

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

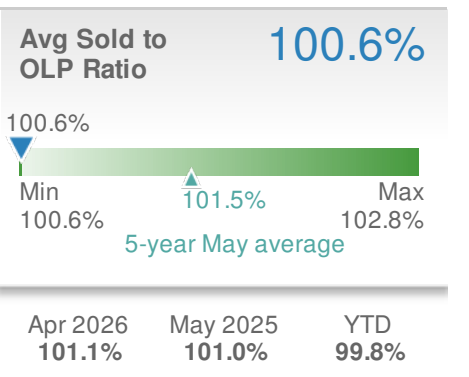
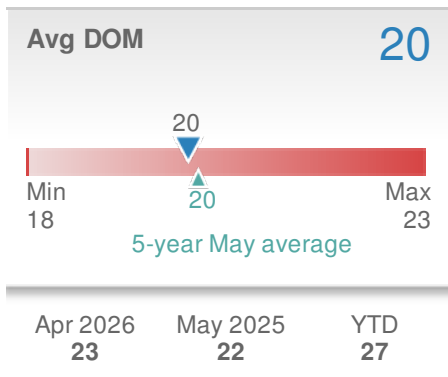
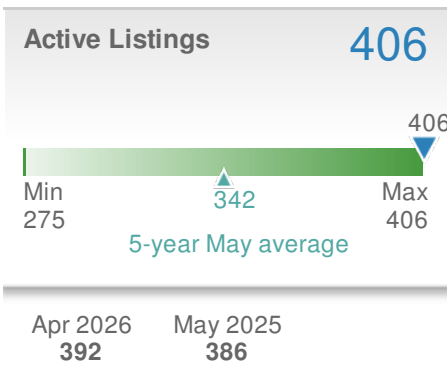
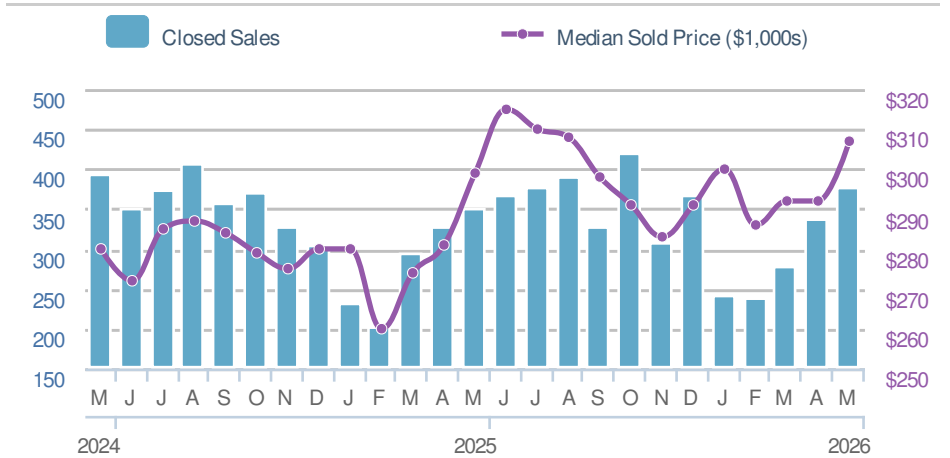
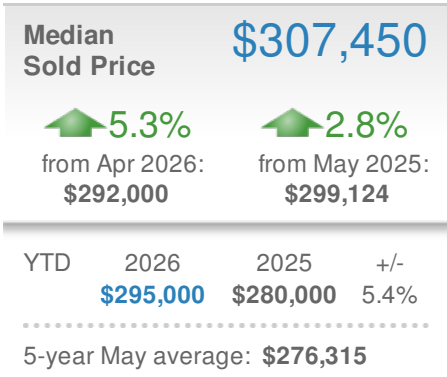
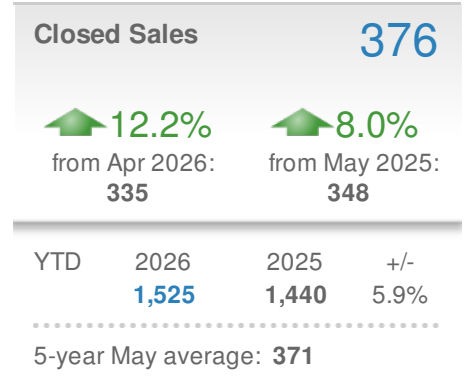
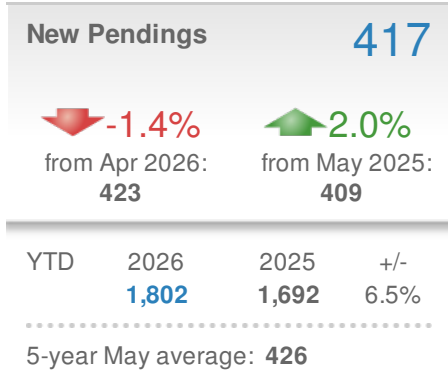
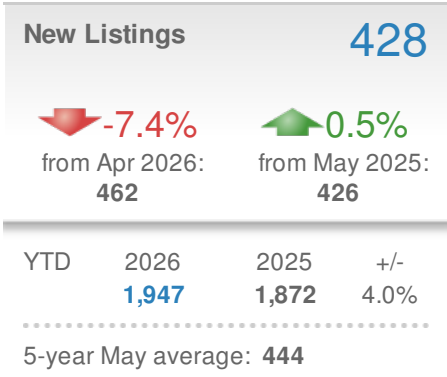
Local Market Insight

Berks County, PA

May 2026

Berks County, PA

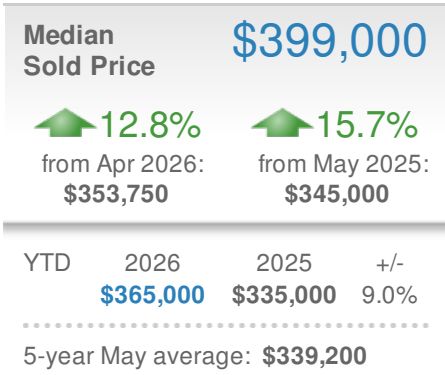
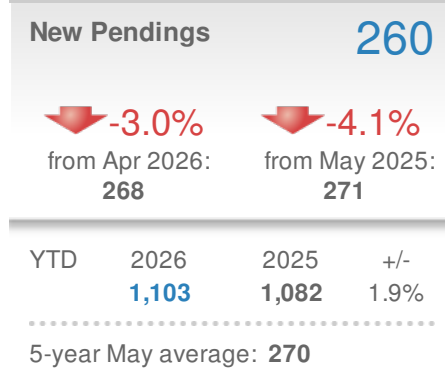
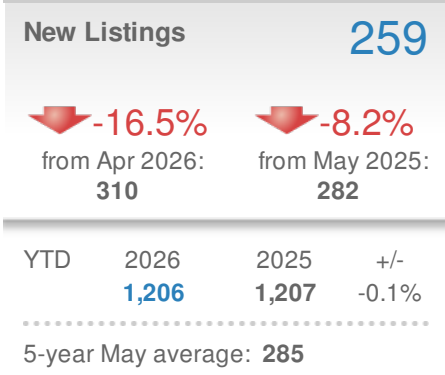
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May 2026

Berks County, PA - Detached

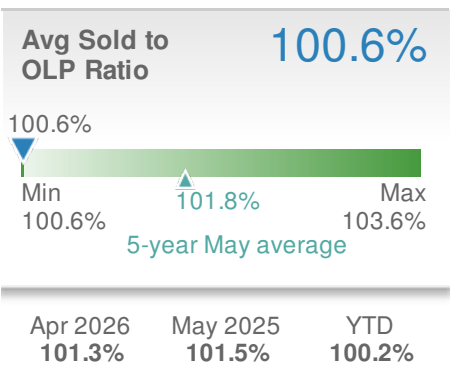
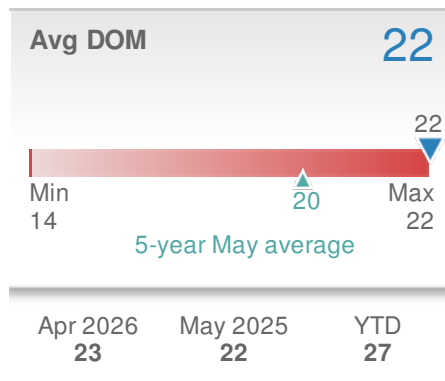
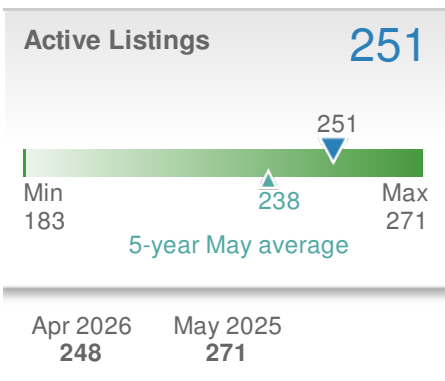
Tri-County Suburban REALTORS
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Summary

In Berks County, PA, the median sold price for Detached properties for May was \$399,000, representing an increase of 12.8% compared to last month and an increase of 15.7% from May 2025. The average days on market for units sold in May was 22 days, 12% above the 5-year May average of 20 days. There was a 3% month over month decrease in new contract activity with 260 New Pendings; a 1.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 382; and a 1.2% increase in supply to 251 active units.

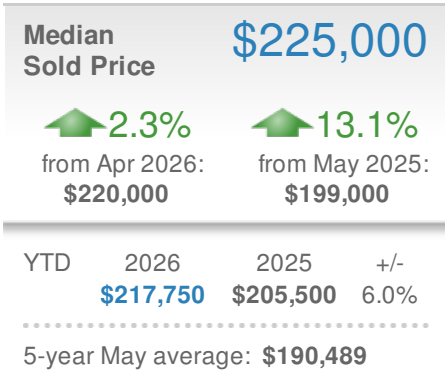
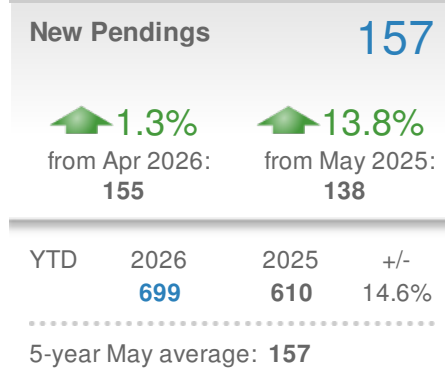
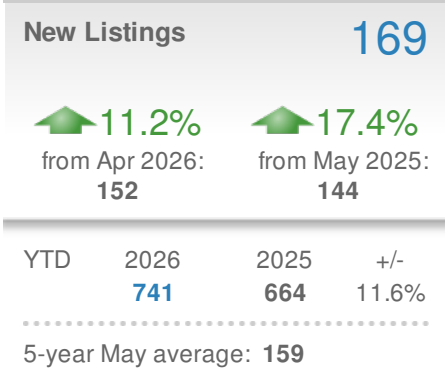
This activity resulted in a Contract Ratio of 1.52 pendings per active listing, no change from April and an increase from 1.41 in May 2025. The Contract Ratio is 12% lower than the 5-year May average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Berks County, PA - Attached

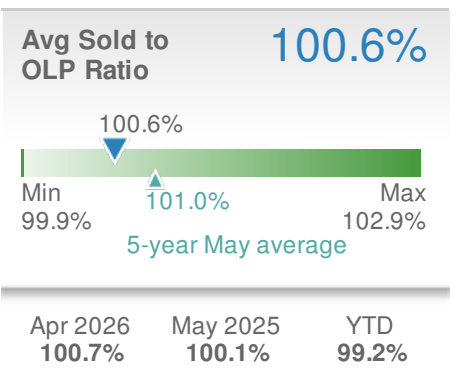
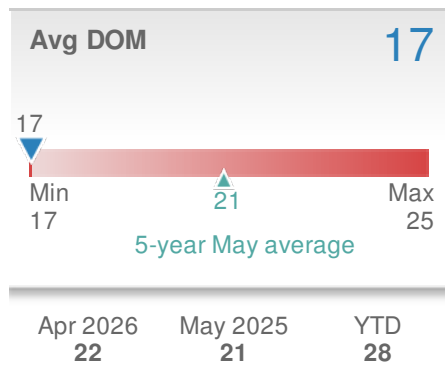
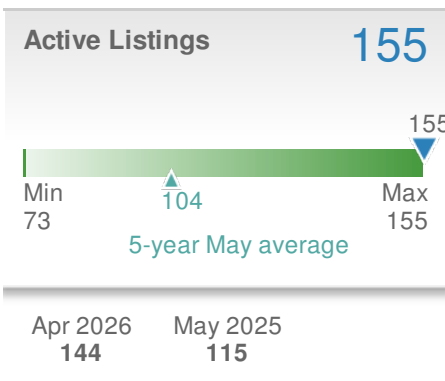
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Summary

In Berks County, PA, the median sold price for Attached properties for May was \$225,000, representing an increase of 2.3% compared to last month and an increase of 13.1% from May 2025. The average days on market for units sold in May was 17 days, 19% below the 5-year May average of 21 days. There was a 1.3% month over month increase in new contract activity with 157 New Pendings; a 5.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 216; and a 7.6% increase in supply to 155 active units.

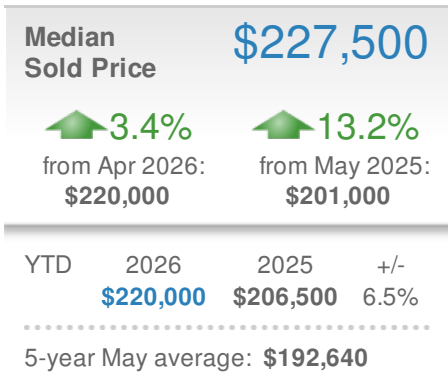
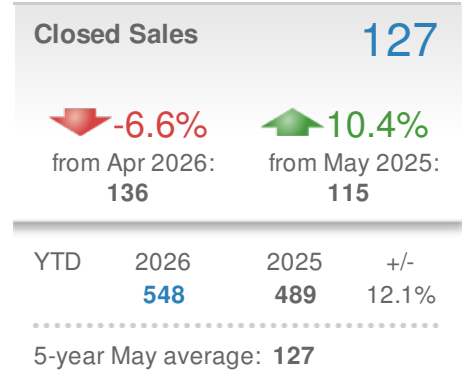
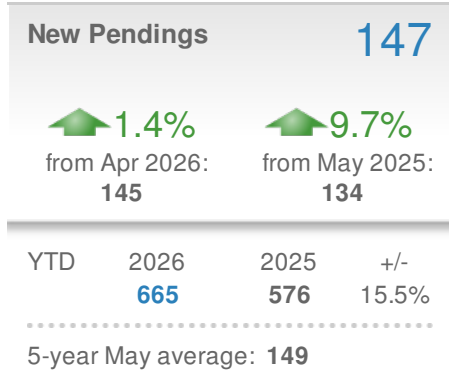
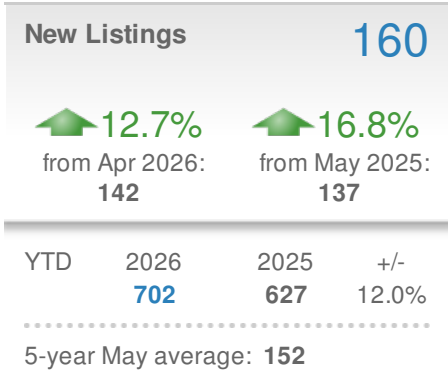
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, down from 1.42 in April and a decrease from 1.54 in May 2025. The Contract Ratio is 38% lower than the 5-year May average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Berks County, PA - Attached/Townhouse

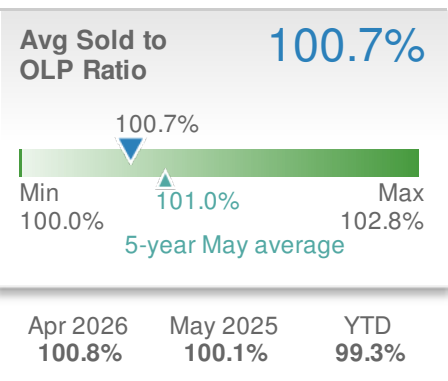
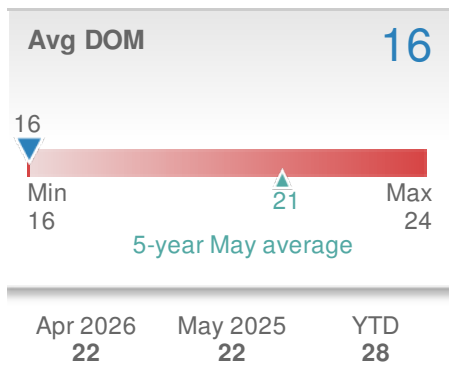
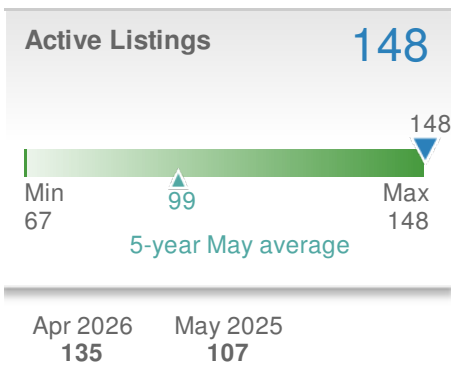
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Summary

In Berks County, PA, the median sold price for Attached/Townhouse properties for May was \$227,500, representing an increase of 3.4% compared to last month and an increase of 13.2% from May 2025. The average days on market for units sold in May was 16 days, 25% below the 5-year May average of 21 days. There was a 1.4% month over month increase in new contract activity with 147 New Pendings; a 4.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 205; and a 9.6% increase in supply to 148 active units.

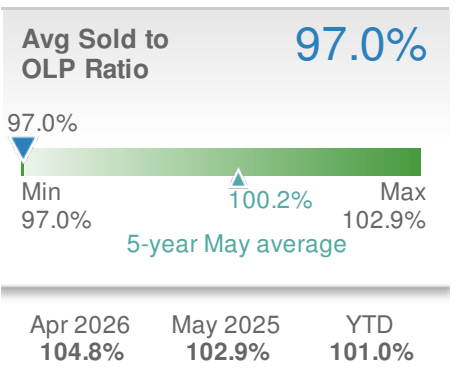
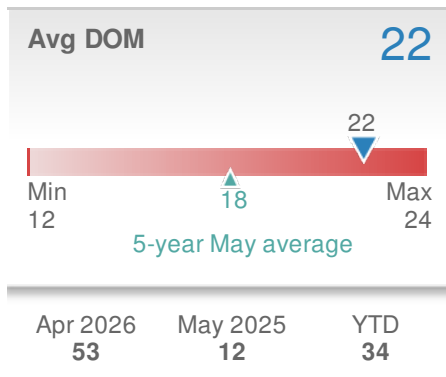
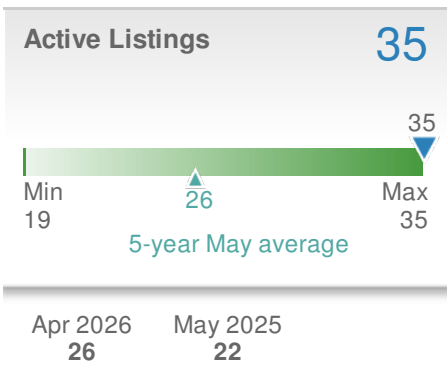
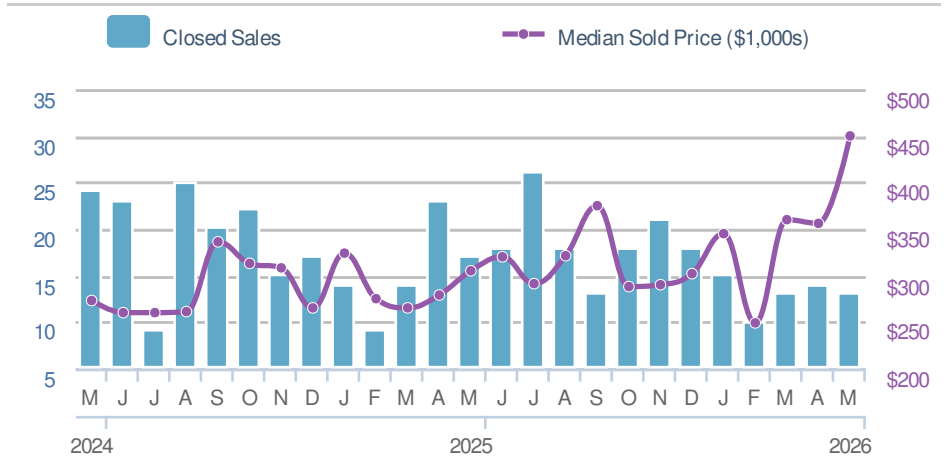
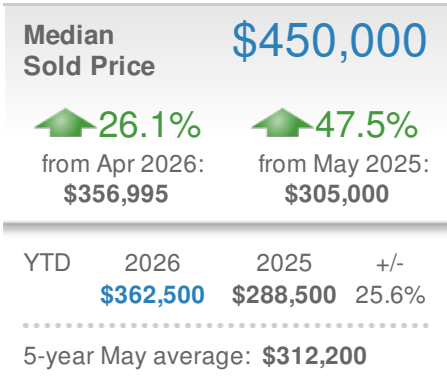
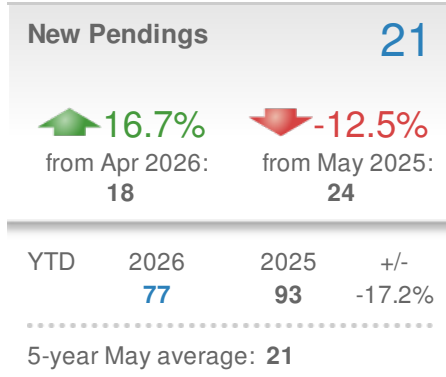
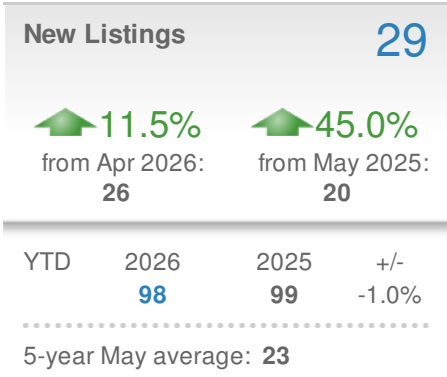
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, down from 1.46 in April and a decrease from 1.61 in May 2025. The Contract Ratio is 39% lower than the 5-year May average of 2.27. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Boyertown Area (Berks, PA)

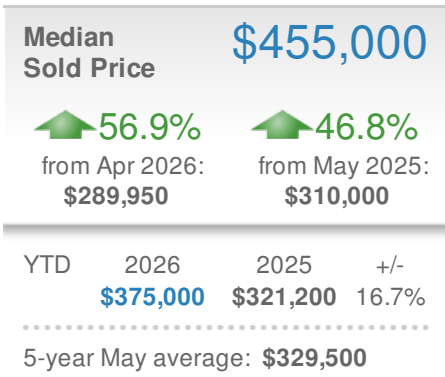
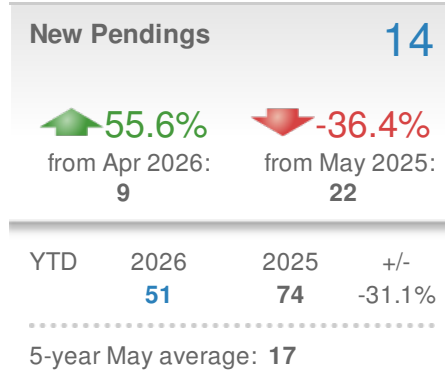
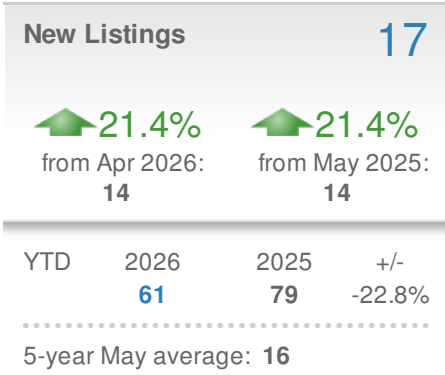
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May 2026

Boyertown Area (Berks, PA) - Detached

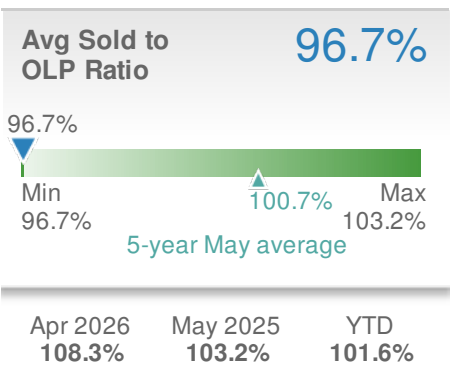
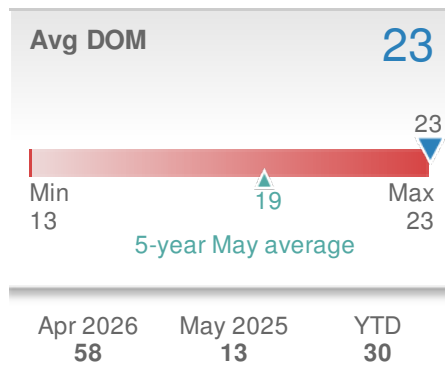
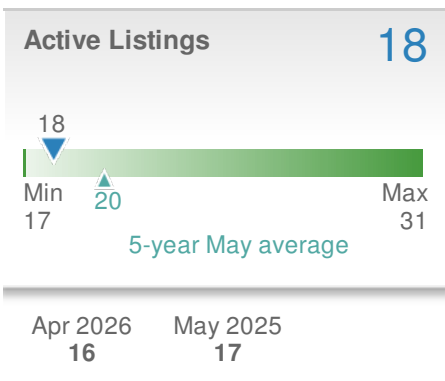
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Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for May was \$455,000, representing an increase of 56.9% compared to last month and an increase of 46.8% from May 2025. The average days on market for units sold in May was 23 days, 21% above the 5-year May average of 19 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 15; and a 12.5% increase in supply to 18 active units.

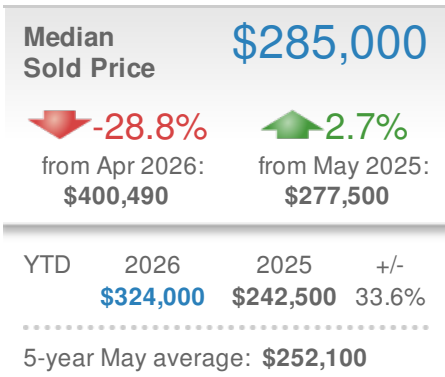
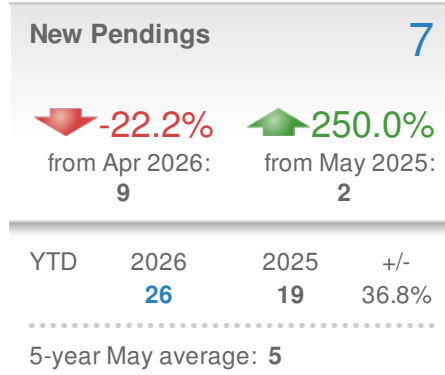
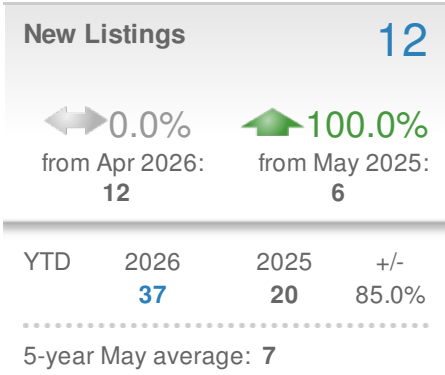
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 0.94 in April and a decrease from 1.41 in May 2025. The Contract Ratio is 33% lower than the 5-year May average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Boyertown Area (Berks, PA) - Attached

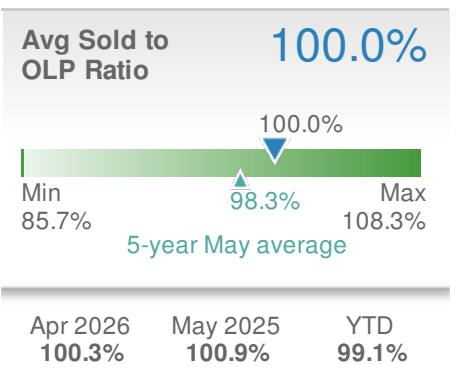
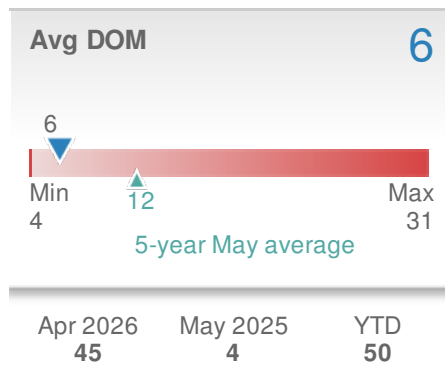
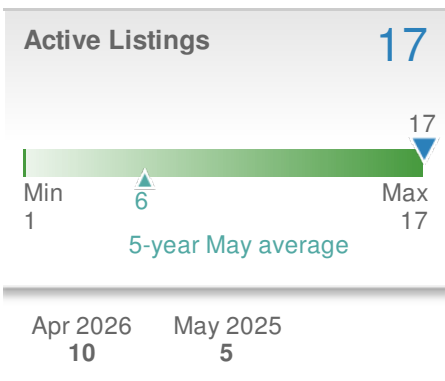
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for May was \$285,000, representing a decrease of 28.8% compared to last month and an increase of 2.7% from May 2025. The average days on market for units sold in May was 6 days, 48% below the 5-year May average of 12 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 30% MoM increase in All Pendings (new contracts + contracts carried over from April) to 13; and a 70% increase in supply to 17 active units.

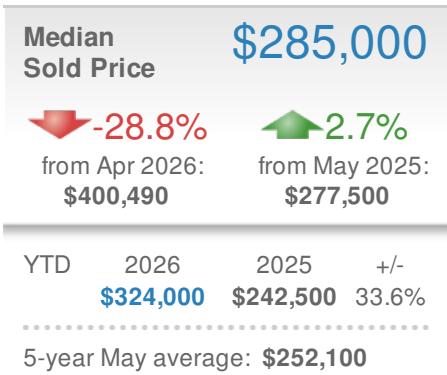
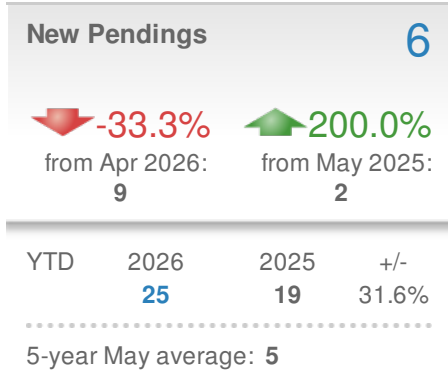
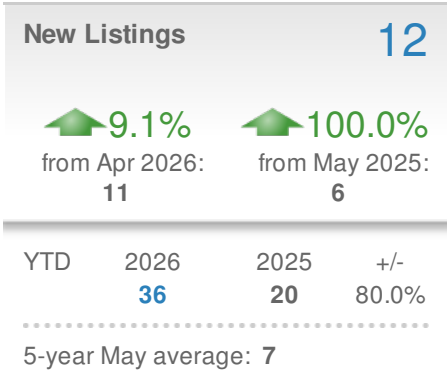
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 1.00 in April and an increase from 0.40 in May 2025. The Contract Ratio is 55% lower than the 5-year May average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Boyertown Area (Berks, PA) - Attached/Townhouse

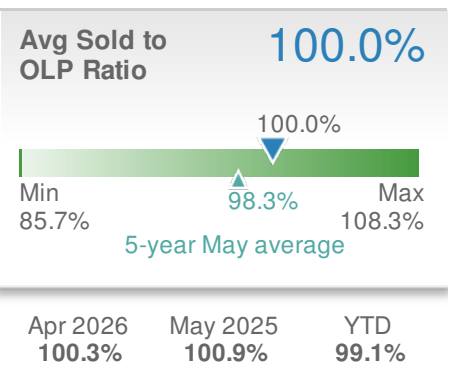
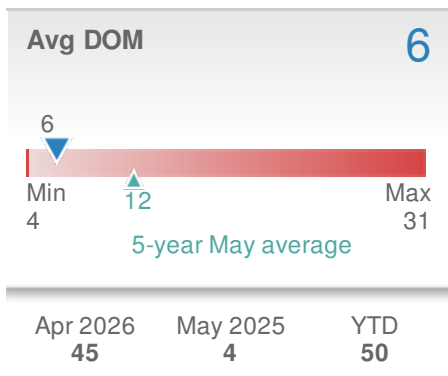
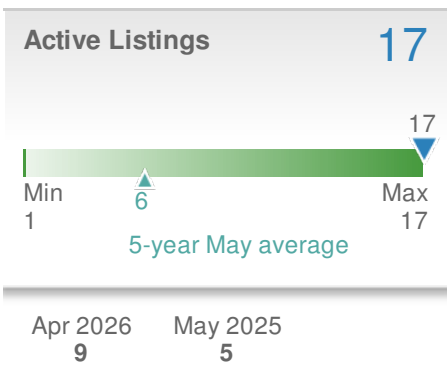
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached/Townhouse properties for May was \$285,000, representing a decrease of 28.8% compared to last month and an increase of 2.7% from May 2025. The average days on market for units sold in May was 6 days, 48% below the 5-year May average of 12 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from April) to 12; and an 88.9% increase in supply to 17 active units.

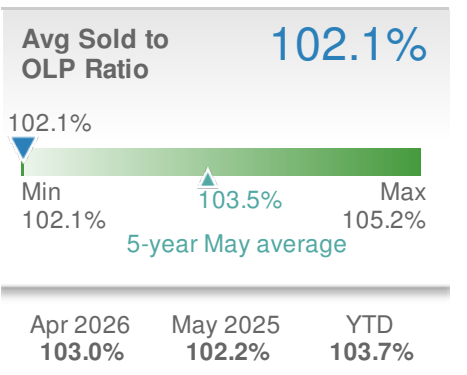
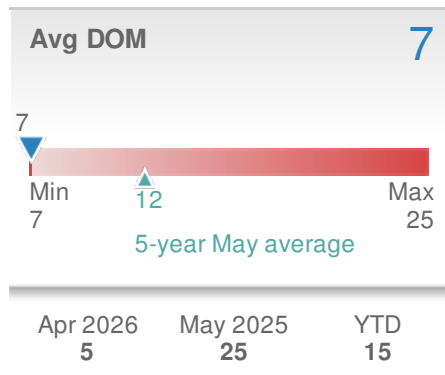
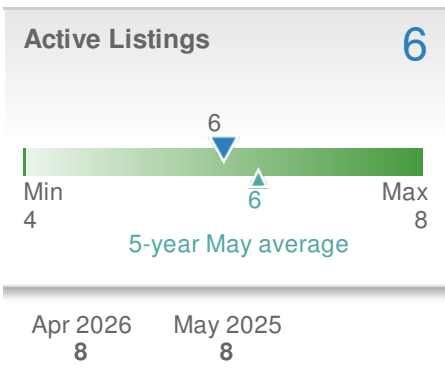
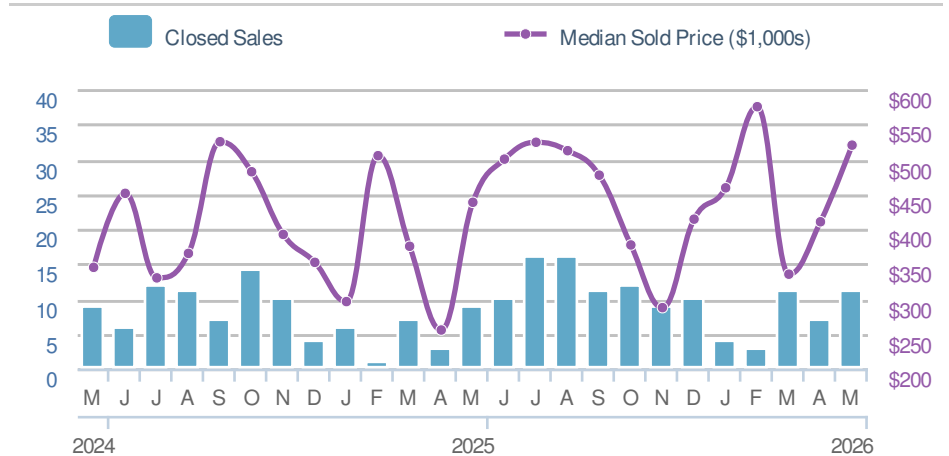
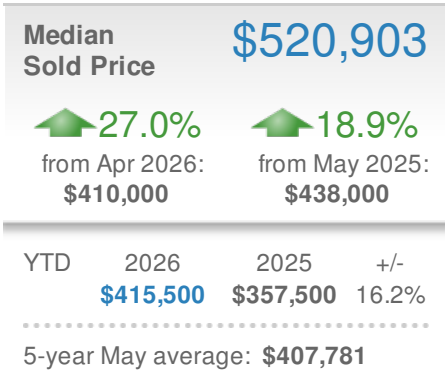
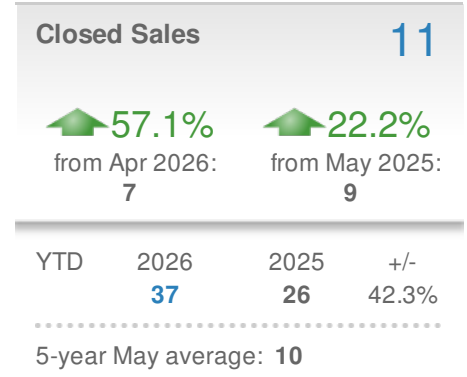
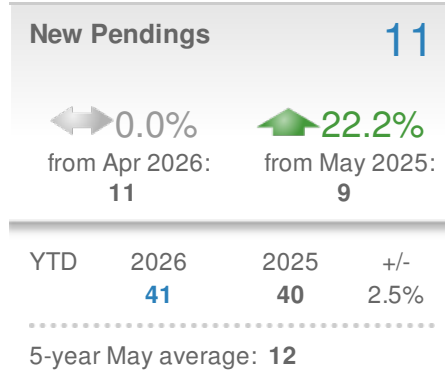
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 1.11 in April and an increase from 0.40 in May 2025. The Contract Ratio is 58% lower than the 5-year May average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Twin Valley (Berks, PA)

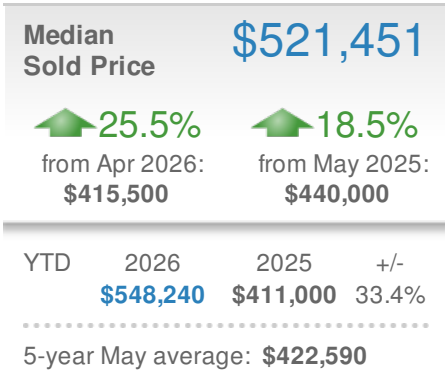
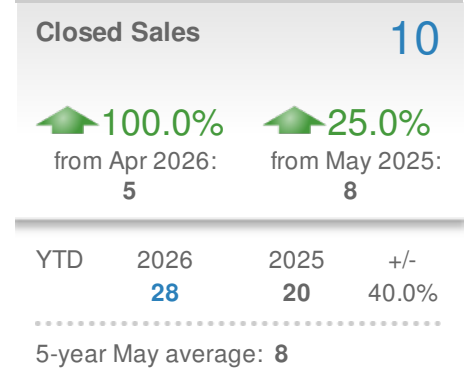
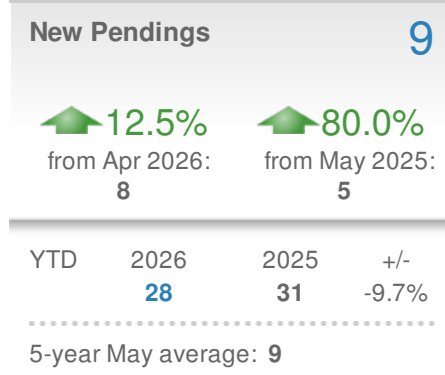
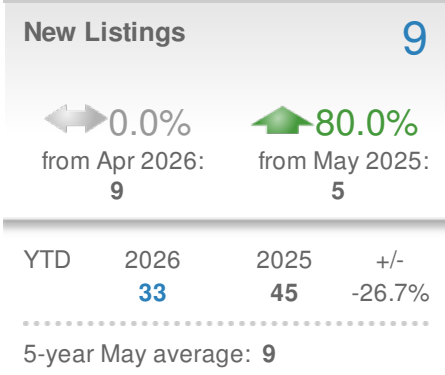
Email: ldavis@tcsr.realtor



May 2026

Twin Valley (Berks, PA) - Detached

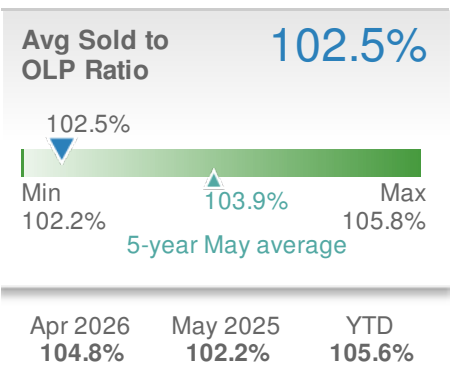
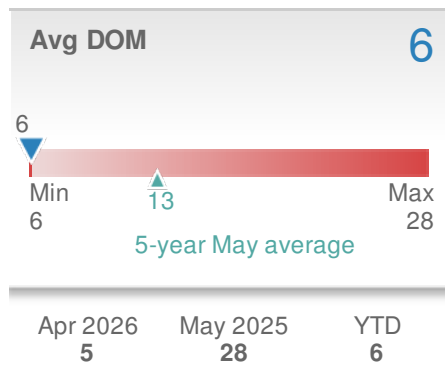
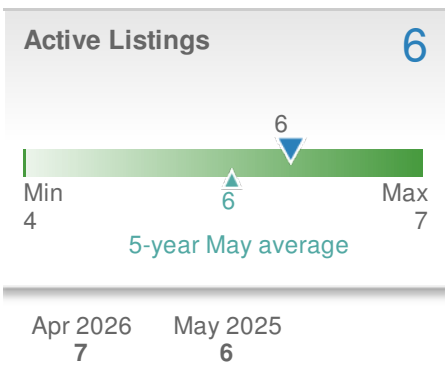
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Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for May was \$521,451, representing an increase of 25.5% compared to last month and an increase of 18.5% from May 2025. The average days on market for units sold in May was 6 days, 55% below the 5-year May average of 13 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 24; and a 14.3% decrease in supply to 6 active units.

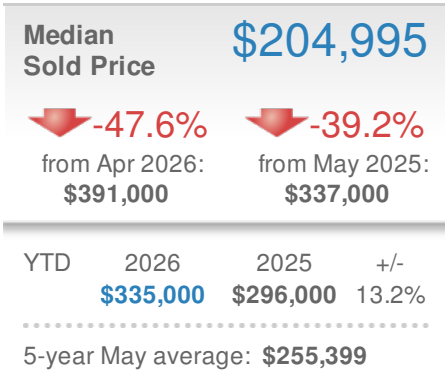
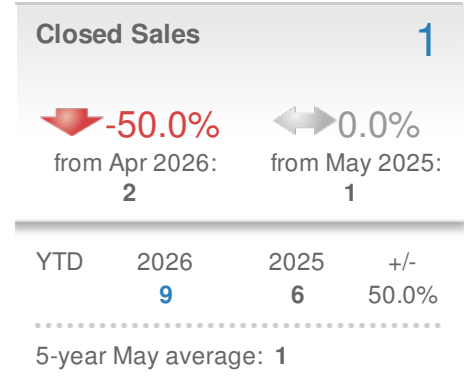
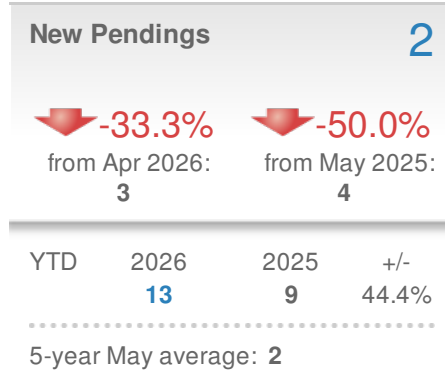
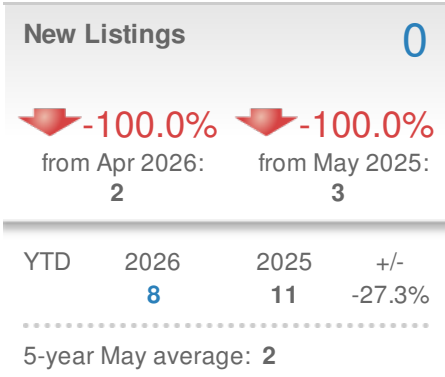
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 3.86 in April and no change from May 2025. The Contract Ratio is the same as the 5-year May average of 4.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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.



May 2026

Twin Valley (Berks, PA) - Attached

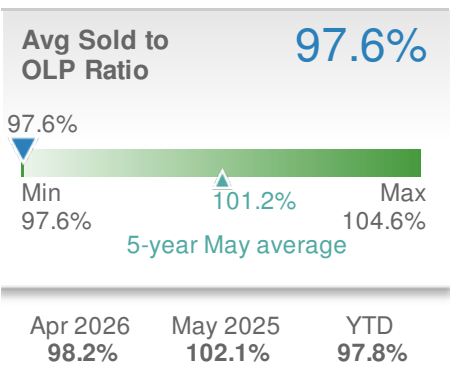
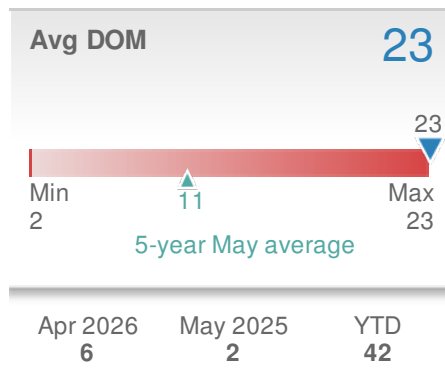
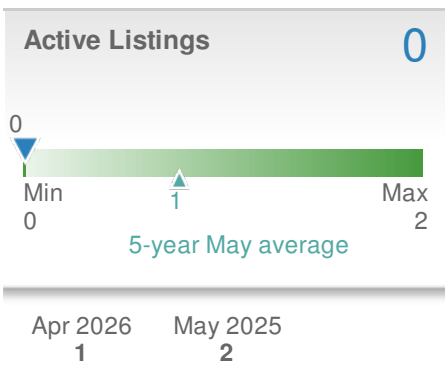
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Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for May was \$204,995, representing a decrease of 47.6% compared to last month and a decrease of 39.2% from May 2025. The average days on market for units sold in May was 23 days, 117% above the 5-year May average of 11 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 4; and a 100% decrease in supply to 0 active units.

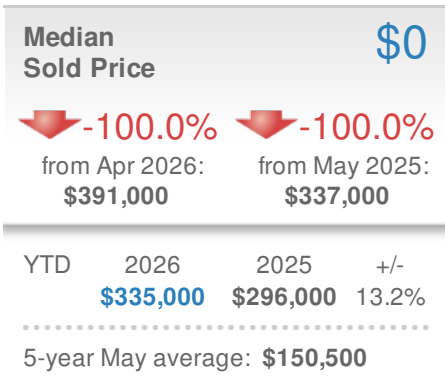
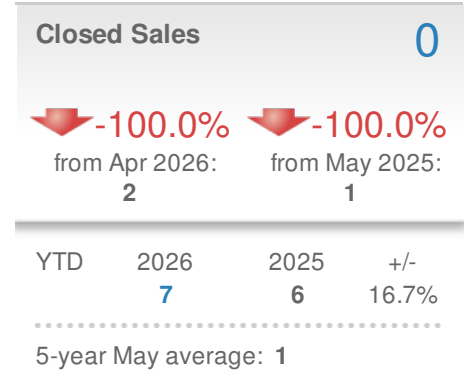
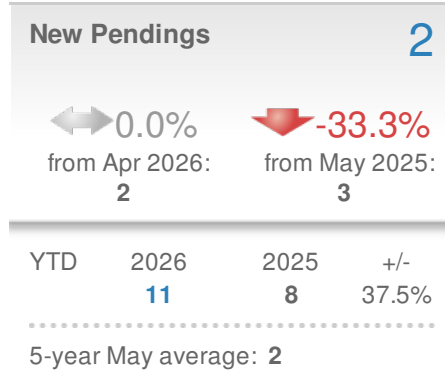
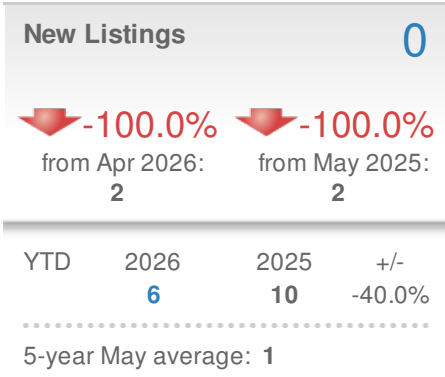
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 3.00 in April and a decrease from 2.50 in May 2025. The Contract Ratio is 100% lower than the 5-year May average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Twin Valley (Berks, PA) - Attached/Townhouse

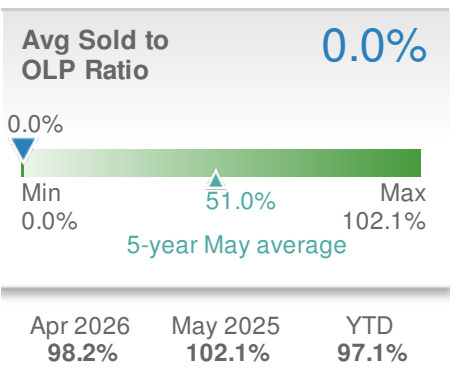
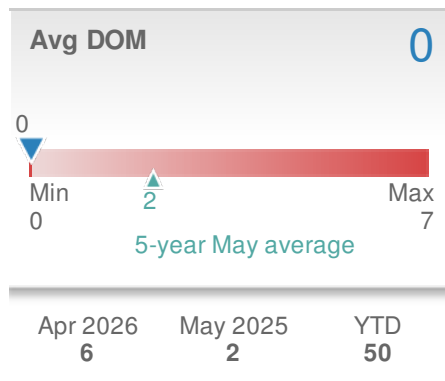
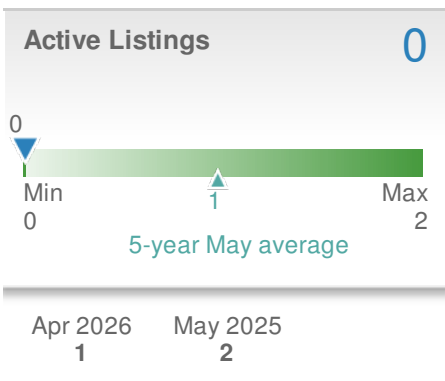
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Summary

In Twin Valley (Berks, PA), the median sold price for Attached/Townhouse properties for May was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from May 2025. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 2 days. There was no month over month change in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from April) to 4; and a 100% decrease in supply to 0 active units.

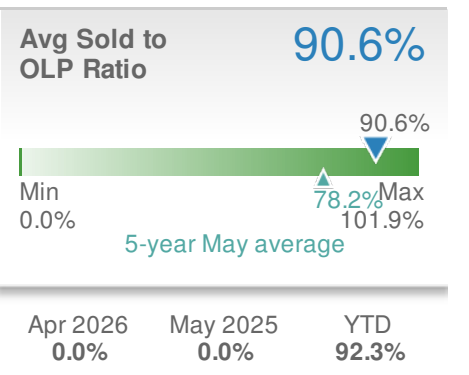
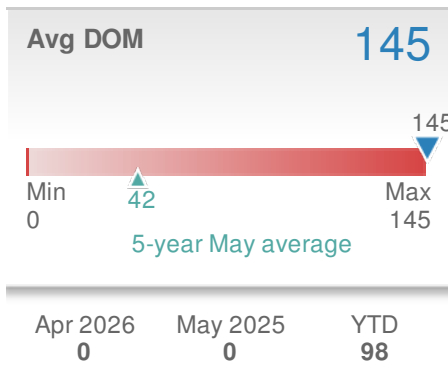
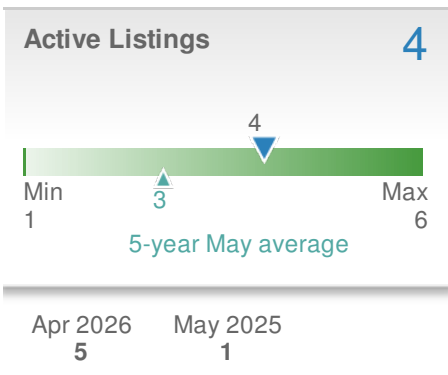
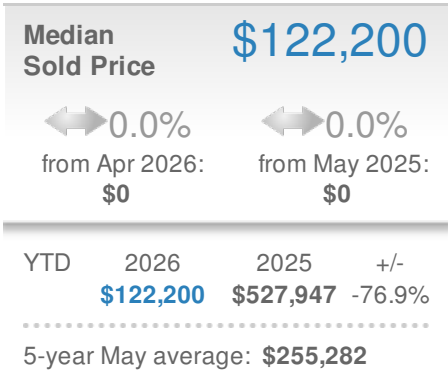
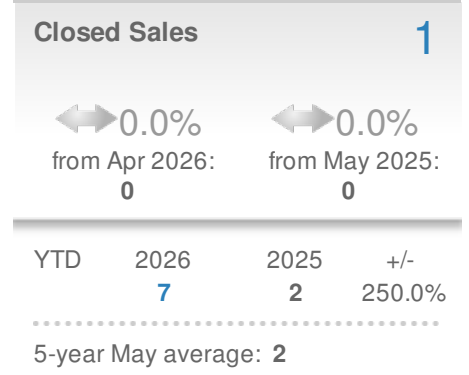
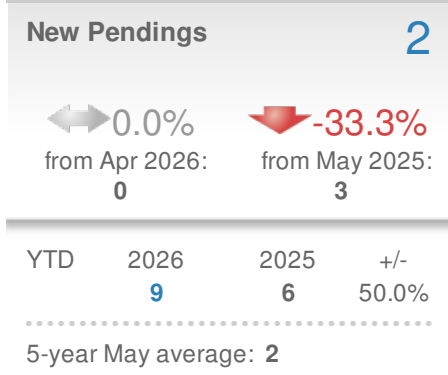
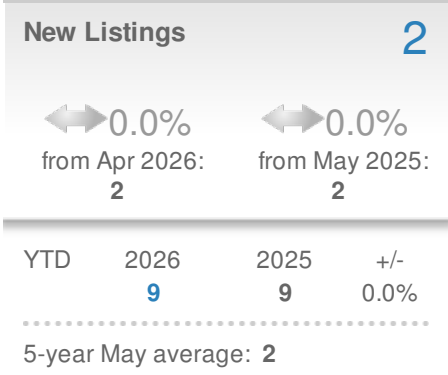
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in April and a decrease from 2.00 in May 2025. The Contract Ratio is 100% lower than the 5-year May average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Upper Perkiomen (Berks, PA)

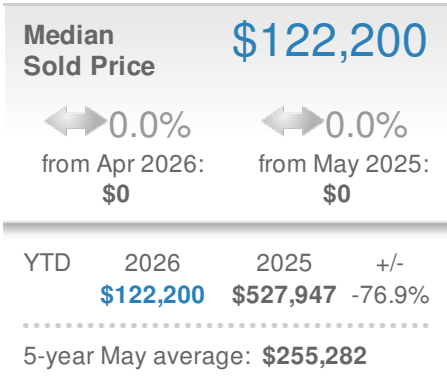
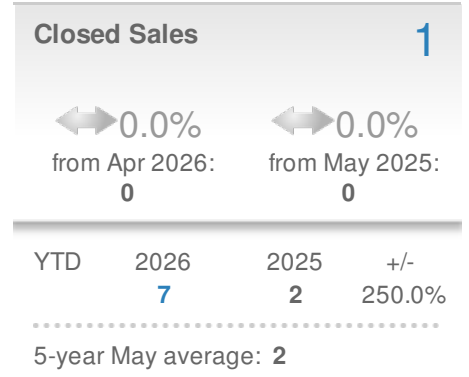
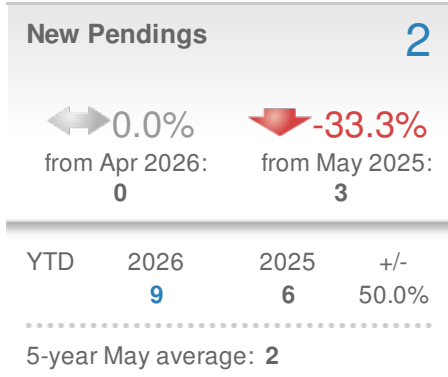
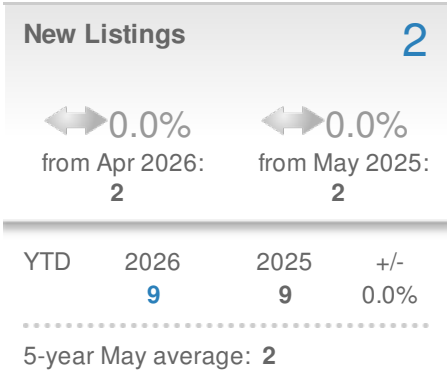
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May 2026

Upper Perkiomen (Berks, PA) - Detached

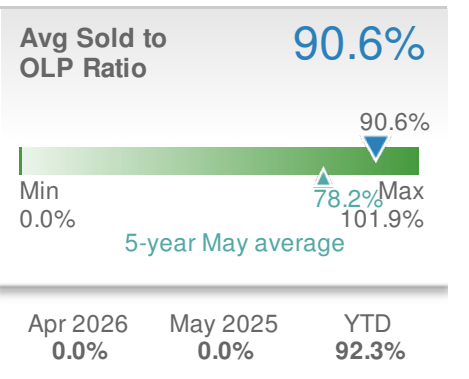
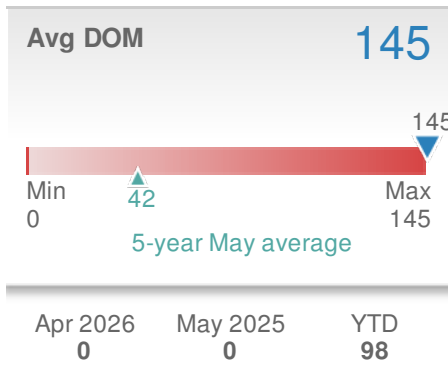
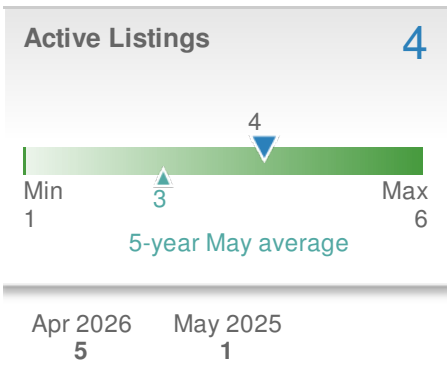
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Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for May was \$122,200, representing an increase of 0% compared to last month and an increase of 0% from May 2025. The average days on market for units sold in May was 145 days, 247% above the 5-year May average of 42 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from April) to 3; and a 20% decrease in supply to 4 active units.

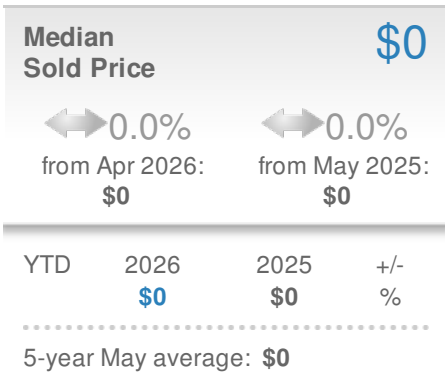
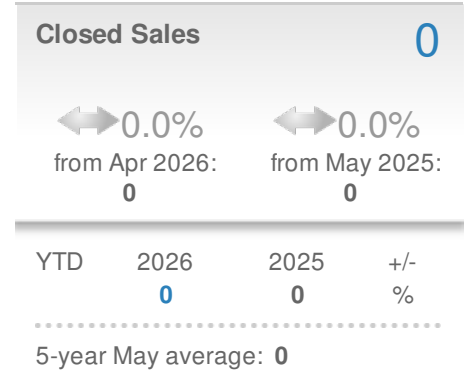
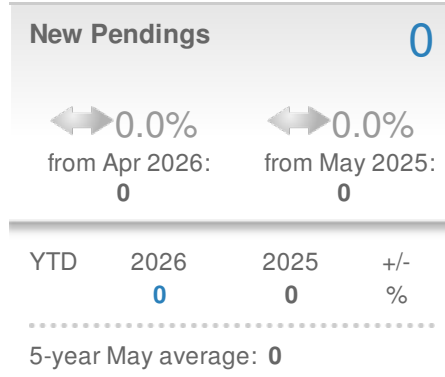
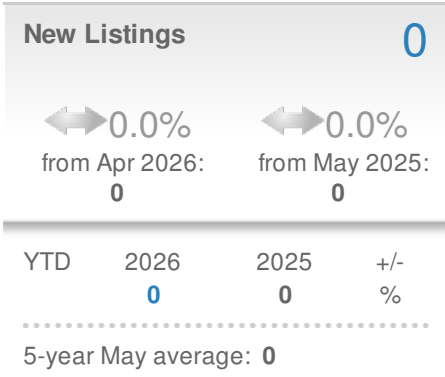
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.40 in April and a decrease from 5.00 in May 2025. The Contract Ratio is 61% lower than the 5-year May average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Upper Perkiomen (Berks, PA) - Attached

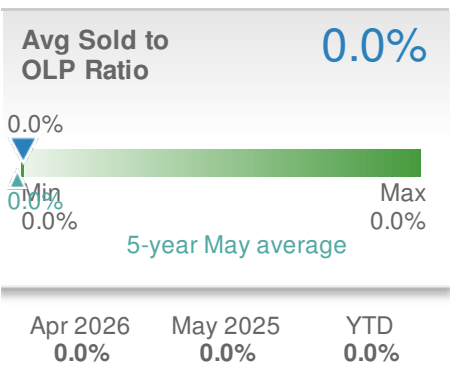
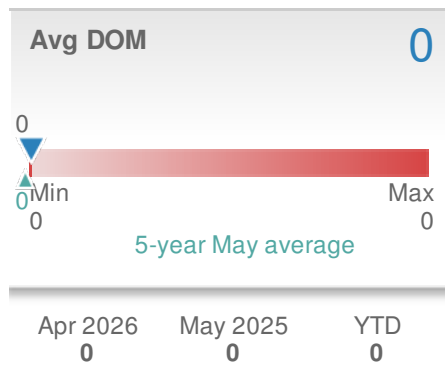
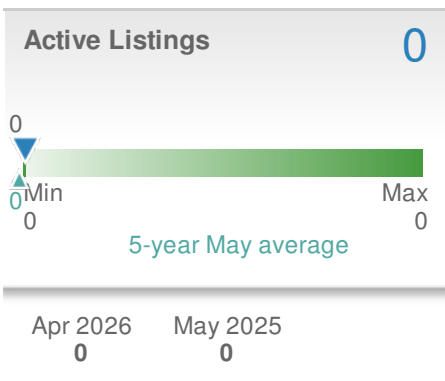
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Summary

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

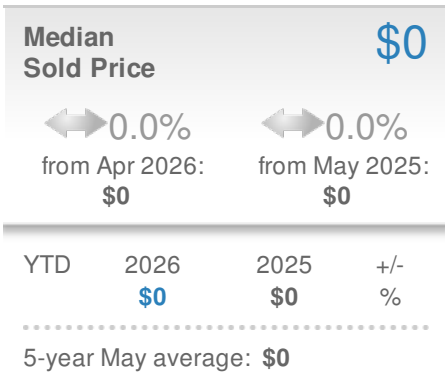
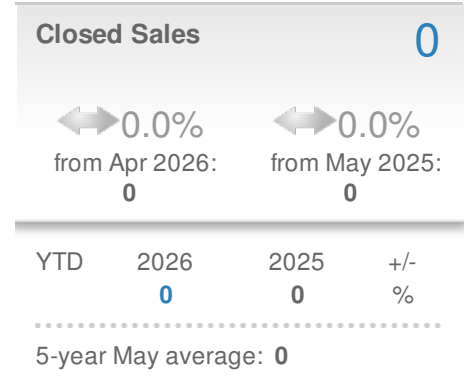
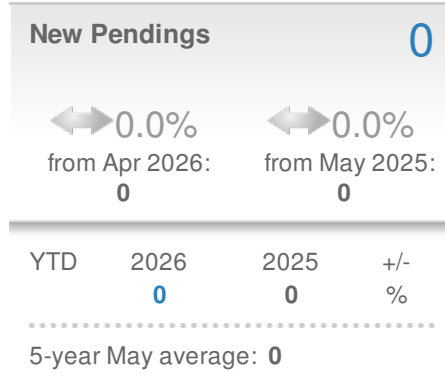
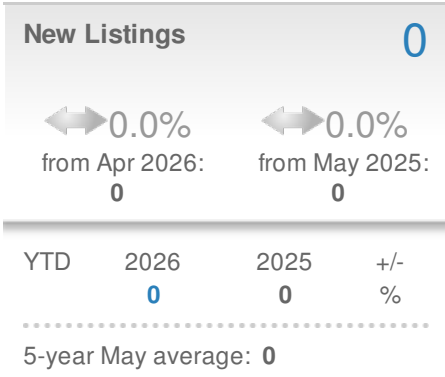
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and no change from May 2025. The Contract Ratio is the same as the 5-year May average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates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



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

