

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

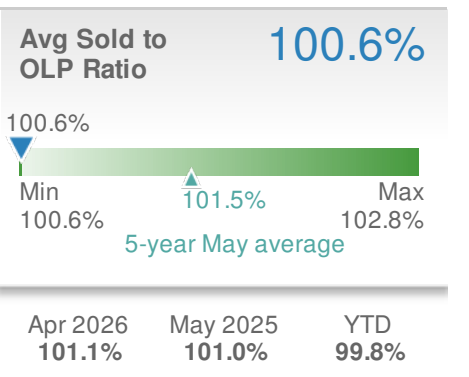
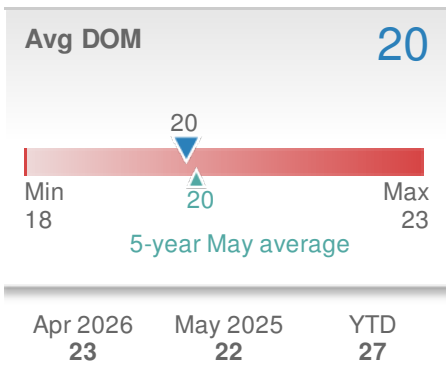
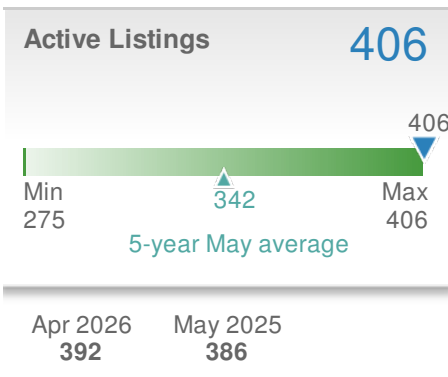
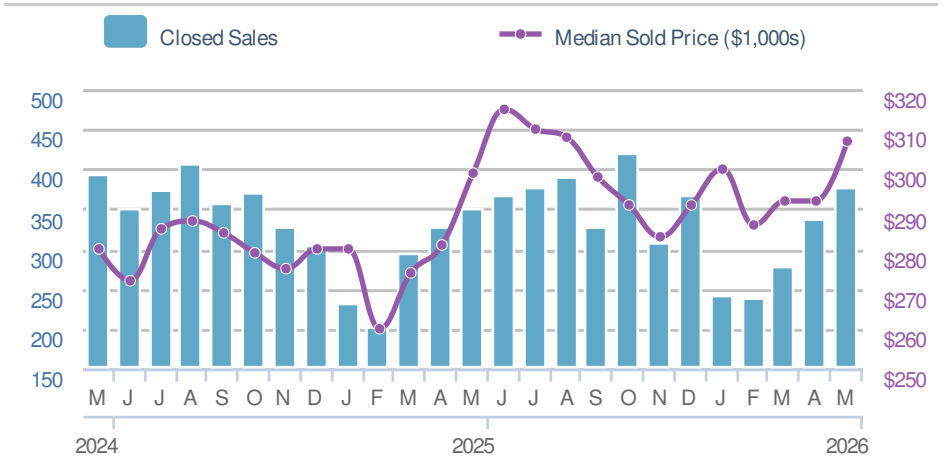
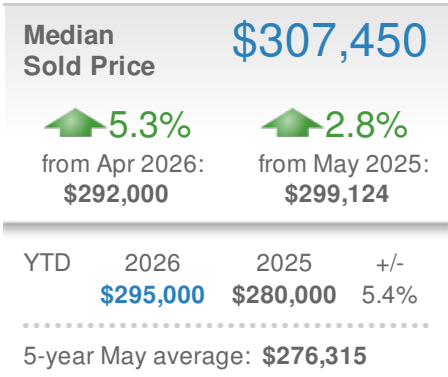
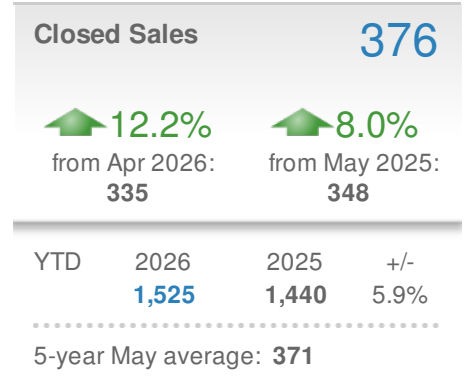
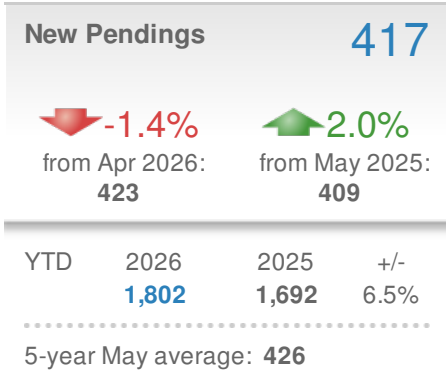
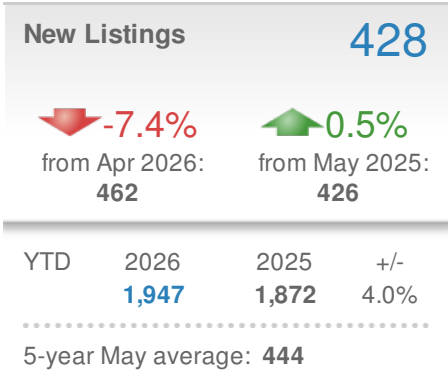
## Local Market Insight

### Berks County, PA

**May 2026**

Berks County, PA

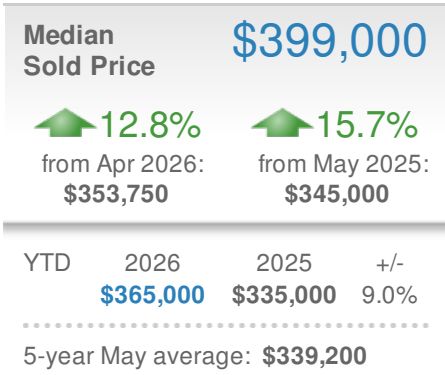
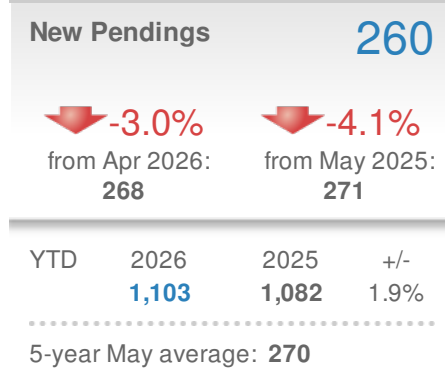
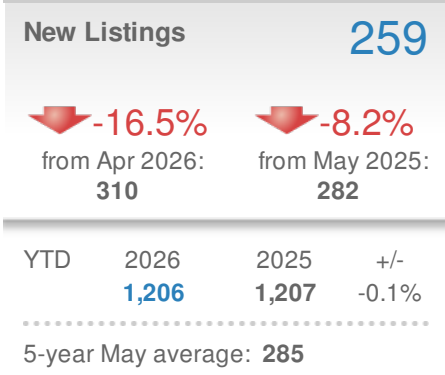
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**May 2026**

Berks County, PA - Detached

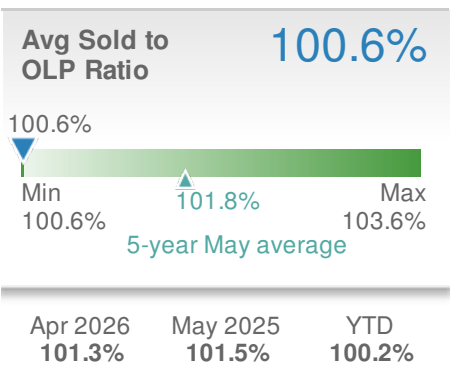
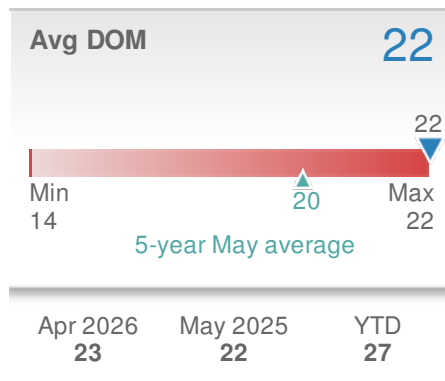
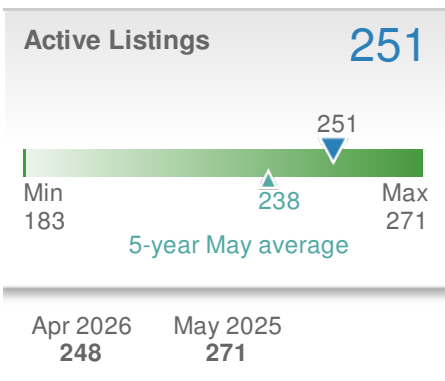
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**Summary**

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.

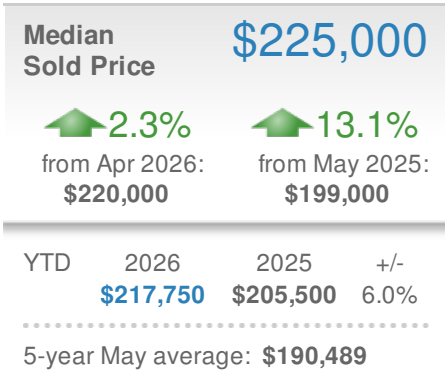
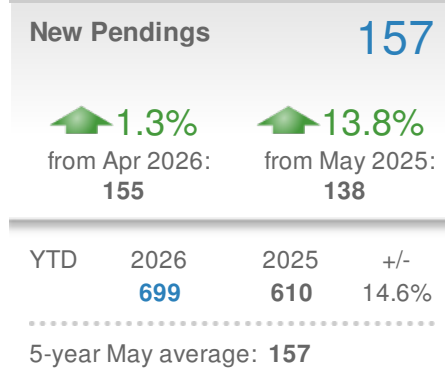
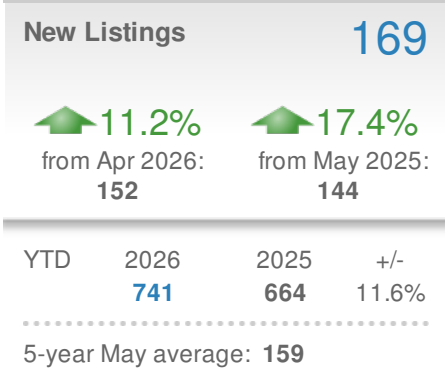
This activity resulted in a Contract Ratio of 1.52 pendings per active listing, no change from April and an increase from 1.41 in May 2025. The Contract Ratio is 12% lower than the 5-year May average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

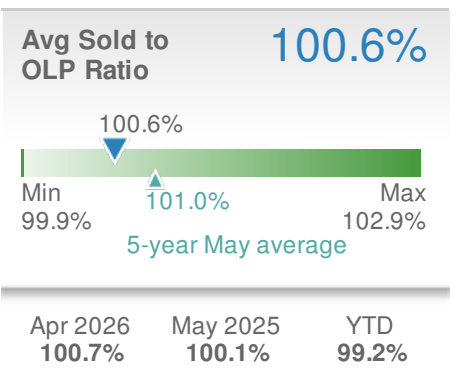
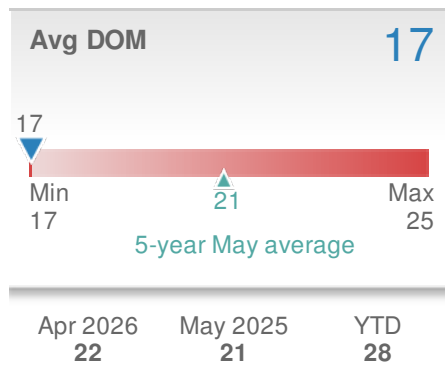
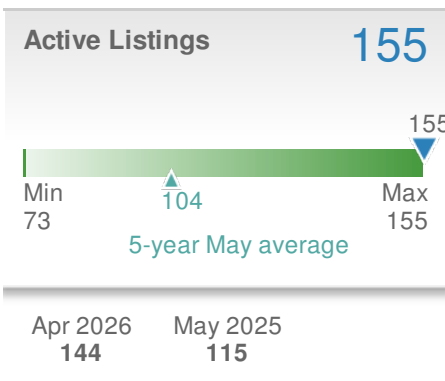
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**Summary**

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.

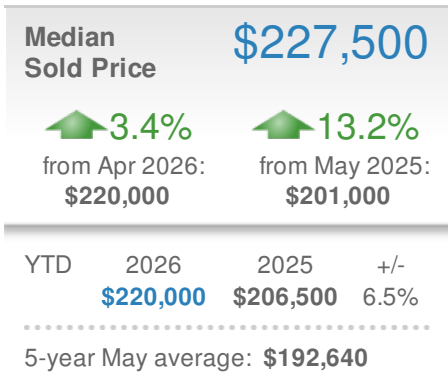
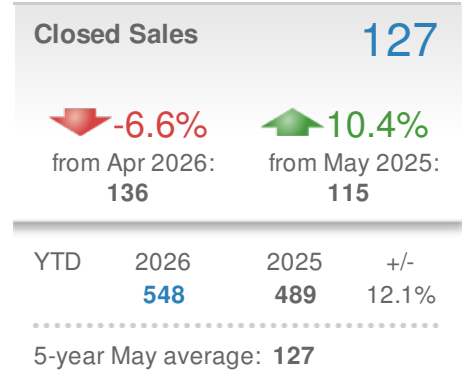
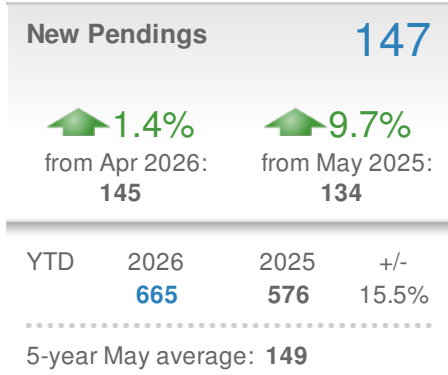
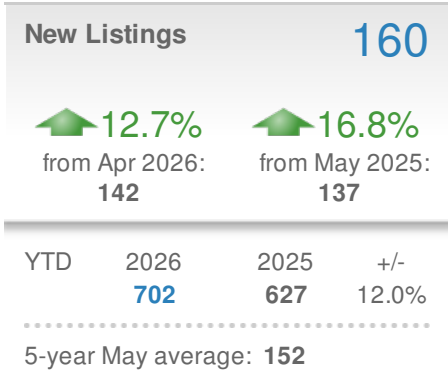
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, down from 1.42 in April and a decrease from 1.54 in May 2025. The Contract Ratio is 38% lower than the 5-year May average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

