July 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

Local Market **Insight**

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

July 2026
Berks County, PA

New Listings		448
	-4.3% from Jun 2026: **468**	5.4% from Jul 2025: **425**

YTD	2026	2025	+/-
	2,961	**2,793**	6.0%

5-year Jul average: **444**

New Pendings		397
	-7.9% from Jun 2026: **431**	2.1% from Jul 2025: **389**

YTD	2026	2025	+/-
	2,627	**2,463**	6.7%

5-year Jul average: **405**

Closed Sales		415
	0.5% from Jun 2026: **413**	10.1% from Jul 2025: **377**

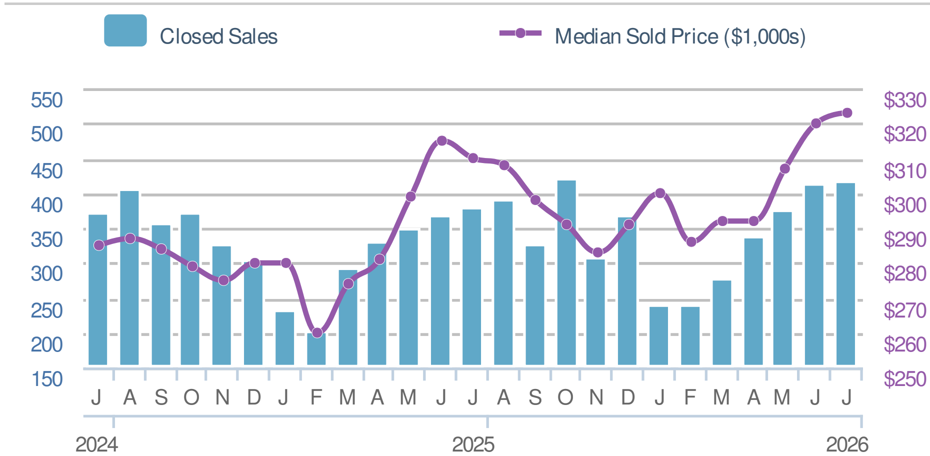
YTD	2026	2025	+/-
	2,401	**2,223**	8.0%

5-year Jul average: **399**

Median Sold Price		$323,748
	1.0% from Jun 2026: **$320,500**	4.4% from Jul 2025: **$310,000**

YTD	2026	2025	+/-
	$302,500	**$290,000**	4.3%

5-year Jul average: **$283,950**



Active Listings 516

516

Min	5-year Jul average	Max
360	421	516

Jun 2026	Jul 2025
453	**430**

Avg DOM 19

19

Min	5-year Jul average	Max
12	16	19

Jun 2026	Jul 2025	YTD
16	**14**	**24**

Avg Sold to OLP Ratio 101.1%

101.1%

Min	5-year Jul average	Max
100.3%	101.4%	102.3%

Jun 2026	Jul 2025	YTD
102.3%	**100.3%**	**100.5%**

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

Berks County, PA - Detached

New Listings — 298

-0.3%	6.8%
from Jun 2026: **299**	from Jul 2025: **279**

YTD	2026	2025	+/-
	1,868	**1,817**	2.8%

5-year Jul average: **291**

New Pendings — 272

-2.9%	5.8%
from Jun 2026: **280**	from Jul 2025: **257**

YTD	2026	2025	+/-
	1,656	**1,596**	3.8%

5-year Jul average: **268**

Closed Sales — 267

0.0%	4.3%
from Jun 2026: **267**	from Jul 2025: **256**

YTD	2026	2025	+/-
	1,511	**1,445**	4.6%

5-year Jul average: **260**

Median Sold Price — $385,000

-1.3%	7.3%
from Jun 2026: **$390,000**	from Jul 2025: **$358,750**

YTD	2026	2025	+/-
	$374,950	**$345,000**	8.7%

5-year Jul average: **$344,949**

Summary

In Berks County, PA, the median sold price for Detached properties for July was $385,000, representing a decrease of 1.3% compared to last month and an increase of 7.3% from Jul 2025. The average days on market for units sold in July was 19 days, 19% above the 5-year July average of 16 days. There was a 2.9% month over month decrease in new contract activity with 272 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 376; and a 12.5% increase in supply to 306 active units.

This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 1.43 in June and an increase from 1.21 in July 2025. The Contract Ratio is 10% lower than the 5-year July average of 1.36. 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 — 306

306

Min	5-year Jul average	Max
270	287	306

Jun 2026	Jul 2025
272	**303**

Avg DOM — 19

19

Min	5-year Jul average	Max
13	16	20

Jun 2026	Jul 2025	YTD
15	**15**	**23**

Avg Sold to OLP Ratio — 102.0%

102.0%

Min	5-year Jul average	Max
100.5%	101.7%	102.5%

Jun 2026	Jul 2025	YTD
103.1%	**100.5%**	**101.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Berks County, PA - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings — 149

-11.8% from Jun 2026: **169**
2.1% from Jul 2025: **146**

YTD	2026	2025	+/-
	1,092	**975**	12.0%

5-year Jul average: **153**

New Pendings — 124

-17.9% from Jun 2026: **151**
-6.1% from Jul 2025: **132**

YTD	2026	2025	+/-
	970	**867**	11.9%

5-year Jul average: **136**

Closed Sales — 147

0.7% from Jun 2026: **146**
21.5% from Jul 2025: **121**

YTD	2026	2025	+/-
	889	**777**	14.4%

5-year Jul average: **139**

Median Sold Price — $235,000

-4.1% from Jun 2026: **$245,000**
4.4% from Jul 2025: **$225,000**

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

5-year Jul average: **$201,820**

Summary

In Berks County, PA, the median sold price for Attached properties for July was $235,000, representing a decrease of 4.1% compared to last month and an increase of 4.4% from Jul 2025. The average days on market for units sold in July was 21 days, 40% above the 5-year July average of 15 days. There was a 17.9% month over month decrease in new contract activity with 124 New Pendings; a 16.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 173; and a 16% increase in supply to 210 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 1.15 in June and a decrease from 1.40 in July 2025. The Contract Ratio is 45% lower than the 5-year July average of 1.49. 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 — 210

210
Min 90 | 134 5-year Jul average | Max 210

Jun 2026	Jul 2025
181	**127**

Avg DOM — 21

21
Min 10 | 15 5-year Jul average | Max 21

Jun 2026	Jul 2025	YTD
16	**13**	**25**

Avg Sold to OLP Ratio — 99.7%

99.7%
Min 99.7% | 100.9% 5-year Jul average | Max 102.1%

Jun 2026	Jul 2025	YTD
100.8%	**99.8%**	**99.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

Berks County, PA - Attached/Townhouse

New Listings 137

-14.4% from Jun 2026: **160**
2.2% from Jul 2025: **134**

YTD	2026	2025	+/-
	1,031	**917**	12.4%

5-year Jul average: **143**

New Pendings 115

-17.3% from Jun 2026: **139**
-5.7% from Jul 2025: **122**

YTD	2026	2025	+/-
	917	**815**	12.5%

5-year Jul average: **128**

Closed Sales 136

-0.7% from Jun 2026: **137**
21.4% from Jul 2025: **112**

YTD	2026	2025	+/-
	842	**729**	15.5%

5-year Jul average: **130**

Median Sold Price $235,000

-4.7% from Jun 2026: **$246,500**
4.2% from Jul 2025: **$225,500**

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

5-year Jul average: **$201,860**

Summary

In Berks County, PA, the median sold price for Attached/Townhouse properties for July was $235,000, representing a decrease of 4.7% compared to last month and an increase of 4.2% from Jul 2025. The average days on market for units sold in July was 20 days, 33% above the 5-year July average of 15 days. There was a 17.3% month over month decrease in new contract activity with 115 New Pendings; a 16.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 164; and a 14.9% increase in supply to 201 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 1.13 in June and a decrease from 1.49 in July 2025. The Contract Ratio is 46% lower than the 5-year July average of 1.53. 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 201

201
Min 90 | 127 | Max 201
5-year Jul average

Jun 2026	Jul 2025
175	**115**

Avg DOM 20

20
Min 10 | 15 | Max 20
5-year Jul average

Jun 2026	Jul 2025	YTD
17	**13**	**25**

Avg Sold to OLP Ratio 100.1%

100.1%
Min 99.8% | 101.0% | Max 102.4%
5-year Jul average

Jun 2026	Jul 2025	YTD
100.9%	**99.8%**	**99.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

July 2026
Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings — 23

-11.5% from Jun 2026: **26**
-8.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	150	**150**	0.0%

5-year Jul average: **25**

New Pendings — 23

0.0% from Jun 2026: **23**
9.5% from Jul 2025: **21**

YTD	2026	2025	+/-
	123	**138**	-10.9%

5-year Jul average: **24**

Closed Sales — 23

9.5% from Jun 2026: **21**
-11.5% from Jul 2025: **26**

YTD	2026	2025	+/-
	114	**124**	-8.1%

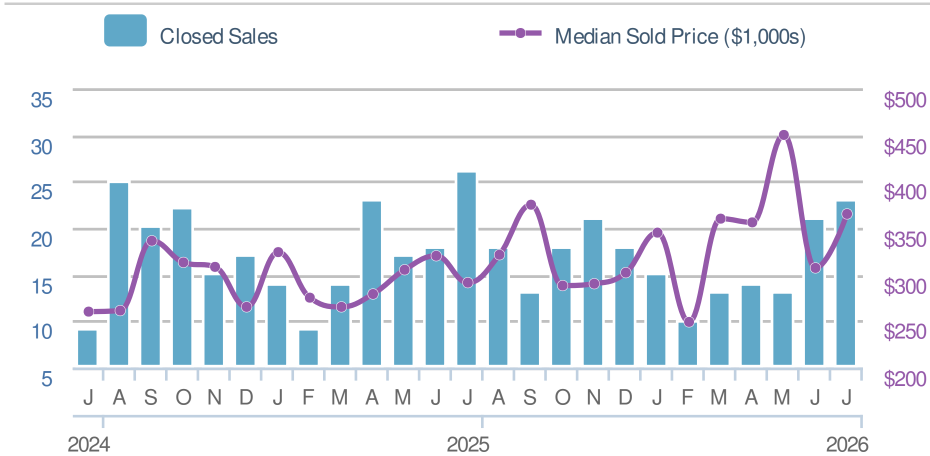
5-year Jul average: **18**

Median Sold Price — $365,000

18.7% from Jun 2026: **$307,500**
25.2% from Jul 2025: **$291,500**

YTD	2026	2025	+/-
	$333,750	**$293,500**	13.7%

5-year Jul average: **$288,900**



Active Listings — 37

37
Min 23 — 31 — Max 39
5-year Jul average

Jun 2026	Jul 2025
36	**23**

Avg DOM — 33

33
Min 11 — 19 — Max 33
5-year Jul average

Jun 2026	Jul 2025	YTD
10	**23**	**29**

Avg Sold to OLP Ratio — 98.8%

98.8%
Min 98.5% — 102.0% — Max 108.2%
5-year Jul average

Jun 2026	Jul 2025	YTD
101.8%	**98.5%**	**100.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026
Boyertown Area (Berks, PA) - Detached

New Listings 16

-23.8% from Jun 2026: **21**
0.0% from Jul 2025: **16**

YTD	2026	2025	+/-
	100	**115**	-13.0%

5-year Jul average: **19**

New Pendings 15

-16.7% from Jun 2026: **18**
0.0% from Jul 2025: **15**

YTD	2026	2025	+/-
	85	**105**	-19.0%

5-year Jul average: **19**

Closed Sales 16

23.1% from Jun 2026: **13**
-15.8% from Jul 2025: **19**

YTD	2026	2025	+/-
	83	**96**	-13.5%

5-year Jul average: **13**

Median Sold Price $380,000

23.6% from Jun 2026: **$307,500**
16.9% from Jul 2025: **$325,000**

YTD	2026	2025	+/-
	$365,000	**$324,950**	12.3%

5-year Jul average: **$309,100**

Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for July was $380,000, representing an increase of 23.6% compared to last month and an increase of 16.9% from Jul 2025. The average days on market for units sold in July was 30 days, 52% above the 5-year July average of 20 days. There was a 16.7% month over month decrease in new contract activity with 15 New Pendings; a 5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 19; and a 5.6% increase in supply to 19 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.11 in June and a decrease from 1.11 in July 2025. The Contract Ratio is 6% lower than the 5-year July average of 1.06. 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 19

19
Min 19 | 25 5-year Jul average | Max 39

Jun 2026	Jul 2025
18	**19**

Avg DOM 30

30
Min 10 | 20 5-year Jul average | Max 30

Jun 2026	Jul 2025	YTD
13	**27**	**27**

Avg Sold to OLP Ratio 99.0%

99.0%
Min 97.5% | 102.2% 5-year Jul average | Max 109.4%

Jun 2026	Jul 2025	YTD
101.3%	**97.5%**	**101.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 7

40.0% from Jun 2026: 5
-22.2% from Jul 2025: 9

YTD	2026	2025	+/-
	50	35	42.9%

5-year Jul average: **5**

New Pendings 8

60.0% from Jun 2026: 5
33.3% from Jul 2025: 6

YTD	2026	2025	+/-
	38	33	15.2%

5-year Jul average: **6**

Closed Sales 7

-12.5% from Jun 2026: 8
0.0% from Jul 2025: 7

YTD	2026	2025	+/-
	31	28	10.7%

5-year Jul average: **5**

Median Sold Price $364,990

16.8% from Jun 2026: $312,500
46.0% from Jul 2025: $250,000

YTD	2026	2025	+/-
	$324,000	$245,500	32.0%

5-year Jul average: **$268,548**

Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for July was $364,990, representing an increase of 16.8% compared to last month and an increase of 46% from Jul 2025. The average days on market for units sold in July was 40 days, 141% above the 5-year July average of 17 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 9; and no change in supply with 18 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, no change from June and a decrease from 1.50 in July 2025. The Contract Ratio is 64% lower than the 5-year July average of 1.40. 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 18

18

Min 0 | 6 | Max 18

5-year Jul average

Jun 2026	Jul 2025
18	4

Avg DOM 40

40

Min 3 | 17 | Max 40

5-year Jul average

Jun 2026	Jul 2025	YTD
7	14	36

Avg Sold to OLP Ratio 98.4%

98.4%

Min 98.4% | 101.8% | Max 105.9%

5-year Jul average

Jun 2026	Jul 2025	YTD
102.6%	101.0%	99.7%

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Boyertown Area (Berks, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 7

40.0% from Jun 2026: **5**

-22.2% from Jul 2025: **9**

YTD	2026	2025	+/-
	49	**35**	40.0%

5-year Jul average: **5**

New Pendings 8

60.0% from Jun 2026: **5**

33.3% from Jul 2025: **6**

YTD	2026	2025	+/-
	37	**33**	12.1%

5-year Jul average: **6**

Closed Sales 7

0.0% from Jun 2026: **7**

0.0% from Jul 2025: **7**

YTD	2026	2025	+/-
	30	**28**	7.1%

5-year Jul average: **5**

Median Sold Price $364,990

12.3% from Jun 2026: **$325,000**

46.0% from Jul 2025: **$250,000**

YTD	2026	2025	+/-
	$324,500	**$245,500**	32.2%

5-year Jul average: **$268,548**

Summary

In Boyertown Area (Berks, PA), the median sold price for Attached/Townhouse properties for July was $364,990, representing an increase of 12.3% compared to last month and an increase of 46% from Jul 2025. The average days on market for units sold in July was 40 days, 141% above the 5-year July average of 17 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 9; and no change in supply with 18 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, no change from June and a decrease from 1.50 in July 2025. The Contract Ratio is 70% lower than the 5-year July average of 1.67. 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 18

18

Min 0 | 5 (5-year Jul average) | Max 18

Jun 2026	Jul 2025
18	**4**

Avg DOM 40

40

Min 3 | 17 (5-year Jul average) | Max 40

Jun 2026	Jul 2025	YTD
6	**14**	**36**

Avg Sold to OLP Ratio 98.4%

98.4%

Min 98.4% | 101.8% (5-year Jul average) | Max 105.9%

Jun 2026	Jul 2025	YTD
103.5%	**101.0%**	**99.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

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

July 2026
Twin Valley (Berks, PA)

New Listings — 11

-15.4% from Jun 2026: **13**
-26.7% from Jul 2025: **15**

YTD	2026	2025	+/-
	68	**84**	-19.0%

5-year Jul average: **11**

New Pendings — 12

-7.7% from Jun 2026: **13**
-25.0% from Jul 2025: **16**

YTD	2026	2025	+/-
	67	**62**	8.1%

5-year Jul average: **11**

Closed Sales — 16

14.3% from Jun 2026: **14**
0.0% from Jul 2025: **16**

YTD	2026	2025	+/-
	68	**52**	30.8%

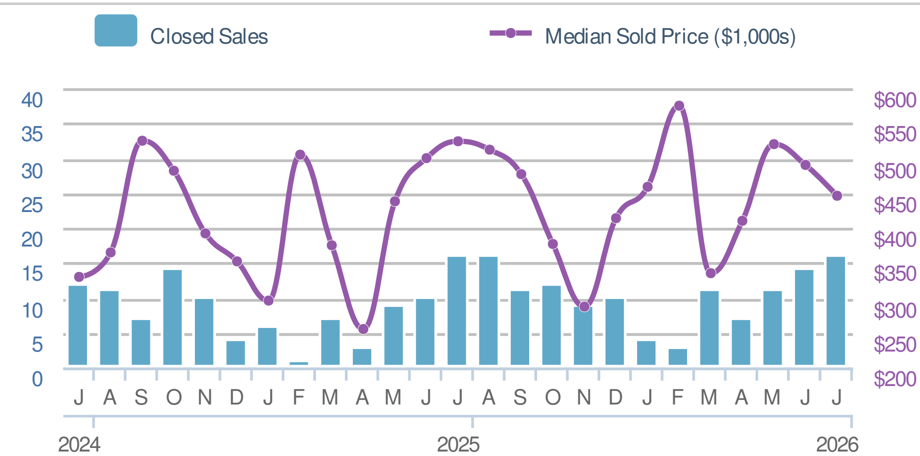
5-year Jul average: **12**

Median Sold Price — $446,277

-8.9% from Jun 2026: **$490,000**
-14.9% from Jul 2025: **$524,687**

YTD	2026	2025	+/-
	$463,777	**$463,500**	0.1%

5-year Jul average: **$434,843**



Active Listings — 6

Current: 6
Min: 5
5-year Jul average: 8
Max: 11

Jun 2026	Jul 2025
7	**11**

Avg DOM — 9

Current: 9
Min: 7
5-year Jul average: 9
Max: 11

Jun 2026	Jul 2025	YTD
11	**9**	**13**

Avg Sold to OLP Ratio — 104.1%

Current: 104.1%
Min: 99.8%
5-year Jul average: 103.3%
Max: 106.8%

Jun 2026	Jul 2025	YTD
111.1%	**99.8%**	**105.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026
Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings — 9

-25.0% from Jun 2026: **12**
-40.0% from Jul 2025: **15**

YTD	2026	2025	+/-
	57	**67**	-14.9%

5-year Jul average: **9**

New Pendings — 10

-16.7% from Jun 2026: **12**
-9.1% from Jul 2025: **11**

YTD	2026	2025	+/-
	51	**47**	8.5%

5-year Jul average: **9**

Closed Sales — 14

16.7% from Jun 2026: **12**
7.7% from Jul 2025: **13**

YTD	2026	2025	+/-
	55	**40**	37.5%

5-year Jul average: **10**

Median Sold Price — $485,277

-11.4% from Jun 2026: **$547,500**
-11.5% from Jul 2025: **$548,165**

YTD	2026	2025	+/-
	$525,000	**$502,750**	4.4%

5-year Jul average: **$461,538**

Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for July was $485,277, representing a decrease of 11.4% compared to last month and a decrease of 11.5% from Jul 2025. The average days on market for units sold in July was 8 days, 15% below the 5-year July average of 9 days. There was a 16.7% month over month decrease in new contract activity with 10 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 20; and a 14.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 3.33 pendings per active listing, down from 3.57 in June and an increase from 1.82 in July 2025. The Contract Ratio is 38% higher than the 5-year July average of 2.42. 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 — 6

6
Min 5 — 8 (5-year Jul average) — Max 11

Jun 2026	Jul 2025
7	**11**

Avg DOM — 8

8
Min 7 — 9 (5-year Jul average) — Max 11

Jun 2026	Jul 2025	YTD
13	**10**	**9**

Avg Sold to OLP Ratio — 104.5%

104.5%
Min 99.4% — 103.4% (5-year Jul average) — Max 106.8%

Jun 2026	Jul 2025	YTD
112.6%	**99.4%**	**106.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market Insight

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

Twin Valley (Berks, PA) - Attached

New Listings 2

100.0% from Jun 2026: 1

0.0% from Jul 2025: 0

YTD	2026	2025	+/-
	11	17	-35.3%

5-year Jul average: **1**

New Pendings 2

100.0% from Jun 2026: 1

-60.0% from Jul 2025: 5

YTD	2026	2025	+/-
	16	15	6.7%

5-year Jul average: **3**

Closed Sales 2

0.0% from Jun 2026: 2

-33.3% from Jul 2025: 3

YTD	2026	2025	+/-
	13	12	8.3%

5-year Jul average: **2**

Median Sold Price $326,500

-12.1% from Jun 2026: **$371,250**

-9.3% from Jul 2025: **$360,000**

YTD	2026	2025	+/-
	$335,000	$306,000	9.5%

5-year Jul average: **$195,450**

Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for July was $326,500, representing a decrease of 12.1% compared to last month and a decrease of 9.3% from Jul 2025. The average days on market for units sold in July was 12 days, 161% above the 5-year July average of 5 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 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 June and no change from July 2025. The Contract Ratio is 100% lower than the 5-year July average of 0.40. 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

0

Min 0 | 0 5-year Jul average | Max 1

Jun 2026	Jul 2025
0	0

Avg DOM 12

12

Min 0 | 5 5-year Jul average | Max 12

Jun 2026	Jul 2025	YTD
3	6	31

Avg Sold to OLP Ratio 101.3%

101.3%

Min 0.0% | 61.0% 5-year Jul average | Max 102.5%

Jun 2026	Jul 2025	YTD
102.4%	101.4%	99.0%

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

Twin Valley (Berks, PA) - Attached/Townhouse

New Listings — 1

0.0% from Jun 2026: **1**
0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	8	**15**	-46.7%

5-year Jul average: **1**

New Pendings — 1

0.0% from Jun 2026: **1**
-75.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	13	**13**	0.0%

5-year Jul average: **2**

Closed Sales — 2

0.0% from Jun 2026: **2**
0.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	11	**10**	10.0%

5-year Jul average: **1**

Median Sold Price — $326,500

-12.1% from Jun 2026: **$371,250**
-22.7% from Jul 2025: **$422,500**

YTD	2026	2025	+/-
	$367,500	**$338,000**	8.7%

5-year Jul average: **$210,700**

Summary

In Twin Valley (Berks, PA), the median sold price for Attached/Townhouse properties for July was $326,500, representing a decrease of 12.1% compared to last month and a decrease of 22.7% from Jul 2025. The average days on market for units sold in July was 12 days, 200% above the 5-year July average of 4 days. There was no month over month change in new contract activity with 1 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 2; 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 June and no change from July 2025. The Contract Ratio is 100% lower than the 5-year July average of 0.40. 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

0
Min 0 — 0 — Max 1
5-year Jul average

Jun 2026	Jul 2025
0	**0**

Avg DOM — 12

12
Min 0 — 4 — Max 12
5-year Jul average

Jun 2026	Jul 2025	YTD
3	**5**	**35**

Avg Sold to OLP Ratio — 101.3%

101.3%
Min 0.0% — 61.2% — Max 103.7%
5-year Jul average

Jun 2026	Jul 2025	YTD
102.4%	**101.1%**	**98.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

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

July 2026
Upper Perkiomen (Berks, PA)

New Listings — 2

0.0% from Jun 2026: **2**	-33.3% from Jul 2025: **3**

YTD	2026	2025	+/-
	13	18	-27.8%

5-year Jul average: **2**

New Pendings — 2

0.0% from Jun 2026: **2**	0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	13	8	62.5%

5-year Jul average: **1**

Closed Sales — 3

0.0% from Jun 2026: **0**	200.0% from Jul 2025: **1**

YTD	2026	2025	+/-
	10	6	66.7%

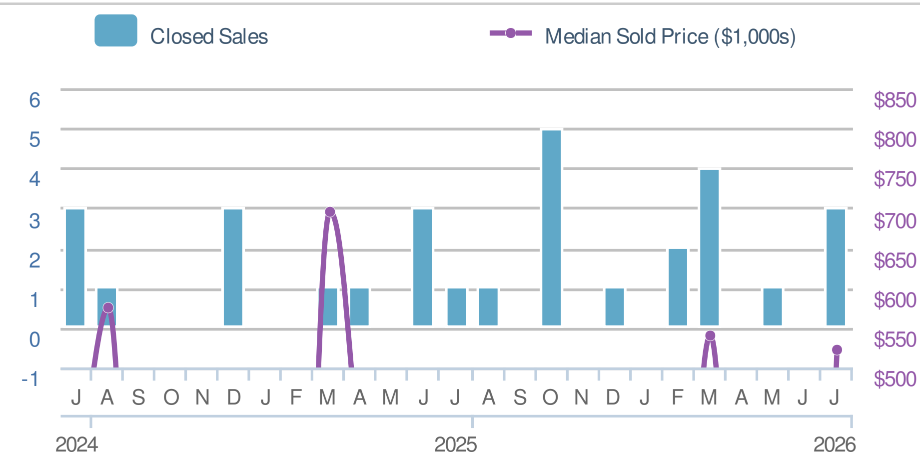
5-year Jul average: **2**

Median Sold Price — $522,000

0.0% from Jun 2026: **$0**	673.3% from Jul 2025: **$67,500**

YTD	2026	2025	+/-
	$332,500	$407,500	-18.4%

5-year Jul average: **$293,100**



Active Listings — 4

4
Min 2 — 4 — Max 9
5-year Jul average

Jun 2026	Jul 2025
4	9

Avg DOM — 6

6
Min 6 — 16 — Max 31
5-year Jul average

Jun 2026	Jul 2025	YTD
0	14	71

Avg Sold to OLP Ratio — 111.8%

111.8%
Min 85.4% — 97.8% — Max 111.8%
5-year Jul average

Jun 2026	Jul 2025	YTD
0.0%	85.4%	98.2%

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

Upper Perkiomen (Berks, PA) - Detached

New Listings 2

0.0%	-33.3%
from Jun 2026: **2**	from Jul 2025: **3**

YTD	2026	2025	+/-
	13	**18**	-27.8%

5-year Jul average: **2**

New Pendings 2

0.0%	0.0%
from Jun 2026: **2**	from Jul 2025: **0**

YTD	2026	2025	+/-
	13	**8**	62.5%

5-year Jul average: **1**

Closed Sales 3

0.0%	200.0%
from Jun 2026: **0**	from Jul 2025: **1**

YTD	2026	2025	+/-
	10	**6**	66.7%

5-year Jul average: **2**

Median Sold Price $522,000

0.0%	673.3%
from Jun 2026: **$0**	from Jul 2025: **$67,500**

YTD	2026	2025	+/-
	$332,500	**$407,500**	-18.4%

5-year Jul average: **$293,100**

Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for July was $522,000, representing an increase of 0% compared to last month and an increase of 673.3% from Jul 2025. The average days on market for units sold in July was 6 days, 62% below the 5-year July average of 16 days. There was no month over month change in new contract activity with 2 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 4; and no change in supply with 4 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.25 in June and an increase from 0.33 in July 2025. The Contract Ratio is 62% higher than the 5-year July 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 4

4

Min 2 | 4 5-year Jul average | Max 9

Jun 2026	Jul 2025
4	**9**

Avg DOM 6

6

Min 6 | 16 5-year Jul average | Max 31

Jun 2026	Jul 2025	YTD
0	**14**	**71**

Avg Sold to OLP Ratio 111.8%

111.8%

Min 85.4% | 97.8% 5-year Jul average | Max 111.8%

Jun 2026	Jul 2025	YTD
0.0%	**85.4%**	**98.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market Insight

Presented by
Lauren Davis

July 2026
Upper Perkiomen (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 0

0.0% from Jun 2026: 0
0.0% from Jul 2025: 0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: **0**

New Pendings 0

0.0% from Jun 2026: 0
0.0% from Jul 2025: 0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: **0**

Closed Sales 0

0.0% from Jun 2026: 0
0.0% from Jul 2025: 0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: **0**

Median Sold Price $0

0.0% from Jun 2026: $0
0.0% from Jul 2025: $0

YTD	2026	2025	+/-
	$0	$0	%

5-year Jul average: **$0**

Summary

In Upper Perkiomen (Berks, PA), the median sold price for Attached properties for July was $0, representing no change compared to last month and no change from Jul 2025. The average days on market for units sold in July was 0 days, the same as the 5-year July 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 June) 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 June and no change from July 2025. The Contract Ratio is the same as the 5-year July 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.

Active Listings 0

0
0 Min 0 — Max 0
5-year Jul average

Jun 2026	Jul 2025
0	0

Avg DOM 0

0
0 Min 0 — Max 0
5-year Jul average

Jun 2026	Jul 2025	YTD
0	0	0

Avg Sold to OLP Ratio 0.0%

0.0%
0.0% Min 0.0% — Max 0.0%
5-year Jul average

Jun 2026	Jul 2025	YTD
0.0%	0.0%	0.0%

Data Source: Bright MLS. Statistics calculated .

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

Upper Perkiomen (Berks, PA) - Attached/Townhouse

New Listings 0

0.0% from Jun 2026: 0

0.0% from Jul 2025: 0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: **0**

New Pendings 0

0.0% from Jun 2026: 0

0.0% from Jul 2025: 0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: **0**

Closed Sales 0

0.0% from Jun 2026: 0

0.0% from Jul 2025: 0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: **0**

Median Sold Price $0

0.0% from Jun 2026: $0

0.0% from Jul 2025: $0

YTD	2026	2025	+/-
	$0	$0	%

5-year Jul average: **$0**

Summary

In Upper Perkiomen (Berks, PA), the median sold price for Attached/Townhouse properties for July was $0, representing no change compared to last month and no change from Jul 2025. The average days on market for units sold in July was 0 days, the same as the 5-year July 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 June) 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 June and no change from July 2025. The Contract Ratio is the same as the 5-year July 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.

Active Listings 0

0

0 Min 0 — Max 0

5-year Jul average

Jun 2026	Jul 2025
0	0

Avg DOM 0

0

0 Min 0 — Max 0

5-year Jul average

Jun 2026	Jul 2025	YTD
0	0	0

Avg Sold to OLP Ratio 0.0%

0.0%

0.0% Min 0.0% — Max 0.0%

5-year Jul average

Jun 2026	Jul 2025	YTD
0.0%	0.0%	0.0%

Data Source: Bright MLS. Statistics calculated .