June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Berks County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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New Listings 468

9.3% from May 2026: **428**
16.7% from Jun 2025: **401**

YTD	2026	2025	+/-
	2,459	2,321	5.9%

5-year Jun average: **453**

New Pendings 431

3.4% from May 2026: **417**
5.6% from Jun 2025: **408**

YTD	2026	2025	+/-
	2,239	2,086	7.3%

5-year Jun average: **424**

Closed Sales 413

9.8% from May 2026: **376**
12.8% from Jun 2025: **366**

YTD	2026	2025	+/-
	1,964	1,819	8.0%

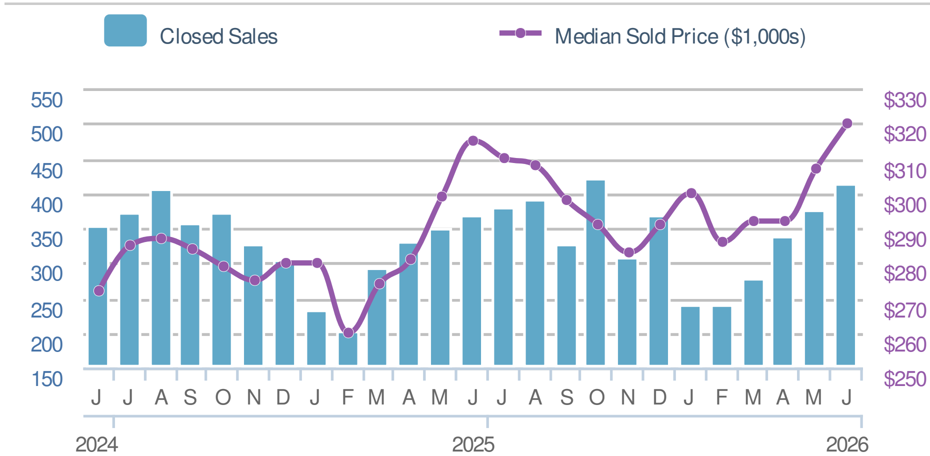
5-year Jun average: **407**

Median Sold Price $320,500

4.2% from May 2026: **$307,450**
1.7% from Jun 2025: **$315,000**

YTD	2026	2025	+/-
	$300,000	$288,000	4.2%

5-year Jun average: **$286,600**



Active Listings 453

453
Min 344
379
Max 453
5-year Jun average

May 2026	Jun 2025
406	**386**

Avg DOM 16

16
Min 12
16
Max 18
5-year Jun average

May 2026	Jun 2025	YTD
20	**17**	**25**

Avg Sold to OLP Ratio 102.3%

102.3%
Min 100.8%
102.0%
Max 103.0%
5-year Jun average

May 2026	Jun 2025	YTD
100.6%	**100.8%**	**100.4%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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New Listings — 299

15.4% from May 2026: **259**
15.0% from Jun 2025: **260**

YTD	2026	2025	+/-
	1,532	**1,502**	2.0%

5-year Jun average: **295**

New Pendings — 280

7.7% from May 2026: **260**
2.9% from Jun 2025: **272**

YTD	2026	2025	+/-
	1,391	**1,349**	3.1%

5-year Jun average: **275**

Closed Sales — 267

10.3% from May 2026: **242**
7.2% from Jun 2025: **249**

YTD	2026	2025	+/-
	1,233	**1,173**	5.1%

5-year Jun average: **262**

Median Sold Price — $390,000

-2.3% from May 2026: **$399,000**
5.4% from Jun 2025: **$369,950**

YTD	2026	2025	+/-
	$372,500	**$341,500**	9.1%

5-year Jun average: **$349,690**

Summary

In Berks County, PA, the median sold price for Detached properties for June was $390,000, representing a decrease of 2.3% compared to last month and an increase of 5.4% from Jun 2025. The average days on market for units sold in June was 15 days, 10% below the 5-year June average of 17 days. There was a 7.7% month over month increase in new contract activity with 280 New Pendings; a 1.8% MoM increase in All Pendings (new contracts + contracts carried over from May) to 389; and an 8.4% increase in supply to 272 active units.

This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 1.52 in May and a decrease from 1.50 in June 2025. The Contract Ratio is 8% lower than the 5-year June average of 1.56. 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.

Active Listings — 272

272
Min 245 | 258 | Max 272
5-year Jun average

May 2026	Jun 2025
251	**263**

Avg DOM — 15

15
Min 11 | 17 | Max 22
5-year Jun average

May 2026	Jun 2025	YTD
22	**17**	**24**

Avg Sold to OLP Ratio — 103.1%

103.1%
Min 100.4% | 102.2% | Max 103.6%
5-year Jun average

May 2026	Jun 2025	YTD
100.6%	**100.4%**	**100.9%**

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New Listings 169

0.0% from May 2026: **169**
19.9% from Jun 2025: **141**

YTD	2026	2025	+/-
	927	**818**	13.3%

5-year Jun average: **158**

New Pendings 151

-3.8% from May 2026: **157**
11.0% from Jun 2025: **136**

YTD	2026	2025	+/-
	848	**737**	15.1%

5-year Jun average: **148**

Closed Sales 146

9.0% from May 2026: **134**
24.8% from Jun 2025: **117**

YTD	2026	2025	+/-
	731	**645**	13.3%

5-year Jun average: **145**

Median Sold Price $245,000

8.9% from May 2026: **$225,000**
11.4% from Jun 2025: **$220,000**

YTD	2026	2025	+/-
	$223,000	**$209,900**	6.2%

5-year Jun average: **$205,100**

Summary

In Berks County, PA, the median sold price for Attached properties for June was $245,000, representing an increase of 8.9% compared to last month and an increase of 11.4% from Jun 2025. The average days on market for units sold in June was 16 days, 13% above the 5-year June average of 14 days. There was a 3.8% month over month decrease in new contract activity with 151 New Pendings; a 3.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 208; and a 16.8% increase in supply to 181 active units.

This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 1.39 in May and a decrease from 1.46 in June 2025. The Contract Ratio is 36% lower than the 5-year June 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.

Active Listings 181

181
Min 87 — 121 — Max 181
5-year Jun average

May 2026	Jun 2025
155	**123**

Avg DOM 16

16
Min 13 — 14 — Max 16
5-year Jun average

May 2026	Jun 2025	YTD
17	**16**	**26**

Avg Sold to OLP Ratio 100.8%

100.8%
Min 100.8% — 101.5% — Max 102.0%
5-year Jun average

May 2026	Jun 2025	YTD
100.6%	**101.6%**	**99.4%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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New Listings 160

0.0% from May 2026: **160**

16.8% from Jun 2025: **137**

YTD	2026	2025	+/-
	878	**775**	13.3%

5-year Jun average: **151**

New Pendings 139

-5.4% from May 2026: **147**

6.9% from Jun 2025: **130**

YTD	2026	2025	+/-
	804	**697**	15.4%

5-year Jun average: **140**

Closed Sales 137

7.9% from May 2026: **127**

22.3% from Jun 2025: **112**

YTD	2026	2025	+/-
	695	**608**	14.3%

5-year Jun average: **137**

Median Sold Price $246,500

8.4% from May 2026: **$227,500**

12.0% from Jun 2025: **$220,000**

YTD	2026	2025	+/-
	$225,000	**$210,000**	7.1%

5-year Jun average: **$207,580**

Summary

In Berks County, PA, the median sold price for Attached/Townhouse properties for June was $246,500, representing an increase of 8.4% compared to last month and an increase of 12% from Jun 2025. The average days on market for units sold in June was 17 days, 21% above the 5-year June average of 14 days. There was a 5.4% month over month decrease in new contract activity with 139 New Pendings; a 3.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 197; and an 18.2% increase in supply to 175 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.39 in May and a decrease from 1.53 in June 2025. The Contract Ratio is 37% lower than the 5-year June 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.

Active Listings 175

175

Min 86 — 116 — Max 175

5-year Jun average

May 2026	Jun 2025
148	**114**

Avg DOM 17

17

Min 11 — 14 — Max 17

5-year Jun average

May 2026	Jun 2025	YTD
16	**16**	**26**

Avg Sold to OLP Ratio 100.9%

100.9%

Min 100.9% — 101.5% — Max 102.0%

5-year Jun average

May 2026	Jun 2025	YTD
100.7%	**101.5%**	**99.5%**

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