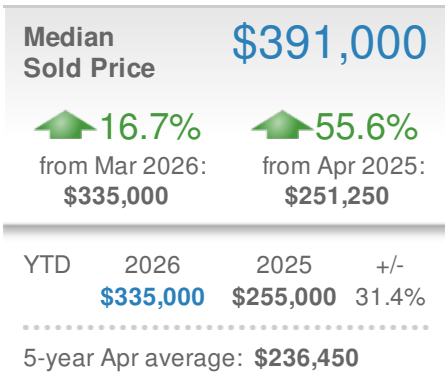
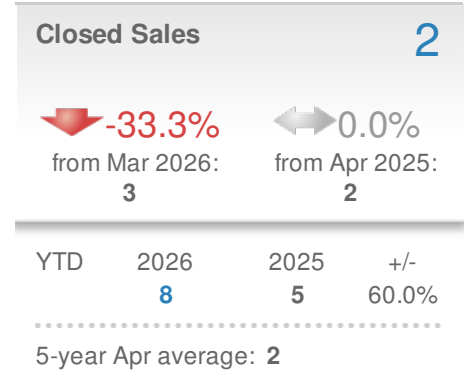
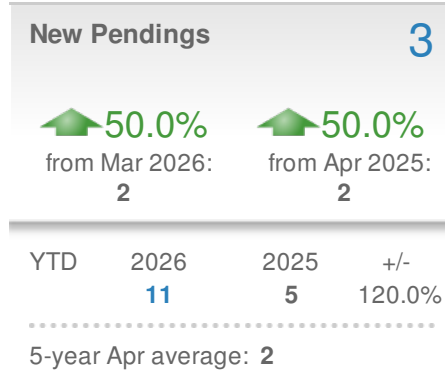
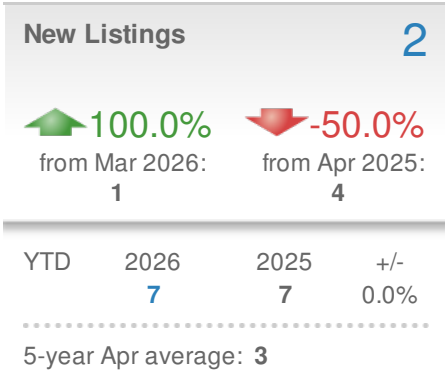
This activity resulted in a Contract Ratio of 3.86 pendencies per active listing, down from 4.17 in March and a decrease from 6.00 in April 2025. The Contract Ratio is 14% lower than the 5-year April average of 4.48. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



April 2026

Twin Valley (Berks, PA) - Attached

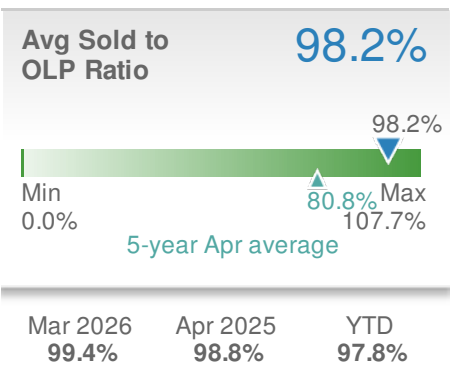
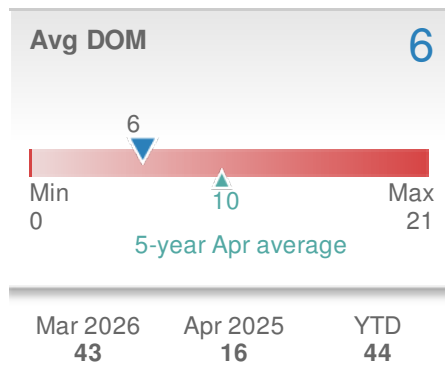
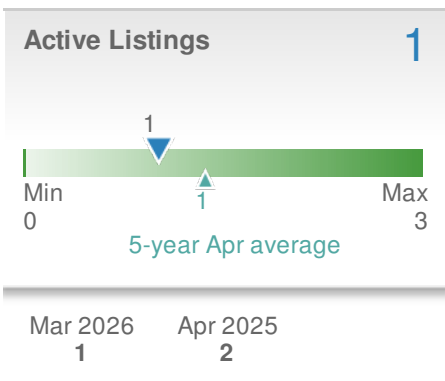
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Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for April was \$391,000, representing an increase of 16.7% compared to last month and an increase of 55.6% from Apr 2025. The average days on market for units sold in April was 6 days, 42% below the 5-year April average of 10 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from March) to 3; and no change in supply with 1 active units.

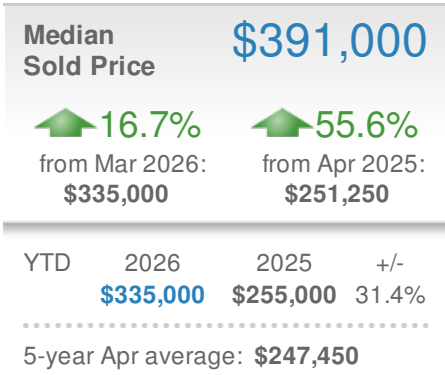
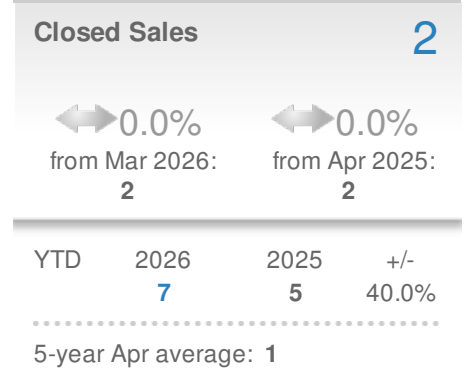
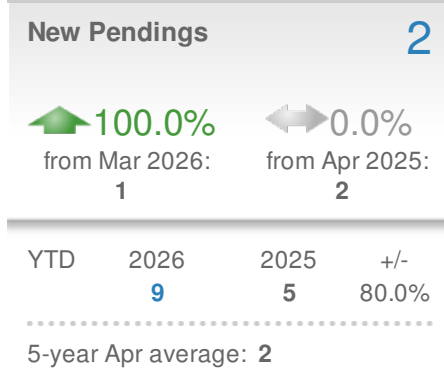
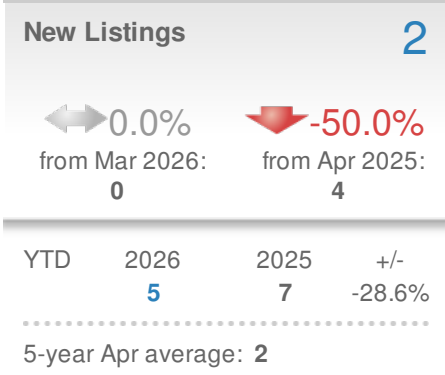
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.00 in March and an increase from 1.00 in April 2025. The Contract Ratio is 45% higher than the 5-year April average of 2.07. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Twin Valley (Berks, PA) - Attached/Townhouse

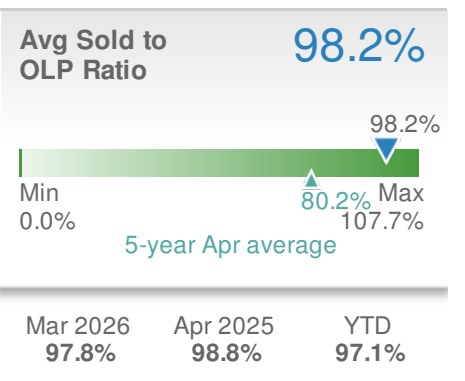
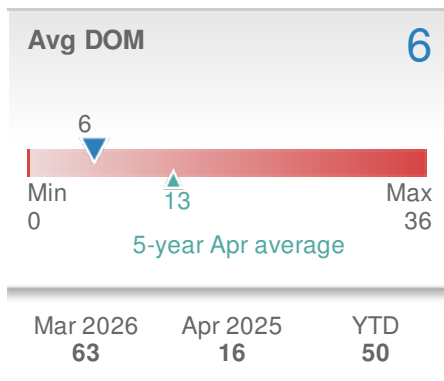
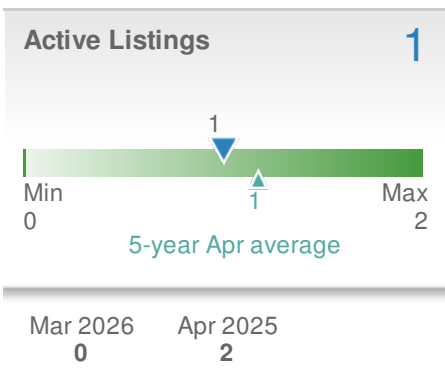
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Berks, PA), the median sold price for Attached/Townhouse properties for April was \$391,000, representing an increase of 16.7% compared to last month and an increase of 55.6% from Apr 2025. The average days on market for units sold in April was 6 days, 55% below the 5-year April average of 13 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 2; and a 0% increase in supply to 1 active units.

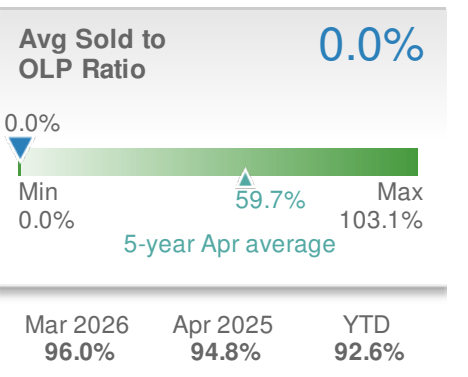
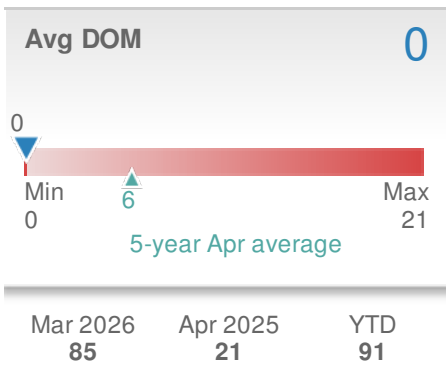
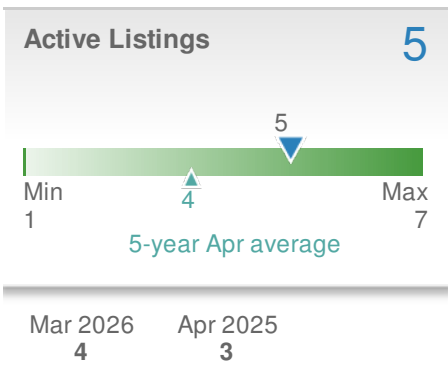
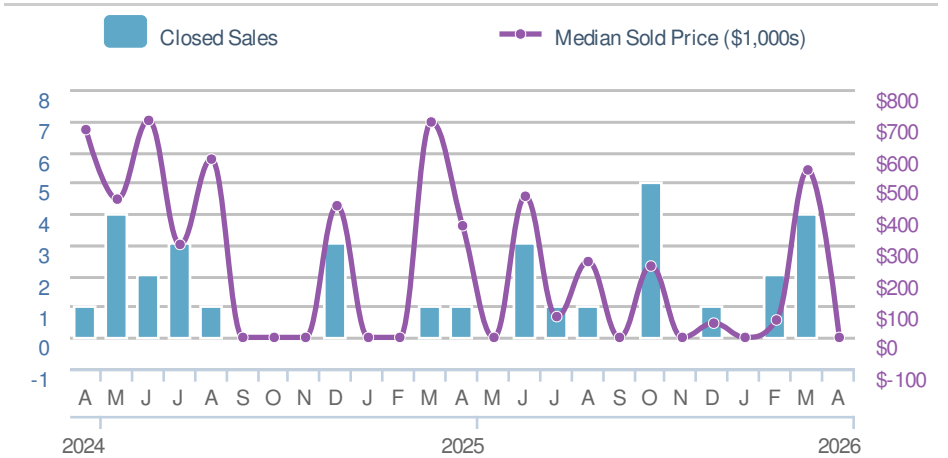
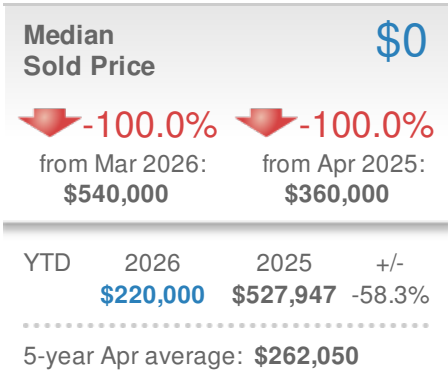
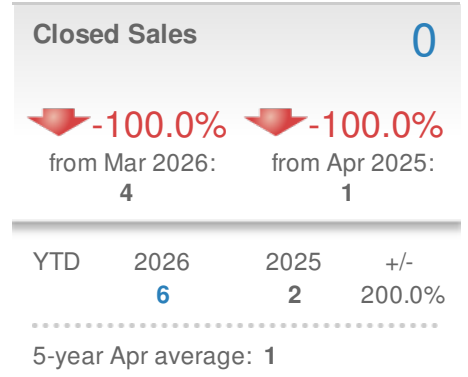
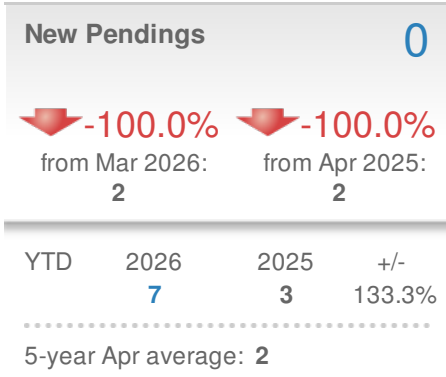
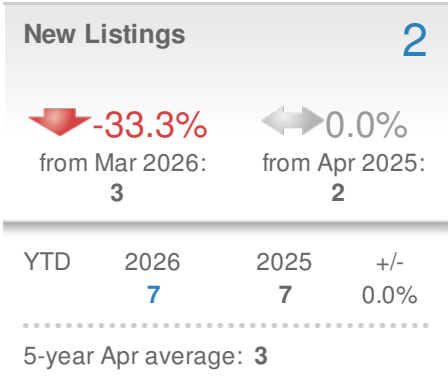
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in March and an increase from 1.00 in April 2025. The Contract Ratio is 11% higher than the 5-year April average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Upper Perkiomen (Berks, PA)

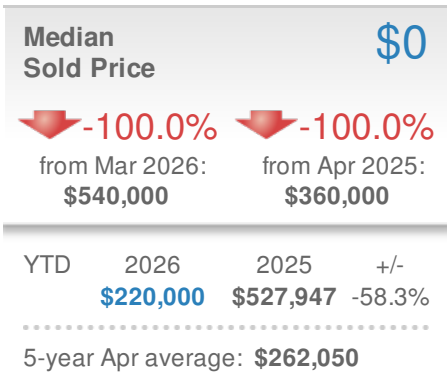
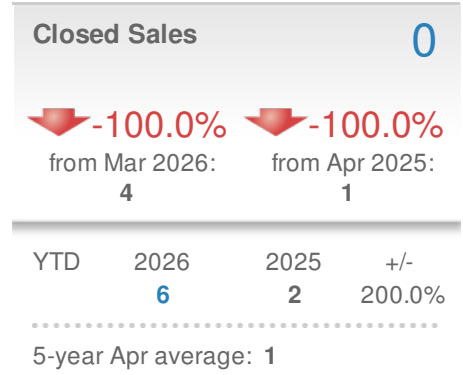
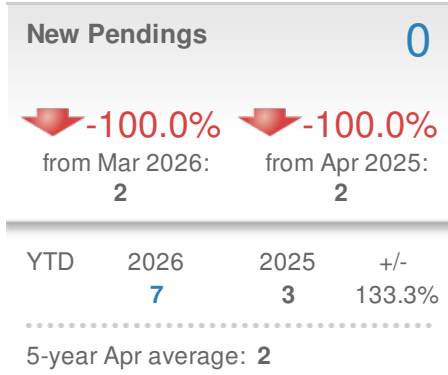
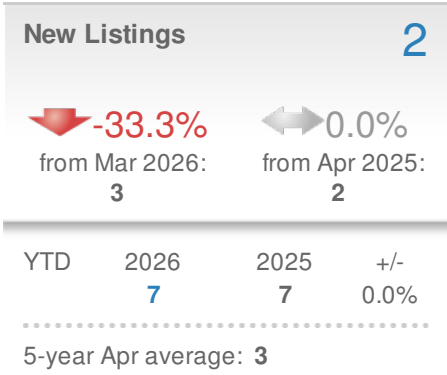
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April 2026

Upper Perkiomen (Berks, PA) - Detached

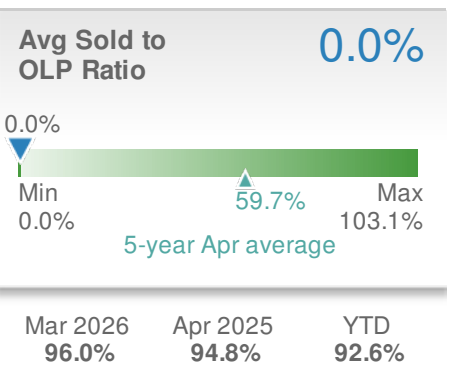
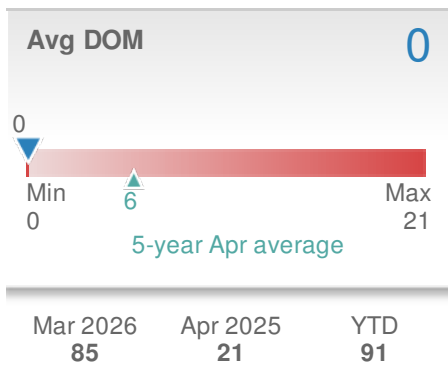
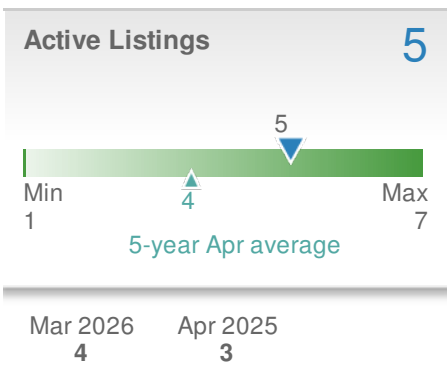
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Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for April was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Apr 2025. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 6 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 2; and a 25% increase in supply to 5 active units.

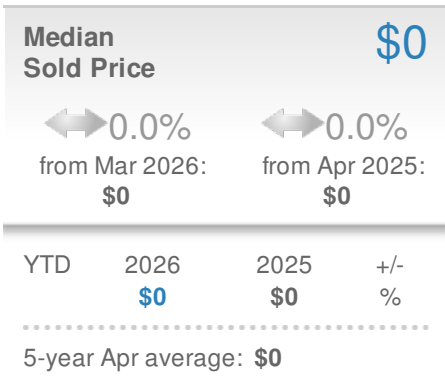
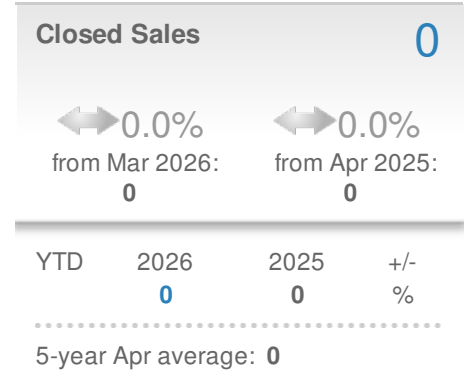
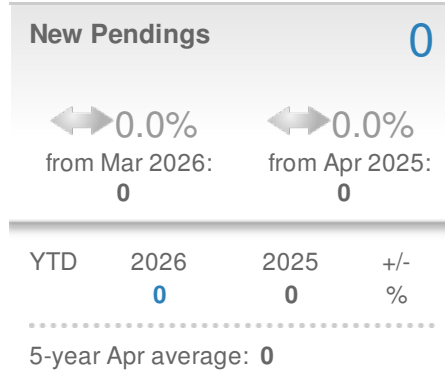
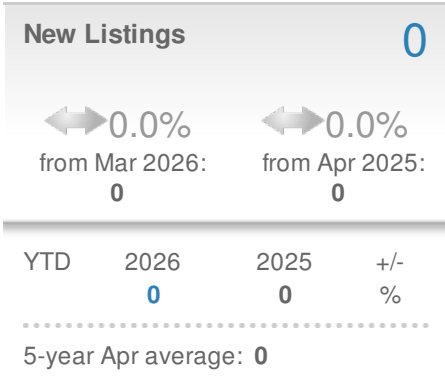
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.50 in March and a decrease from 0.67 in April 2025. The Contract Ratio is 65% lower than the 5-year April average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Upper Perkiomen (Berks, PA) - Attached

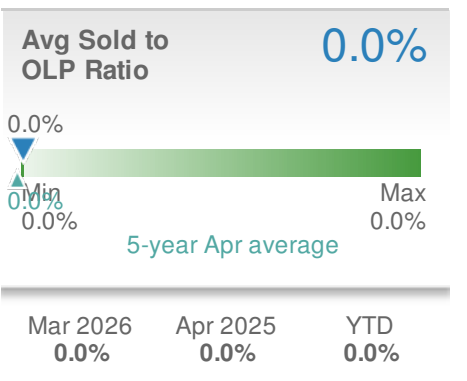
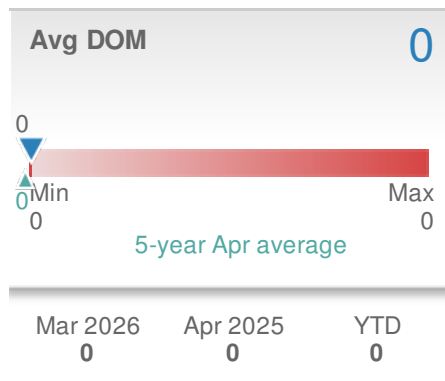
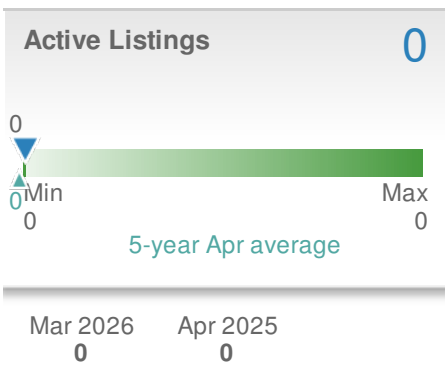
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Summary

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

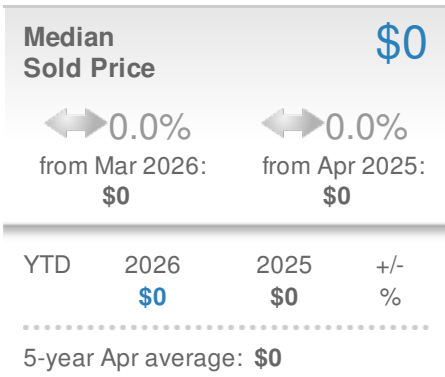
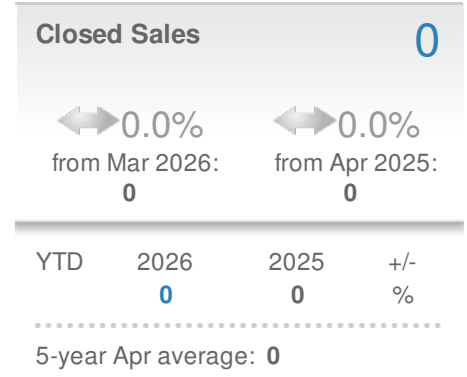
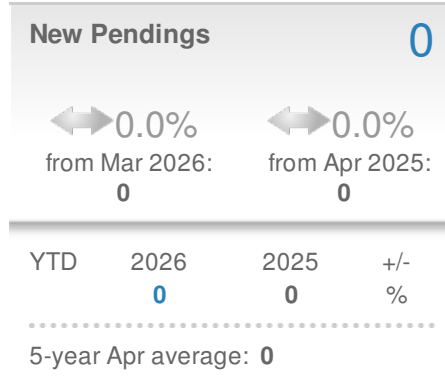
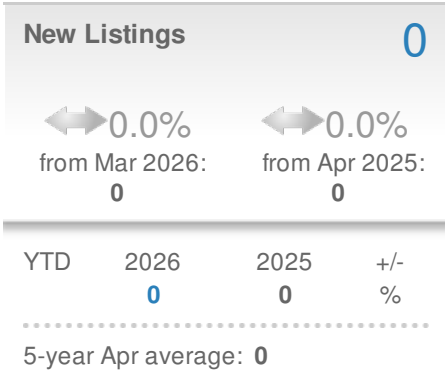
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and no change from April 2025. The Contract Ratio is the same as the 5-year April average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates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



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

