August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Upper Perkiomen (Berks, PA)

MarketStats by ShowingTime

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

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August 2026
Upper Perkiomen (Berks, PA)

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New Listings — 1

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

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

5-year Aug average: **2**

New Pendings — 2

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

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

5-year Aug average: **2**

Closed Sales — 1

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

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

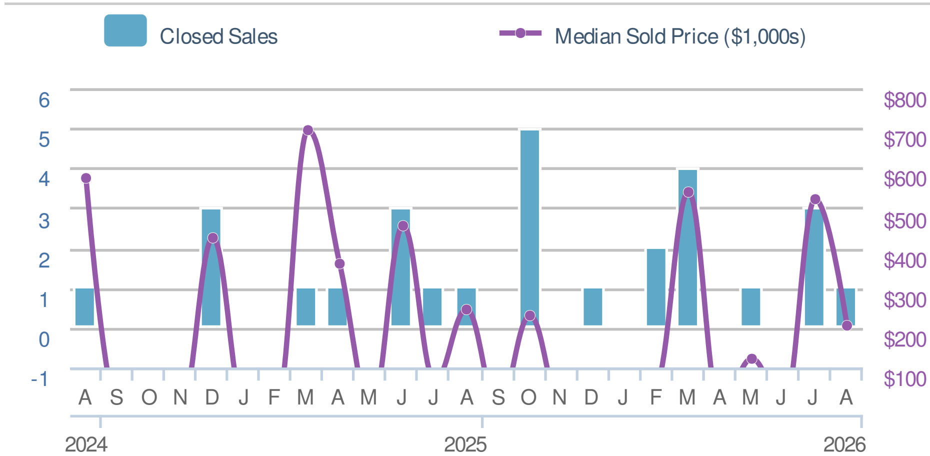
5-year Aug average: **1**

Median Sold Price — $205,000

-60.7%	-16.3%
from Jul 2026: **$522,000**	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.

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August 2026

Upper Perkiomen (Berks, PA) - Detached

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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	+/-
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5-year Aug average: **2**

Closed Sales 1

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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

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%

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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

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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%**

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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/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%