June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Twin Valley (Berks, PA)

MarketStats by ShowingTime

Presented by
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June 2026

Twin Valley (Berks, PA)

New Listings 13

44.4% from May 2026: **9**

30.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	56	**68**	-17.6%

5-year Jun average: **12**

New Pendings 13

18.2% from May 2026: **11**

85.7% from Jun 2025: **7**

YTD	2026	2025	+/-
	55	**46**	19.6%

5-year Jun average: **10**

Closed Sales 14

27.3% from May 2026: **11**

40.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	51	**36**	41.7%

5-year Jun average: **13**

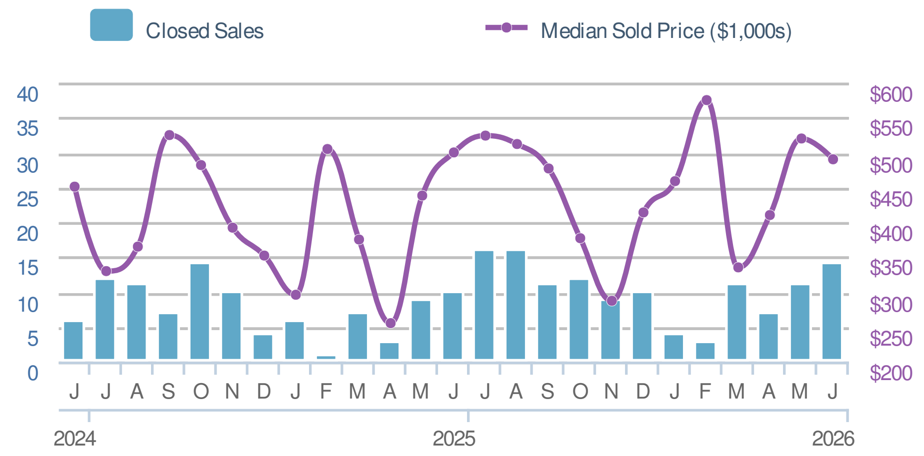
Median Sold Price $490,000

-5.9% from May 2026: **$520,903**

-2.1% from Jun 2025: **$500,672**

YTD	2026	2025	+/-
	$450,000	**$397,000**	13.4%

5-year Jun average: **$449,384**



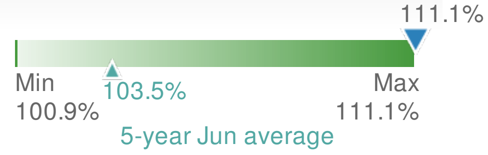
Active Listings 7

May 2026	Jun 2025
6	**13**

Avg DOM 11

May 2026	Jun 2025	YTD
7	**9**	**14**

Avg Sold to OLP Ratio 111.1%



May 2026	Jun 2025	YTD
102.1%	**102.6%**	**105.7%**

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

Local Market **Insight**

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June 2026

Twin Valley (Berks, PA) - Detached

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New Listings 12

▲ 33.3% from May 2026: **9**

▲ 200.0% from Jun 2025: **4**

YTD	2026	2025	+/-
	47	**51**	-7.8%

5-year Jun average: **9**

New Pendings 12

▲ 33.3% from May 2026: **9**

▲ 100.0% from Jun 2025: **6**

YTD	2026	2025	+/-
	41	**36**	13.9%

5-year Jun average: **9**

Closed Sales 12

▲ 20.0% from May 2026: **10**

▲ 71.4% from Jun 2025: **7**

YTD	2026	2025	+/-
	40	**27**	48.1%

5-year Jun average: **10**

Median Sold Price $547,500

▲ 5.0% from May 2026: **$521,451**

▼ -5.0% from Jun 2025: **$576,585**

YTD	2026	2025	+/-
	$548,240	**$498,345**	10.0%

5-year Jun average: **$509,317**

Summary

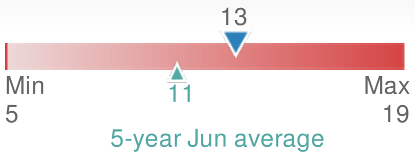
In Twin Valley (Berks, PA), the median sold price for Detached properties for June was $547,500, representing an increase of 5% compared to last month and a decrease of 5% from Jun 2025. The average days on market for units sold in June was 13 days, 16% above the 5-year June average of 11 days. There was a 33.3% month over month increase in new contract activity with 12 New Pendings; a 4.2% MoM increase in All Pendings (new contracts + contracts carried over from May) to 25; and a 16.7% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 3.57 pendings per active listing, down from 4.00 in May and an increase from 3.14 in June 2025. The Contract Ratio is 33% higher than the 5-year June average of 2.69. 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.

Active Listings 7

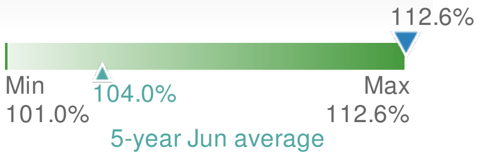
May 2026	Jun 2025
6	**7**

Avg DOM 13



May 2026	Jun 2025	YTD
6	**10**	**8**

Avg Sold to OLP Ratio 112.6%



May 2026	Jun 2025	YTD
102.5%	**102.3%**	**107.7%**

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

MarketStats by ShowingTime

Local Market **Insight**

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June 2026

Twin Valley (Berks, PA) - Attached

New Listings 1

0.0% from May 2026: **0**

-83.3% from Jun 2025: **6**

YTD	2026	2025	+/-
	9	**17**	-47.1%

5-year Jun average: **3**

New Pendings 1

-50.0% from May 2026: **2**

0.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	14	**10**	40.0%

5-year Jun average: **1**

Closed Sales 2

100.0% from May 2026: **1**

-33.3% from Jun 2025: **3**

YTD	2026	2025	+/-
	11	**9**	22.2%

5-year Jun average: **3**

Median Sold Price $371,250

81.1% from May 2026: **$204,995**

35.0% from Jun 2025: **$275,000**

YTD	2026	2025	+/-
	$335,000	**$275,000**	21.8%

5-year Jun average: **$260,500**

Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for June was $371,250, representing an increase of 81.1% compared to last month and an increase of 35% from Jun 2025. The average days on market for units sold in June was 3 days, 71% below the 5-year June average of 10 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 3; 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 May and a decrease from 0.50 in June 2025. The Contract Ratio is 100% lower than the 5-year June average of 0.70. 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 0

May 2026	Jun 2025
0	**6**

Avg DOM 3

May 2026	Jun 2025	YTD
23	**8**	**35**

Avg Sold to OLP Ratio 102.4%

May 2026	Jun 2025	YTD
97.6%	**103.3%**	**98.6%**

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

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June 2026

Twin Valley (Berks, PA) - Attached/Townhouse

New Listings 1

0.0% from May 2026: **0**

-80.0% from Jun 2025: **5**

YTD	2026	2025	+/-
	7	**15**	-53.3%

5-year Jun average: **2**

New Pendings 1

-50.0% from May 2026: **2**

0.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	12	**9**	33.3%

5-year Jun average: **1**

Closed Sales 2

0.0% from May 2026: **0**

0.0% from Jun 2025: **2**

YTD	2026	2025	+/-
	9	**8**	12.5%

5-year Jun average: **2**

Median Sold Price $371,250

0.0% from May 2026: **$0**

21.7% from Jun 2025: **$304,950**

YTD	2026	2025	+/-
	$367,500	**$296,000**	24.2%

5-year Jun average: **$266,690**

Summary

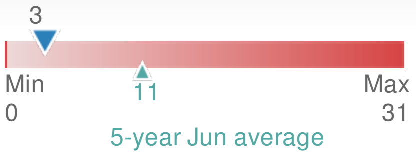
In Twin Valley (Berks, PA), the median sold price for Attached/Townhouse properties for June was $371,250, representing an increase of 0% compared to last month and an increase of 21.7% from Jun 2025. The average days on market for units sold in June was 3 days, 73% below the 5-year June average of 11 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 3; 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 May and a decrease from 0.60 in June 2025. The Contract Ratio is 100% lower than the 5-year June average of 0.62. 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 0

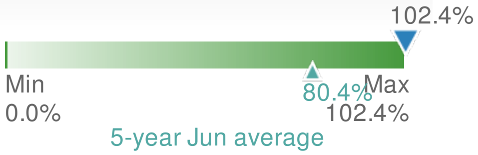
May 2026	Jun 2025
0	**5**

Avg DOM 3



May 2026	Jun 2025	YTD
0	**10**	**40**

Avg Sold to OLP Ratio 102.4%



May 2026	Jun 2025	YTD
0.0%	**100.0%**	**98.3%**

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