

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

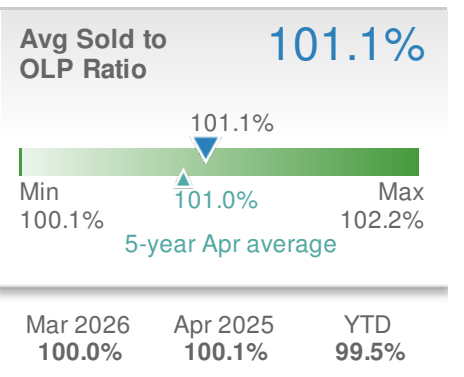
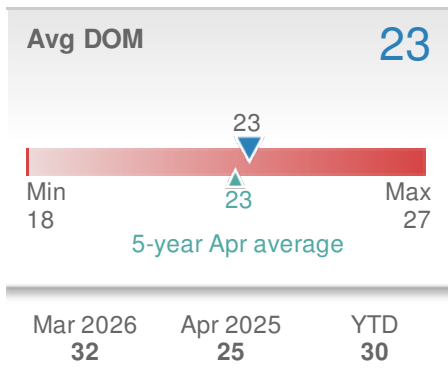
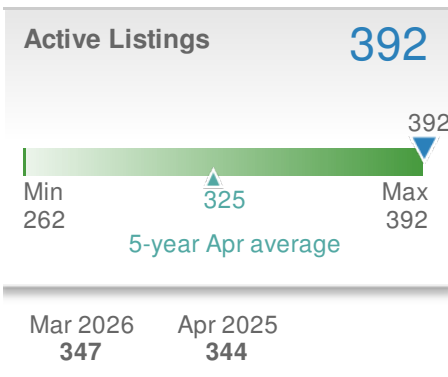
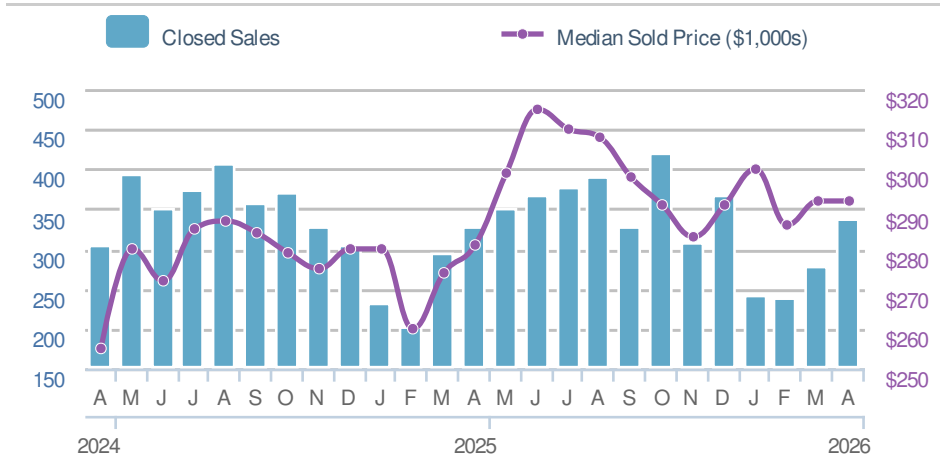
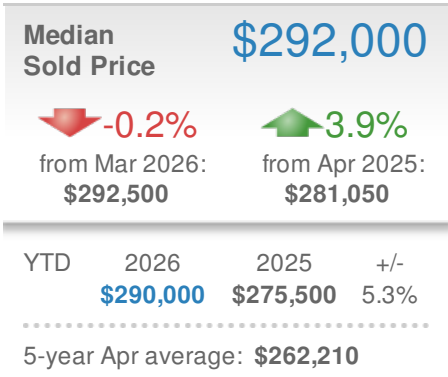
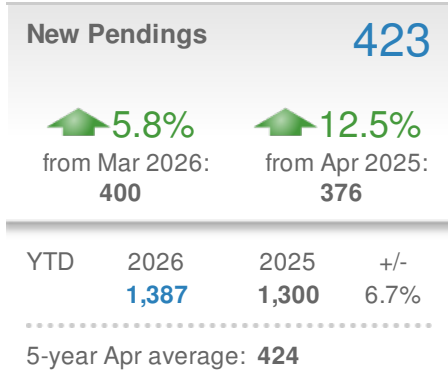
Local Market Insight

Berks County, PA

April 2026

Berks County, PA

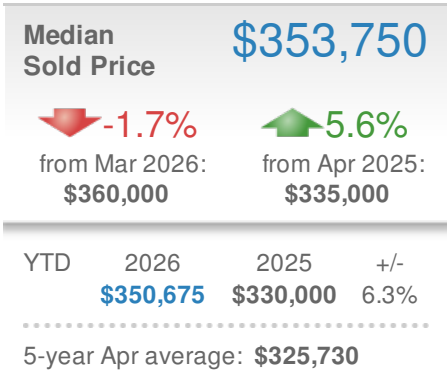
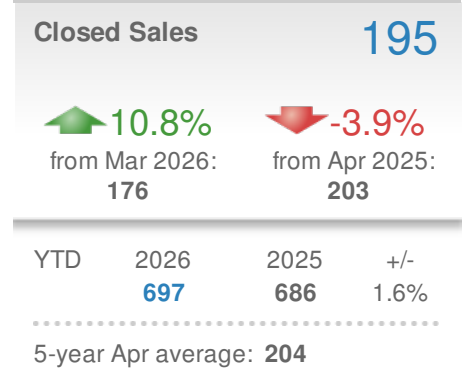
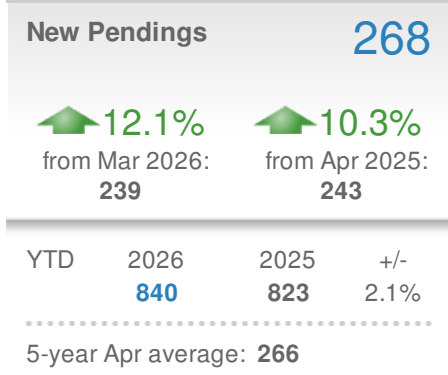
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Berks County, PA - Detached

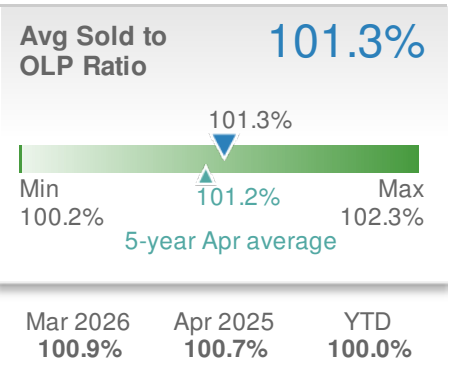
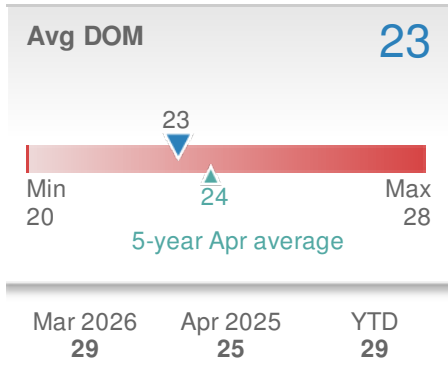
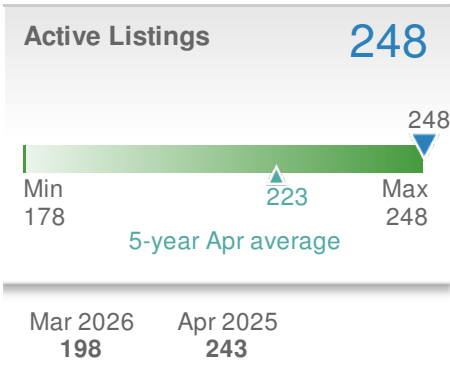
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Summary

In Berks County, PA, the median sold price for Detached properties for 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.

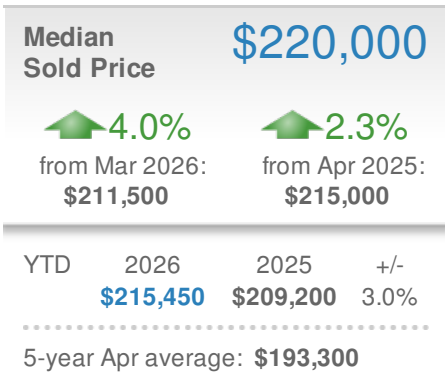
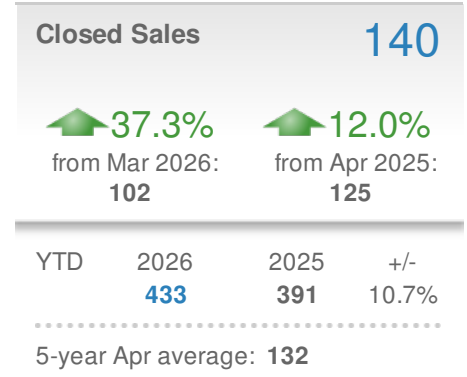
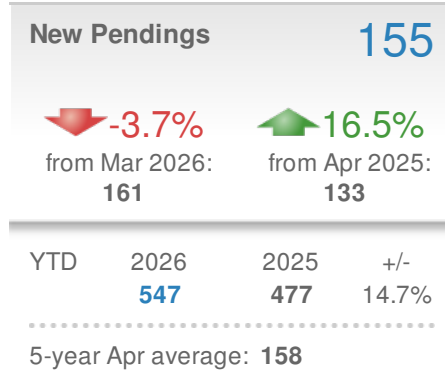
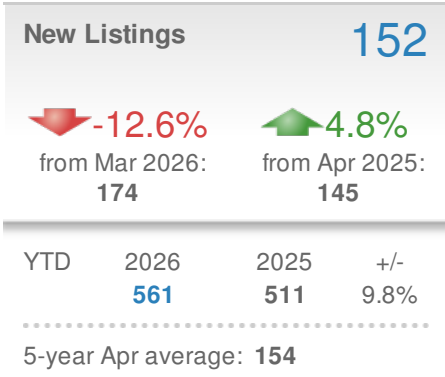
This activity resulted in a Contract Ratio of 1.52 pendings per active listing, down from 1.57 in March and an increase from 1.47 in April 2025. The Contract Ratio is 13% lower than the 5-year April average of 1.74. A higher Contract Ratio signifies a relative increase in contract activity compared to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

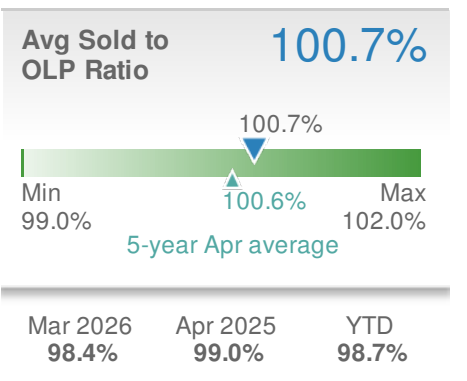
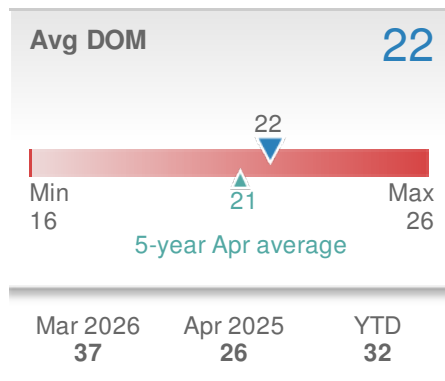
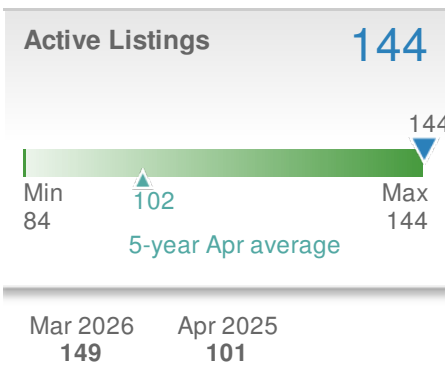
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Summary

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.

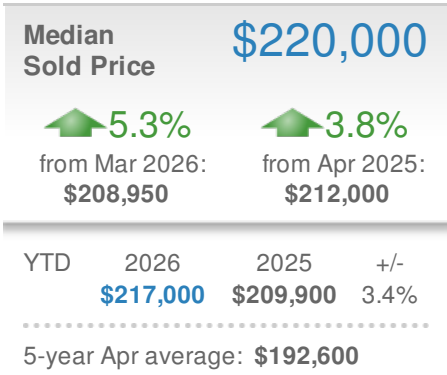
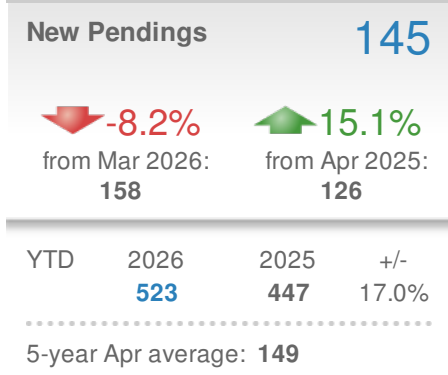
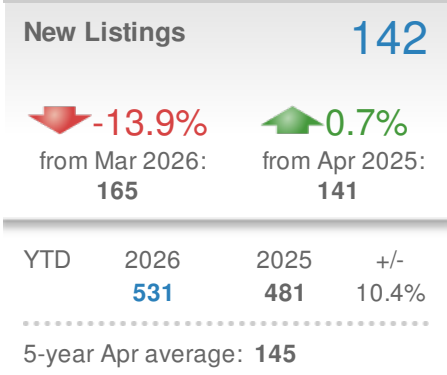
This activity resulted in a Contract Ratio of 1.42 pendings per active listing, up from 1.34 in March and a decrease from 1.73 in April 2025. The Contract Ratio is 34% lower than the 5-year April average of 2.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



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Berks County, PA - Attached/Townhouse

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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.

