

July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Perkiomen (Berks, PA)

July 2026

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**2**

↔ 0.0% ↘ -33.3%

from Jun 2026: from Jul 2025:

2 3

YTD	2026	2025	+/-
	13	18	-27.8%

5-year Jul average: **2****New Pendings****2**

↔ 0.0% ↔ 0.0%

from Jun 2026: from Jul 2025:

2 0

YTD	2026	2025	+/-
	13	8	62.5%

5-year Jul average: **1****Closed Sales****3**

↔ 0.0% ↗ 200.0%

from Jun 2026: from Jul 2025:

0 1

YTD	2026	2025	+/-
	10	6	66.7%

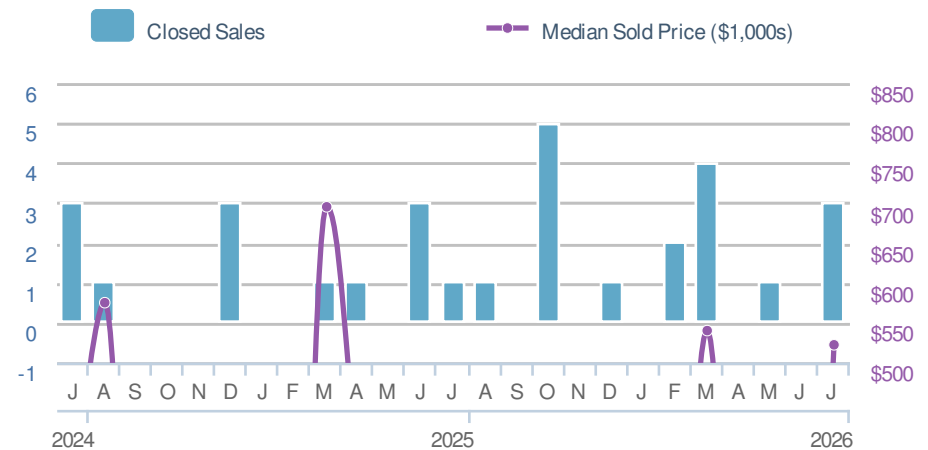
5-year Jul average: **2****Median Sold Price****\$522,000**

↔ 0.0% ↗ 673.3%

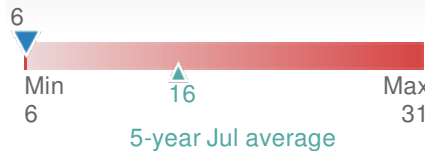
from Jun 2026: from Jul 2025:

\$0 \$67,500

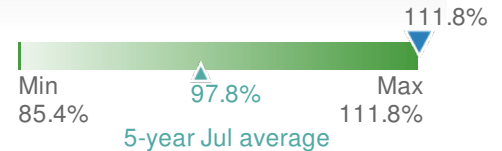
YTD	2026	2025	+/-
	\$332,500	\$407,500	-18.4%

5-year Jul average: **\$293,100****Active Listings****4**

Jun 2026	Jul 2025
4	9

Avg DOM**6**

Jun 2026	Jul 2025	YTD
0	14	71

Avg Sold to OLP Ratio**111.8%**

Jun 2026	Jul 2025	YTD
0.0%	85.4%	98.2%

July 2026

Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****2**

↔ 0.0% ↓ -33.3%

from Jun 2026: from Jul 2025:

2 3

YTD	2026	2025	+/-
	13	18	-27.8%

5-year Jul average: **2****New Pendings****2**

↔ 0.0% ↔ 0.0%

from Jun 2026: from Jul 2025:

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YTD	2026	2025	+/-
	13	8	62.5%

5-year Jul average: **1****Closed Sales****3**

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from Jun 2026: from Jul 2025:

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

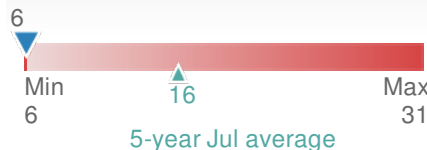
5-year Jul average: **\$293,100****Summary**

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.

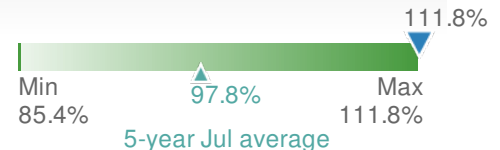
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.25 in June and an increase from 0.33 in July 2025. The Contract Ratio is 62% higher than the 5-year July average of 0.62. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Jun 2026	Jul 2025
4	9

Avg DOM**6**

Jun 2026	Jul 2025	YTD
0	14	71

Avg Sold to OLP Ratio**111.8%**

Jun 2026	Jul 2025	YTD
0.0%	85.4%	98.2%

July 2026

Upper Perkiomen (Berks, PA) - Attached

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New Listings0

↔0.0%

↔0.0%

from Jun 2026:0

from Jul 2025:0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: 0

New Pendings0

↔0.0%

↔0.0%

from Jun 2026:0

from Jul 2025:0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: 0

Closed Sales0

↔0.0%

↔0.0%

from Jun 2026:0

from Jul 2025:0

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: 0

Median Sold Price\$0

↔0.0%

↔0.0%

from Jun 2026:\$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 Listings0

0

0

Min

Max

5-year Jul average

Jun 2026	Jul 2025
0	0

Avg DOM0

0

0

Min

Max

5-year Jul average

Jun 2026	Jul 2025	YTD
0	0	0

Avg Sold to OLP Ratio0.0%

0.0%

0.0%

Min

Max

5-year Jul average

Jun 2026	Jul 2025	YTD
0.0%	0.0%	0.0%

July 2026

Upper Perkiomen (Berks, PA) - Attached/Townhouse

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Email: ldavis@tcsr.realtor**New Listings****0**

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

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: **0****New Pendings****0**

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

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: **0****Closed Sales****0**

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

YTD	2026	2025	+/-
	0	0	%

5-year Jul average: **0****Median Sold Price****\$0**

↔ 0.0% ↔ 0.0%
from Jun 2026: \$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**

Jun 2026	Jul 2025
0	0

Avg DOM**0**

Jun 2026	Jul 2025	YTD
0	0	0

Avg Sold to OLP Ratio**0.0%**

Jun 2026	Jul 2025	YTD
0.0%	0.0%	0.0%