August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Berks County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
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Email: ldavis@tcsr.realtor

Local Market **Insight**

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Lauren Davis
Tri-County Suburban REALTORS

August 2026
Berks County, PA

Email: ldavis@tcsr.realtor

New Listings 395

-11.8% from Jul 2026: **448**
-11.8% from Aug 2025: **448**

YTD	2026	2025	+/-
	3,410	**3,290**	3.6%

5-year Aug average: **438**

New Pendings 409

3.0% from Jul 2026: **397**
4.9% from Aug 2025: **390**

YTD	2026	2025	+/-
	3,029	**2,845**	6.5%

5-year Aug average: **413**

Closed Sales 394

-5.1% from Jul 2026: **415**
1.5% from Aug 2025: **388**

YTD	2026	2025	+/-
	2,811	**2,615**	7.5%

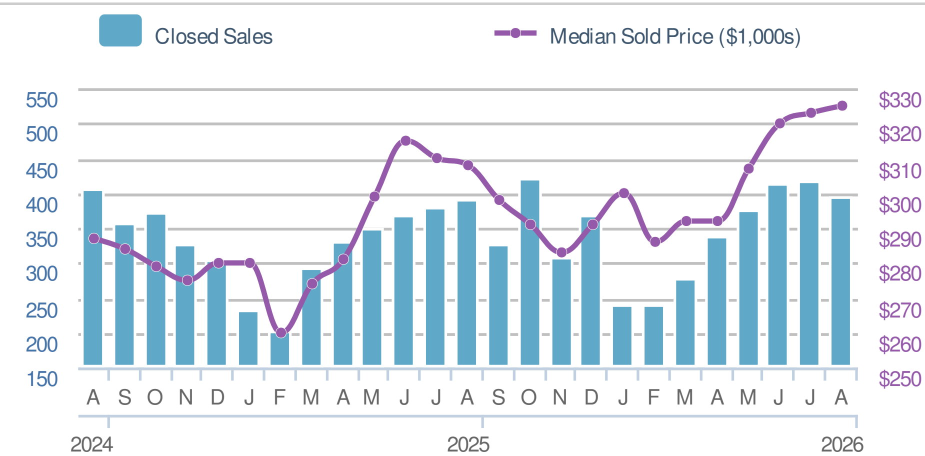
5-year Aug average: **410**

Median Sold Price $325,000

0.4% from Jul 2026: **$323,748**
5.5% from Aug 2025: **$308,000**

YTD	2026	2025	+/-
	$305,000	**$290,000**	5.2%

5-year Aug average: **$285,800**



Active Listings 512

512
Min 381 — 438 — Max 512
5-year Aug average

Jul 2026	Aug 2025
516	**497**

Avg DOM 17

17
Min 14 — 16 — Max 19
5-year Aug average

Jul 2026	Aug 2025	YTD
19	**19**	**23**

Avg Sold to OLP Ratio 100.7%

100.7%
Min 100.7% — 101.0% — Max 101.3%
5-year Aug average

Jul 2026	Aug 2025	YTD
101.1%	**101.1%**	**100.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

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August 2026

Berks County, PA - Detached

New Listings — 243

-18.5% from Jul 2026: **298**
-12.9% from Aug 2025: **279**

YTD	2026	2025	+/-
	2,140	**2,131**	0.4%

5-year Aug average: **274**

New Pendings — 266

-2.2% from Jul 2026: **272**
1.5% from Aug 2025: **262**

YTD	2026	2025	+/-
	1,914	**1,850**	3.5%

5-year Aug average: **268**

Closed Sales — 272

1.9% from Jul 2026: **267**
2.6% from Aug 2025: **265**

YTD	2026	2025	+/-
	1,794	**1,711**	4.9%

5-year Aug average: **273**

Median Sold Price — $382,500

-0.6% from Jul 2026: **$385,000**
5.5% from Aug 2025: **$362,500**

YTD	2026	2025	+/-
	$375,000	**$349,900**	7.2%

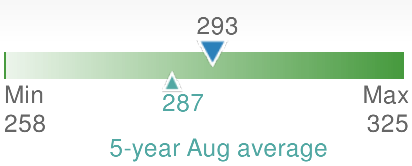
5-year Aug average: **$347,000**

Summary

In Berks County, PA, the median sold price for Detached properties for August was $382,500, representing a decrease of 0.6% compared to last month and an increase of 5.5% from Aug 2025. The average days on market for units sold in August was 17 days, 1% below the 5-year August average of 17 days. There was a 2.2% month over month decrease in new contract activity with 266 New Pendings; a 6.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 351; and a 4.2% decrease in supply to 293 active units.

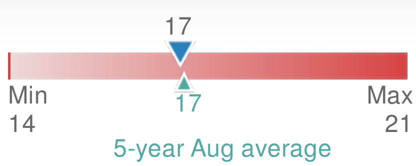
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 1.23 in July and an increase from 1.10 in August 2025. The Contract Ratio is 7% lower than the 5-year August average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 — 293



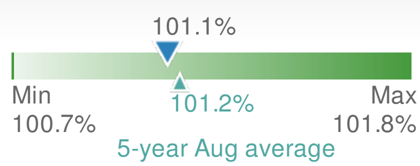
Jul 2026	Aug 2025
306	**325**

Avg DOM — 17



Jul 2026	Aug 2025	YTD
19	**21**	**22**

Avg Sold to OLP Ratio — 101.1%



Jul 2026	Aug 2025	YTD
102.0%	**100.7%**	**101.1%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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August 2026
Berks County, PA - Attached

New Listings — 151

1.3%	-10.7%
from Jul 2026: **149**	from Aug 2025: **169**

YTD	2026	2025	+/-
	1,268	**1,158**	9.5%

5-year Aug average: **164**

New Pendings — 143

15.3%	11.7%
from Jul 2026: **124**	from Aug 2025: **128**

YTD	2026	2025	+/-
	1,114	**995**	12.0%

5-year Aug average: **145**

Closed Sales — 122

-17.0%	-0.8%
from Jul 2026: **147**	from Aug 2025: **123**

YTD	2026	2025	+/-
	1,016	**903**	12.5%

5-year Aug average: **136**

Median Sold Price — $233,500

-0.6%	6.1%
from Jul 2026: **$235,000**	from Aug 2025: **$220,000**

YTD	2026	2025	+/-
	$225,000	**$210,250**	7.0%

5-year Aug average: **$202,670**

Summary

In Berks County, PA, the median sold price for Attached properties for August was $233,500, representing a decrease of 0.6% compared to last month and an increase of 6.1% from Aug 2025. The average days on market for units sold in August was 18 days, 20% above the 5-year August average of 15 days. There was a 15.3% month over month increase in new contract activity with 143 New Pendings; a 9.8% MoM increase in All Pendings (new contracts + contracts carried over from July) to 190; and a 4.3% increase in supply to 219 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.82 in July and a decrease from 1.05 in August 2025. The Contract Ratio is 35% lower than the 5-year August average of 1.34. 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 — 219

219

Min 104 — 151 (5-year Aug average) — Max 219

Jul 2026	Aug 2025
210	**172**

Avg DOM — 18

18

Min 10 — 15 (5-year Aug average) — Max 19

Jul 2026	Aug 2025	YTD
21	**15**	**24**

Avg Sold to OLP Ratio — 99.6%

99.6%

Min 99.6% — 100.7% (5-year Aug average) — Max 102.1%

Jul 2026	Aug 2025	YTD
99.7%	**102.1%**	**99.5%**

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Berks County, PA - Attached/Townhouse

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New Listings 145

▲5.8%	▼-9.4%
from Jul 2026: **137**	from Aug 2025: **160**

YTD	2026	2025	+/-
	1,200	**1,089**	10.2%

5-year Aug average: **153**

New Pendings 137

▲19.1%	▲13.2%
from Jul 2026: **115**	from Aug 2025: **121**

YTD	2026	2025	+/-
	1,055	**938**	12.5%

5-year Aug average: **137**

Closed Sales 114

▼-16.2%	▼-5.0%
from Jul 2026: **136**	from Aug 2025: **120**

YTD	2026	2025	+/-
	961	**852**	12.8%

5-year Aug average: **131**

Median Sold Price $237,500

▲1.1%	▲8.0%
from Jul 2026: **$235,000**	from Aug 2025: **$220,000**

YTD	2026	2025	+/-
	$227,450	**$213,000**	6.8%

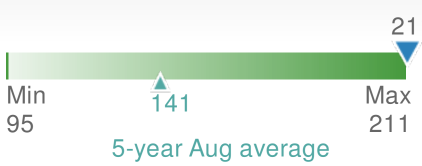
5-year Aug average: **$202,880**

Summary

In Berks County, PA, the median sold price for Attached/Townhouse properties for August was $237,500, representing an increase of 1.1% compared to last month and an increase of 8% from Aug 2025. The average days on market for units sold in August was 18 days, 18% above the 5-year August average of 15 days. There was a 19.1% month over month increase in new contract activity with 137 New Pendings; an 11.6% MoM increase in All Pendings (new contracts + contracts carried over from July) to 183; and a 5% increase in supply to 211 active units.

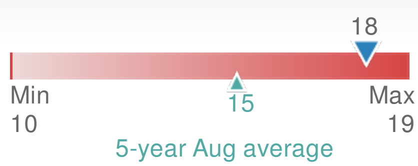
This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.82 in July and a decrease from 1.09 in August 2025. The Contract Ratio is 37% lower than the 5-year August average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 211



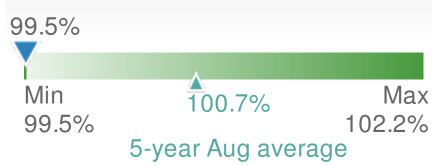
Jul 2026	Aug 2025
201	**157**

Avg DOM 18



Jul 2026	Aug 2025	YTD
20	**15**	**24**

Avg Sold to OLP Ratio 99.5%



Jul 2026	Aug 2025	YTD
100.1%	**102.2%**	**99.6%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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August 2026

Boyertown Area (Berks, PA) - Detached

New Listings — 13

-18.8% from Jul 2026: **16**
-23.5% from Aug 2025: **17**

YTD	2026	2025	+/-
	114	**133**	-14.3%

5-year Aug average: **18**

New Pendings — 11

-26.7% from Jul 2026: **15**
22.2% from Aug 2025: **9**

YTD	2026	2025	+/-
	96	**113**	-15.0%

5-year Aug average: **16**

Closed Sales — 12

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

YTD	2026	2025	+/-
	95	**109**	-12.8%

5-year Aug average: **17**

Median Sold Price — $387,550

2.0% from Jul 2026: **$380,000**
19.2% from Aug 2025: **$325,000**

YTD	2026	2025	+/-
	$365,000	**$325,000**	12.3%

5-year Aug average: **$322,010**

Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for August was $387,550, representing an increase of 2% compared to last month and an increase of 19.2% from Aug 2025. The average days on market for units sold in August was 12 days, 17% below the 5-year August average of 14 days. There was a 26.7% month over month decrease in new contract activity with 11 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 18; and a 5.3% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 1.00 in July and an increase from 0.59 in August 2025. The Contract Ratio is 1% higher than the 5-year August average of 0.89. 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 — 20

20
Min 20 — 27 (5-year Aug average) — Max 35

Jul 2026	Aug 2025
19	**27**

Avg DOM — 12

12
Min 12 — 14 (5-year Aug average) — Max 18

Jul 2026	Aug 2025	YTD
30	**16**	**25**

Avg Sold to OLP Ratio — 102.1%

102.1%
Min 99.2% — 100.9% (5-year Aug average) — Max 102.1%

Jul 2026	Aug 2025	YTD
99.0%	**101.1%**	**101.2%**

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Boyertown Area (Berks, PA) - Attached

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New Listings 7

0.0% from Jul 2026: **7**
75.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	57	**40**	42.5%

5-year Aug average: **5**

New Pendings 12

50.0% from Jul 2026: **8**
300.0% from Aug 2025: **3**

YTD	2026	2025	+/-
	50	**36**	38.9%

5-year Aug average: **6**

Closed Sales 6

-14.3% from Jul 2026: **7**
20.0% from Aug 2025: **5**

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

5-year Aug average: **5**

Median Sold Price $303,800

-16.8% from Jul 2026: **$364,990**
-5.0% from Aug 2025: **$319,900**

YTD	2026	2025	+/-
	$324,000	**$250,000**	29.6%

5-year Aug average: **$260,730**

Summary

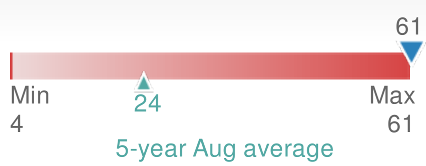
In Boyertown Area (Berks, PA), the median sold price for Attached properties for August was $303,800, representing a decrease of 16.8% compared to last month and a decrease of 5% from Aug 2025. The average days on market for units sold in August was 61 days, 154% above the 5-year August average of 24 days. There was a 50% month over month increase in new contract activity with 12 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 15; and a 38.9% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 0.50 in July and an increase from 0.67 in August 2025. The Contract Ratio is 15% lower than the 5-year August average of 1.61. 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 11

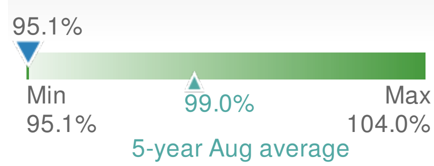
Jul 2026	Aug 2025
18	**6**

Avg DOM 61



Jul 2026	Aug 2025	YTD
40	**21**	**40**

Avg Sold to OLP Ratio 95.1%



Jul 2026	Aug 2025	YTD
98.4%	**104.0%**	**98.9%**

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August 2026

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New Listings — 7

0.0% from Jul 2026: **7**
75.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	56	**40**	40.0%

5-year Aug average: **5**

New Pendings — 12

50.0% from Jul 2026: **8**
300.0% from Aug 2025: **3**

YTD	2026	2025	+/-
	49	**36**	36.1%

5-year Aug average: **6**

Closed Sales — 6

-14.3% from Jul 2026: **7**
20.0% from Aug 2025: **5**

YTD	2026	2025	+/-
	36	**33**	9.1%

5-year Aug average: **5**

Median Sold Price — $303,800

-16.8% from Jul 2026: **$364,990**
-5.0% from Aug 2025: **$319,900**

YTD	2026	2025	+/-
	$324,500	**$250,000**	29.8%

5-year Aug average: **$260,730**

Summary

In Boyertown Area (Berks, PA), the median sold price for Attached/Townhouse properties for August was $303,800, representing a decrease of 16.8% compared to last month and a decrease of 5% from Aug 2025. The average days on market for units sold in August was 61 days, 154% above the 5-year August average of 24 days. There was a 50% month over month increase in new contract activity with 12 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 15; and a 38.9% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 0.50 in July and an increase from 0.67 in August 2025. The Contract Ratio is 38% lower than the 5-year August average of 2.21. 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 — 11

11
Min 1 — 5 (5-year Aug average) — Max 11

Jul 2026	Aug 2025
18	**6**

Avg DOM — 61

61
Min 4 — 24 (5-year Aug average) — Max 61

Jul 2026	Aug 2025	YTD
40	**21**	**40**

Avg Sold to OLP Ratio — 95.1%

95.1%
Min 95.1% — 99.0% (5-year Aug average) — Max 104.0%

Jul 2026	Aug 2025	YTD
98.4%	**104.0%**	**99.0%**

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Local Market **Insight**

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August 2026

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings — 12

9.1% from Jul 2026: **11**

-33.3% from Aug 2025: **18**

YTD	2026	2025	+/-
	83	**105**	-21.0%

5-year Aug average: **12**

New Pendings — 14

16.7% from Jul 2026: **12**

-12.5% from Aug 2025: **16**

YTD	2026	2025	+/-
	81	**78**	3.8%

5-year Aug average: **11**

Closed Sales — 12

-25.0% from Jul 2026: **16**

-25.0% from Aug 2025: **16**

YTD	2026	2025	+/-
	80	**68**	17.6%

5-year Aug average: **12**

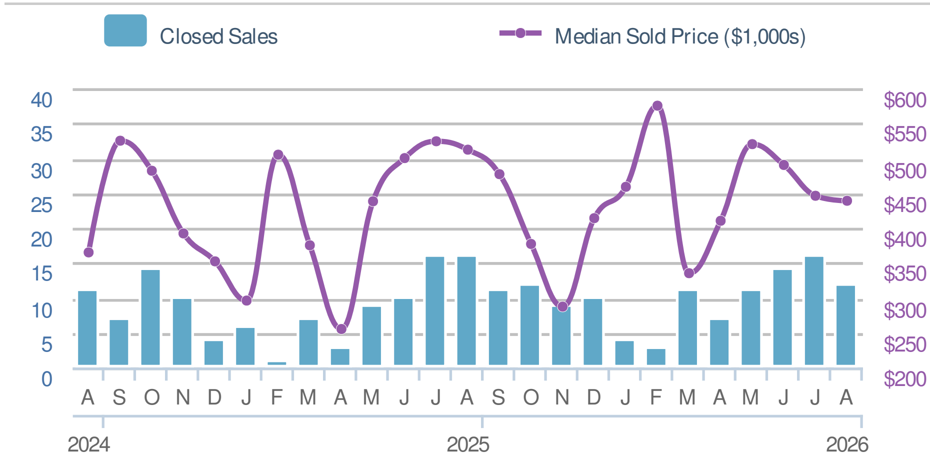
Median Sold Price — $439,950

-1.4% from Jul 2026: **$446,277**

-14.1% from Aug 2025: **$512,410**

YTD	2026	2025	+/-
	$454,950	**$495,672**	-8.2%

5-year Aug average: **$445,452**



Active Listings — 6

6

Min 6 — 9 — Max 16

5-year Aug average

Jul 2026	Aug 2025
6	**16**

Avg DOM — 32

32

Min 8 — 16 — Max 32

5-year Aug average

Jul 2026	Aug 2025	YTD
9	**15**	**16**

Avg Sold to OLP Ratio — 99.7%

99.7%

Min 98.7% — 100.0% — Max 102.0%

5-year Aug average

Jul 2026	Aug 2025	YTD
104.1%	**99.1%**	**104.3%**

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MarketStats

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August 2026

Twin Valley (Berks, PA) - Detached

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New Listings — 10

11.1% from Jul 2026: **9**
-33.3% from Aug 2025: **15**

YTD	2026	2025	+/-
	70	**84**	-16.7%

5-year Aug average: **10**

New Pendings — 13

30.0% from Jul 2026: **10**
-7.1% from Aug 2025: **14**

YTD	2026	2025	+/-
	64	**61**	4.9%

5-year Aug average: **10**

Closed Sales — 12

-14.3% from Jul 2026: **14**
9.1% from Aug 2025: **11**

YTD	2026	2025	+/-
	67	**51**	31.4%

5-year Aug average: **10**

Median Sold Price — $439,950

-9.3% from Jul 2026: **$485,277**
-18.1% from Aug 2025: **$537,205**

YTD	2026	2025	+/-
	$508,580	**$505,000**	0.7%

5-year Aug average: **$458,681**

Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for August was $439,950, representing a decrease of 9.3% compared to last month and a decrease of 18.1% from Aug 2025. The average days on market for units sold in August was 32 days, 113% above the 5-year August average of 15 days. There was a 30% month over month increase in new contract activity with 13 New Pendings; a 5% MoM increase in All Pendings (new contracts + contracts carried over from July) to 21; and a 16.7% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 4.20 pendings per active listing, up from 3.33 in July and an increase from 1.64 in August 2025. The Contract Ratio is 73% higher than the 5-year August 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 — 5

5
Min 5 — 9 (5-year Aug average) — Max 14

Jul 2026	Aug 2025
6	**14**

Avg DOM — 32

32
Min 8 — 15 (5-year Aug average) — Max 32

Jul 2026	Aug 2025	YTD
8	**10**	**13**

Avg Sold to OLP Ratio — 99.7%

99.7%
Min 99.7% — 100.6% (5-year Aug average) — Max 102.1%

Jul 2026	Aug 2025	YTD
104.5%	**100.2%**	**105.3%**

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MarketStats by ShowingTime

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August 2026

Twin Valley (Berks, PA) - Attached

New Listings 2

0.0% from Jul 2026: 2
-33.3% from Aug 2025: 3

YTD	2026	2025	+/-
	13	21	-38.1%

5-year Aug average: **2**

New Pendings 1

-50.0% from Jul 2026: 2
-50.0% from Aug 2025: 2

YTD	2026	2025	+/-
	17	17	0.0%

5-year Aug average: **1**

Closed Sales 0

-100.0% from Jul 2026: 2
-100.0% from Aug 2025: 5

YTD	2026	2025	+/-
	13	17	-23.5%

5-year Aug average: **2**

Median Sold Price $0

-100.0% from Jul 2026: **$326,500**
-100.0% from Aug 2025: **$319,900**

YTD	2026	2025	+/-
	$335,000	$319,900	4.7%

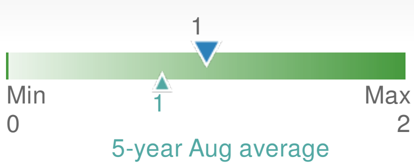
5-year Aug average: **$197,741**

Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for August was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Aug 2025. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 10 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 4; and a 0% increase in supply to 1 active units.

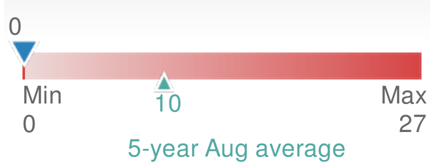
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 0.00 in July and an increase from 1.00 in August 2025. The Contract Ratio is 186% higher than the 5-year August average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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 1



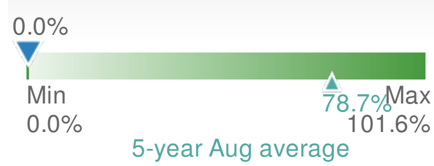
Jul 2026	Aug 2025
0	2

Avg DOM 0



Jul 2026	Aug 2025	YTD
12	27	31

Avg Sold to OLP Ratio 0.0%



Jul 2026	Aug 2025	YTD
101.3%	96.7%	99.0%

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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

August 2026

Twin Valley (Berks, PA) - Attached/Townhouse

New Listings — 1

from Jul 2026:	from Aug 2025:
0.0%	0.0%
1	1

YTD	2026	2025	+/-
	9	17	-47.1%

5-year Aug average: **1**

New Pendings — 1

from Jul 2026:	from Aug 2025:
0.0%	0.0%
1	1

YTD	2026	2025	+/-
	14	14	0.0%

5-year Aug average: **1**

Closed Sales — 0

from Jul 2026:	from Aug 2025:
-100.0%	-100.0%
2	5

YTD	2026	2025	+/-
	11	15	-26.7%

5-year Aug average: **2**

Median Sold Price — $0

from Jul 2026:	from Aug 2025:
-100.0%	-100.0%
$326,500	$319,900

YTD	2026	2025	+/-
	$367,500	$325,000	13.1%

5-year Aug average: **$207,752**

Summary

In Twin Valley (Berks, PA), the median sold price for Attached/Townhouse properties for August was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Aug 2025. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 12 days. There was no month over month change in new contract activity with 1 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from July) 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 July and a decrease from 1.00 in August 2025. The Contract Ratio is 100% lower than the 5-year August average of 0.60. 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	5-year Aug average	Max
0	0	1

Jul 2026	Aug 2025
0	1

Avg DOM — 0

0

Min	5-year Aug average	Max
0	12	27

Jul 2026	Aug 2025	YTD
12	27	35

Avg Sold to OLP Ratio — 0.0%

0.0%

Min	5-year Aug average	Max
0.0%	77.7%	101.6%

Jul 2026	Aug 2025	YTD
101.3%	96.7%	98.8%

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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August 2026

Upper Perkiomen (Berks, PA)

New Listings — 1

-50.0% from Jul 2026: **2**
-75.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	14	**22**	-36.4%

5-year Aug average: **2**

New Pendings — 2

0.0% from Jul 2026: **2**
-50.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	15	**11**	36.4%

5-year Aug average: **2**

Closed Sales — 1

-66.7% from Jul 2026: **3**
0.0% from Aug 2025: **1**

YTD	2026	2025	+/-
	11	**7**	57.1%

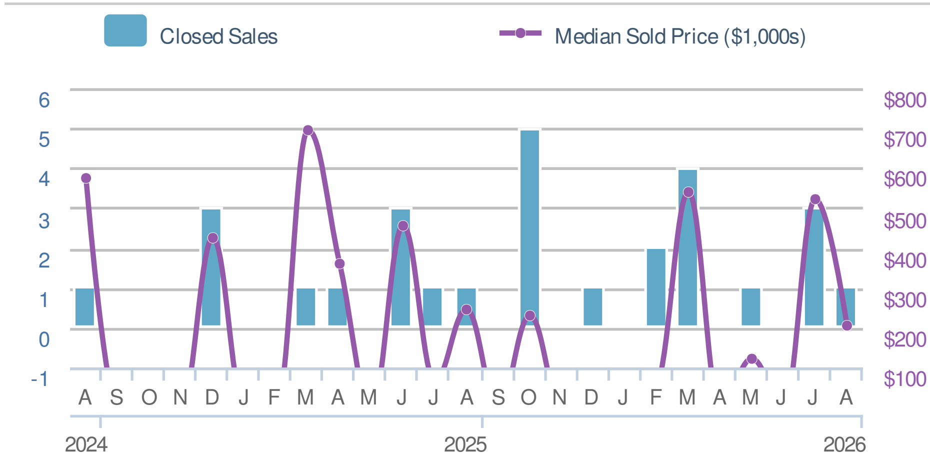
5-year Aug average: **1**

Median Sold Price — $205,000

-60.7% from Jul 2026: **$522,000**
-16.3% from Aug 2025: **$245,000**

YTD	2026	2025	+/-
	$315,000	**$360,000**	-12.5%

5-year Aug average: **$248,800**



Active Listings — 3

3
Min 3 — 4 — Max 9
5-year Aug average

Jul 2026	Aug 2025
4	**9**

Avg DOM — 5

5
Min 0 — 15 — Max 56
5-year Aug average

Jul 2026	Aug 2025	YTD
6	**11**	**65**

Avg Sold to OLP Ratio — 110.8%

110.8%
Min 0.0% — 83.3% — Max 110.8%
5-year Aug average

Jul 2026	Aug 2025	YTD
111.8%	**100.0%**	**99.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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August 2026

Upper Perkiomen (Berks, PA) - Detached

New Listings — 1

-50.0% from Jul 2026: **2**
-75.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	14	**22**	-36.4%

5-year Aug average: **2**

New Pendings — 2

0.0% from Jul 2026: **2**
-50.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	15	**11**	36.4%

5-year Aug average: **2**

Closed Sales — 1

-66.7% from Jul 2026: **3**
0.0% from Aug 2025: **1**

YTD	2026	2025	+/-
	11	**7**	57.1%

5-year Aug average: **1**

Median Sold Price — $205,000

-60.7% from Jul 2026: **$522,000**
-16.3% from Aug 2025: **$245,000**

YTD	2026	2025	+/-
	$315,000	**$360,000**	-12.5%

5-year Aug average: **$248,800**

Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for August was $205,000, representing a decrease of 60.7% compared to last month and a decrease of 16.3% from Aug 2025. The average days on market for units sold in August was 5 days, 67% below the 5-year August average of 15 days. There was no month over month change in new contract activity with 2 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from July) to 5; and a 25% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 1.00 in July and an increase from 0.56 in August 2025. The Contract Ratio is 188% higher than the 5-year August average of 0.58. 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 — 3

3
Min 3 — 4 — Max 9
5-year Aug average: 4

Jul 2026	Aug 2025
4	**9**

Avg DOM — 5

5
Min 0 — 15 — Max 56
5-year Aug average: 15

Jul 2026	Aug 2025	YTD
6	**11**	**65**

Avg Sold to OLP Ratio — 110.8%

110.8%
Min 0.0% — 83.3% — Max 110.8%
5-year Aug average: 83.3%

Jul 2026	Aug 2025	YTD
111.8%	**100.0%**	**99.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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August 2026

Upper Perkiomen (Berks, PA) - Attached

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New Listings 0

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	0	%

5-year Aug average: **0**

New Pendings 0

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	0	%

5-year Aug average: **0**

Closed Sales 0

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	0	%

5-year Aug average: **0**

Median Sold Price $0

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

0.0% from Aug 2025: **$0**

YTD	2026	2025	+/-
	$0	$0	%

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

Summary

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

Jul 2026	Aug 2025
0	0

Avg DOM 0

0

0

Min 0 — Max 0

5-year Aug average

Jul 2026	Aug 2025	YTD
0	0	0

Avg Sold to OLP Ratio 0.0%

0.0%

0.0%

Min 0.0% — Max 0.0%

5-year Aug average

Jul 2026	Aug 2025	YTD
0.0%	0.0%	0.0%

Data Source: Bright MLS. Statistics calculated .

MarketStats by ShowingTime

Local Market **Insight**

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August 2026

Upper Perkiomen (Berks, PA) - Attached/Townhouse

New Listings 0

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Aug average: **0**

New Pendings 0

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Aug average: **0**

Closed Sales 0

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	0	**0**	%

5-year Aug average: **0**

Median Sold Price $0

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

0.0% from Aug 2025: **$0**

YTD	2026	2025	+/-
	$0	**$0**	%

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

Summary

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

Jul 2026	Aug 2025
0	**0**

Avg DOM 0

0

0 Min 0 — Max 0

5-year Aug average

Jul 2026	Aug 2025	YTD
0	**0**	**0**

Avg Sold to OLP Ratio 0.0%

0.0%

0.0% Min 0.0% — Max 0.0%

5-year Aug average

Jul 2026	Aug 2025	YTD
0.0%	**0.0%**	**0.0%**

MarketStats by ShowingTime