August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Twin Valley (Berks, PA)

MarketStats by ShowingTime

Presented by
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August 2026
Twin Valley (Berks, PA)

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%

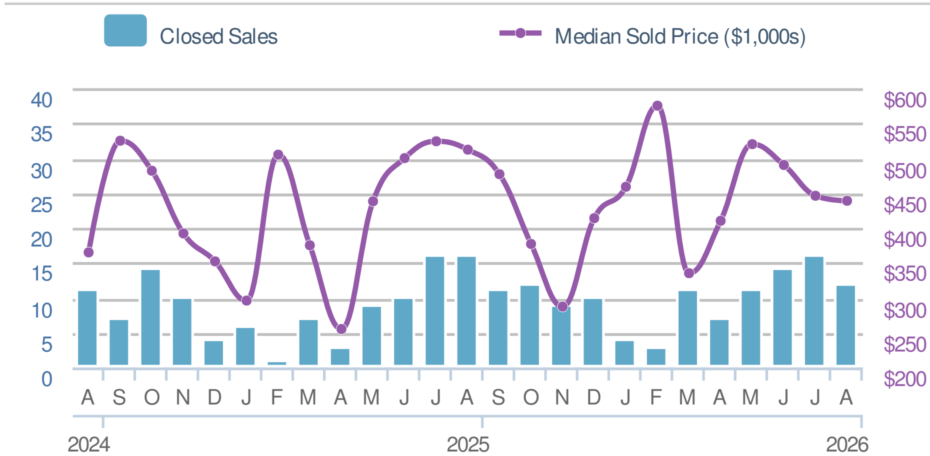
5-year Aug average: **12**

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%**

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

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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%**

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

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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

1

Min 0 — 1 — Max 2

5-year Aug average

Jul 2026	Aug 2025
0	2

Avg DOM 0

0

Min 0 — 10 — Max 27

5-year Aug average

Jul 2026	Aug 2025	YTD
12	27	31

Avg Sold to OLP Ratio 0.0%

0.0%

Min 0.0% — 78.7% — Max 101.6%

5-year Aug average

Jul 2026	Aug 2025	YTD
101.3%	96.7%	99.0%

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

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New Listings — 1

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

YTD	2026	2025	+/-
	9	17	-47.1%

5-year Aug average: **1**

New Pendings — 1

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

YTD	2026	2025	+/-
	14	14	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	+/-
	11	15	-26.7%

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	+/-
	$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 0 — 5-year Aug average: 0 — Max 1

Jul 2026	Aug 2025
0	1

Avg DOM — 0

0
Min 0 — 5-year Aug average: 12 — Max 27

Jul 2026	Aug 2025	YTD
12	27	35

Avg Sold to OLP Ratio — 0.0%

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

Jul 2026	Aug 2025	YTD
101.3%	96.7%	98.8%

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

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