July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Twin Valley (Berks, PA)

MarketStats by ShowingTime

Presented by
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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**

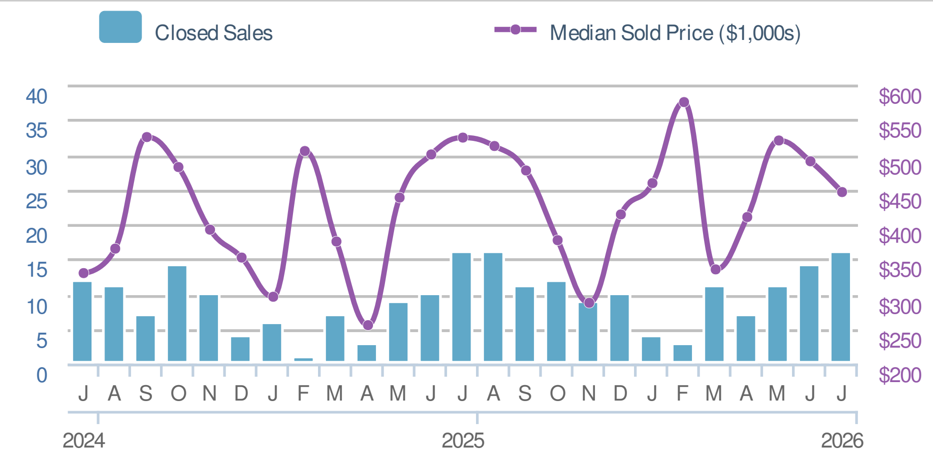
Median Sold Price $446,277

▼-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

6

Min 5 | 8 | Max 11

5-year Jul average

Jun 2026	Jul 2025
7	**11**

Avg DOM 9

9

Min 7 | 9 | Max 11

5-year Jul average

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

Avg Sold to OLP Ratio 104.1%

104.1%

Min 99.8% | 103.3% | Max 106.8%

5-year Jul average

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

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

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July 2026

Twin Valley (Berks, PA) - Detached

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%

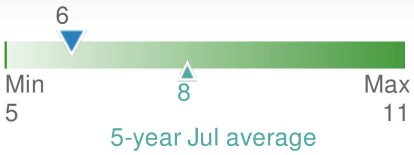
5-year Jul average: **$461,538**

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.

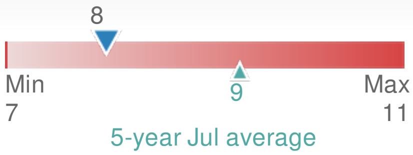
This activity resulted in a Contract Ratio of 3.33 pendings per active listing, down from 3.57 in June and an increase from 1.82 in July 2025. The Contract Ratio is 38% higher than the 5-year July average of 2.42. A higher Contract Ratio signifies a relative increase in contract activity compared to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



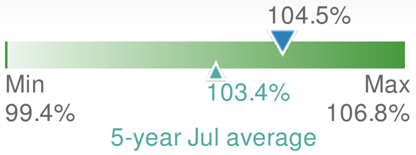
Jun 2026	Jul 2025
7	**11**

Avg DOM 8



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

Avg Sold to OLP Ratio 104.5%



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

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

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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

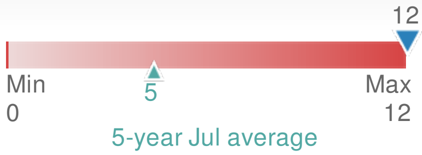
In Twin Valley (Berks, PA), the median sold price for Attached properties for July was $326,500, representing a decrease of 12.1% compared to last month and a decrease of 9.3% from Jul 2025. The average days on market for units sold in July was 12 days, 161% above the 5-year July average of 5 days. There 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

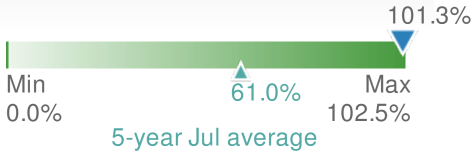
Jun 2026	Jul 2025
0	**0**

Avg DOM 12



Jun 2026	Jul 2025	YTD
3	**6**	**31**

Avg Sold to OLP Ratio 101.3%



Jun 2026	Jul 2025	YTD
102.4%	**101.4%**	**99.0%**

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

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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

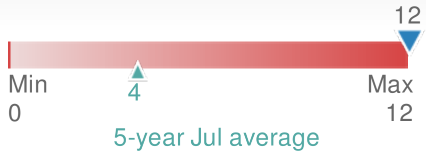
In Twin Valley (Berks, PA), the median sold price for Attached/Townhouse properties for July was $326,500, representing a decrease of 12.1% compared to last month and a decrease of 22.7% from Jul 2025. The average days on market for units sold in July was 12 days, 200% above the 5-year July average of 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

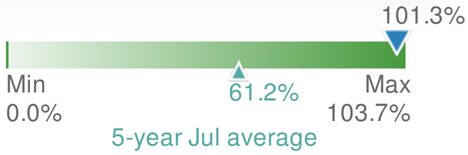
Jun 2026	Jul 2025
0	**0**

Avg DOM 12



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

Avg Sold to OLP Ratio 101.3%



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

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