

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Berks County, PA

September 2026

Berks County, PA

Email: ldavis@tcsr.realtor

New Listings**445****↑12.7%**from Aug 2026:
395**↑8.5%**from Sep 2025:
410

YTD	2026	2025	+/-
	3,898	3,742	4.2%

5-year Sep average: **401****New Pendings****369****↓-9.8%**from Aug 2026:
409**↓-3.1%**from Sep 2025:
381

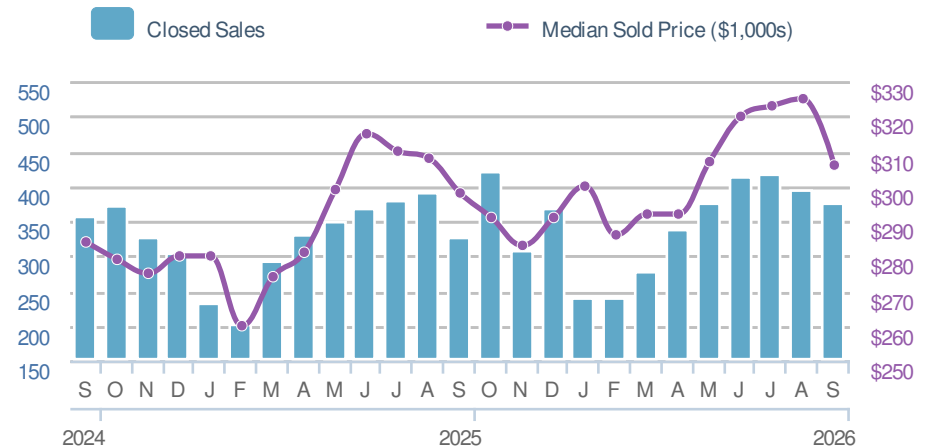
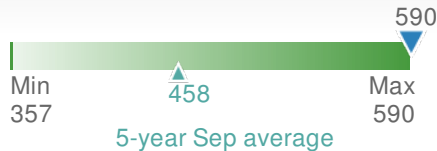
YTD	2026	2025	+/-
	3,391	3,207	5.7%

5-year Sep average: **371****Closed Sales****376****↓-4.6%**from Aug 2026:
394**↑15.7%**from Sep 2025:
325

YTD	2026	2025	+/-
	3,215	2,951	8.9%

5-year Sep average: **371****Median Sold Price****\$306,750****↓-5.6%**from Aug 2026:
\$325,000**↑2.9%**from Sep 2025:
\$298,000

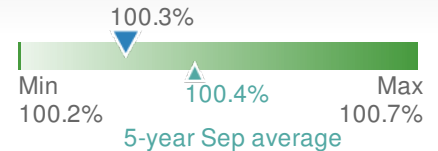
YTD	2026	2025	+/-
	\$305,000	\$290,000	5.2%

5-year Sep average: **\$277,790****Active Listings****590**

Aug 2026	Sep 2025
512	523

Avg DOM**20**

Aug 2026	Sep 2025	YTD
17	19	23

Avg Sold to OLP Ratio**100.3%**

Aug 2026	Sep 2025	YTD
100.7%	100.2%	100.5%

September 2026

Berks County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**287** **18.1%**from Aug 2026:
243 **9.5%**from Sep 2025:
262

YTD	2026	2025	+/-
	2,465	2,426	1.6%

5-year Sep average: **254****New Pendings****242** **-9.0%**from Aug 2026:
266 **-7.6%**from Sep 2025:
262

YTD	2026	2025	+/-
	2,154	2,098	2.7%

5-year Sep average: **241****Closed Sales****243** **-10.7%**from Aug 2026:
272 **16.3%**from Sep 2025:
209

YTD	2026	2025	+/-
	2,056	1,927	6.7%

5-year Sep average: **239****Median
Sold Price****\$361,500** **-5.5%**from Aug 2026:
\$382,500 **0.4%**from Sep 2025:
\$360,000

YTD	2026	2025	+/-
	\$372,500	\$350,000	6.4%

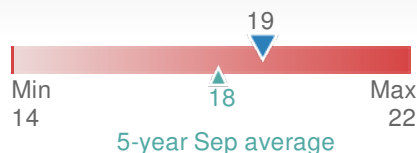
5-year Sep average: **\$334,300****Summary**

In Berks County, PA, the median sold price for Detached properties for September was \$361,500, representing a decrease of 5.5% compared to last month and an increase of 0.4% from Sep 2025. The average days on market for units sold in September was 19 days, 4% above the 5-year September average of 18 days. There was a 9% month over month decrease in new contract activity with 242 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 329; and a 21.5% increase in supply to 356 active units.

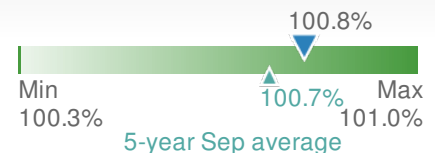
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.20 in August and a decrease from 1.15 in September 2025. The Contract Ratio is 21% lower than the 5-year September average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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**356**

Aug 2026	Sep 2025
293	338

Avg DOM**19**

Aug 2026	Sep 2025	YTD
17	22	22

**Avg Sold to
OLP Ratio****100.8%**

Aug 2026	Sep 2025	YTD
101.1%	100.3%	101.1%

September 2026

Berks County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**157** **4.0%**from Aug 2026:
151 **6.1%**from Sep 2025:
148

YTD	2026	2025	+/-
	1,430	1,315	8.7%

5-year Sep average: **147****New Pendings****127** **-11.2%**from Aug 2026:
143 **6.7%**from Sep 2025:
119

YTD	2026	2025	+/-
	1,236	1,109	11.5%

5-year Sep average: **131****Closed Sales****133** **9.0%**from Aug 2026:
122 **14.7%**from Sep 2025:
116

YTD	2026	2025	+/-
	1,158	1,023	13.2%

5-year Sep average: **132****Median
Sold Price****\$229,921** **-1.5%**from Aug 2026:
\$233,500 **-0.0%**from Sep 2025:
\$230,000

YTD	2026	2025	+/-
	\$225,000	\$215,000	4.7%

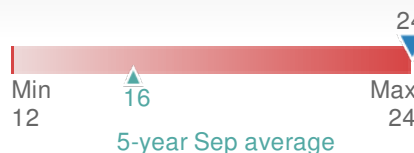
5-year Sep average: **\$199,534****Summary**

In Berks County, PA, the median sold price for Attached properties for September was \$229,921, representing a decrease of 1.5% compared to last month and a decrease of 0% from Sep 2025. The average days on market for units sold in September was 24 days, 52% above the 5-year September average of 16 days. There was an 11.2% month over month decrease in new contract activity with 127 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 169; and a 6.8% increase in supply to 234 active units.

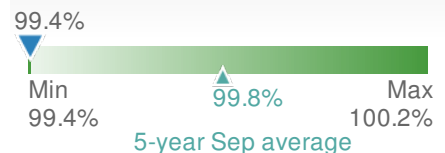
This activity resulted in a Contract Ratio of 0.72 pendings per active listing, down from 0.87 in August and a decrease from 0.94 in September 2025. The Contract Ratio is 45% lower than the 5-year September average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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**234**

Aug 2026	Sep 2025
219	185

Avg DOM**24**

Aug 2026	Sep 2025	YTD
18	14	24

**Avg Sold to
OLP Ratio****99.4%**

Aug 2026	Sep 2025	YTD
99.6%	99.8%	99.5%

September 2026

Berks County, PA - Attached/Townhouse

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**152** **4.8%**from Aug 2026:
145 **10.9%**from Sep 2025:
137

YTD	2026	2025	+/-
	1,357	1,235	9.9%

5-year Sep average: **139****New Pendings****125** **-8.8%**from Aug 2026:
137 **12.6%**from Sep 2025:
111

YTD	2026	2025	+/-
	1,175	1,044	12.5%

5-year Sep average: **124****Closed Sales****126** **10.5%**from Aug 2026:
114 **13.5%**from Sep 2025:
111

YTD	2026	2025	+/-
	1,096	967	13.3%

5-year Sep average: **125****Median Sold Price****\$227,500** **-4.2%**from Aug 2026:
\$237,500 **-1.1%**from Sep 2025:
\$230,000

YTD	2026	2025	+/-
	\$227,500	\$215,000	5.8%

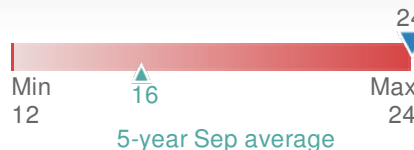
5-year Sep average: **\$199,600****Summary**

In Berks County, PA, the median sold price for Attached/Townhouse properties for September was \$227,500, representing a decrease of 4.2% compared to last month and a decrease of 1.1% from Sep 2025. The average days on market for units sold in September was 24 days, 50% above the 5-year September average of 16 days. There was an 8.8% month over month decrease in new contract activity with 125 New Pendings; an 8.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 167; and a 5.7% increase in supply to 223 active units.

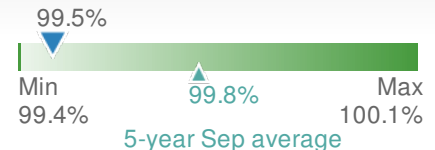
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.87 in August and a decrease from 0.95 in September 2025. The Contract Ratio is 43% lower than the 5-year September average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared 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**223**

Aug 2026	Sep 2025
211	170

Avg DOM**24**

Aug 2026	Sep 2025	YTD
18	14	24

Avg Sold to OLP Ratio**99.5%**

Aug 2026	Sep 2025	YTD
99.5%	99.8%	99.6%

September 2026

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**14**

↓ **-30.0%**
from Aug 2026:
20

↓ **-39.1%**
from Sep 2025:
23

YTD	2026	2025	+/-
	189	198	-4.5%

5-year Sep average: **19****New Pendings****21**

↓ **-8.7%**
from Aug 2026:
23

↓ **-22.2%**
from Sep 2025:
27

YTD	2026	2025	+/-
	166	173	-4.0%

5-year Sep average: **21****Closed Sales****21**

↑ **16.7%**
from Aug 2026:
18

↑ **61.5%**
from Sep 2025:
13

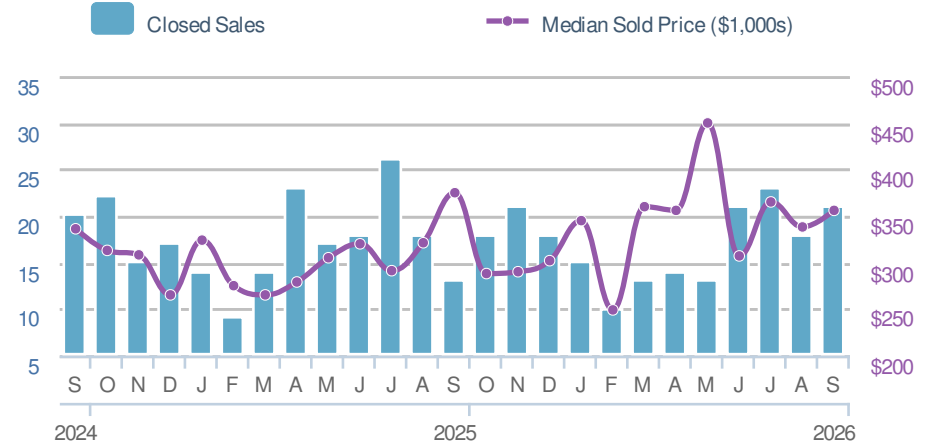
YTD	2026	2025	+/-
	155	155	0.0%

5-year Sep average: **19****Median Sold Price****\$356,000**

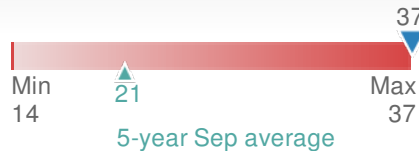
↑ **5.3%**
from Aug 2026:
\$338,050

↓ **-5.1%**
from Sep 2025:
\$375,000

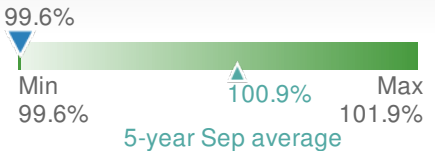
YTD	2026	2025	+/-
	\$335,000	\$302,000	10.9%

5-year Sep average: **\$328,000****Active Listings****30**

Aug 2026	Sep 2025
31	30

Avg DOM**37**

Aug 2026	Sep 2025	YTD
28	20	31

Avg Sold to OLP Ratio**99.6%**

Aug 2026	Sep 2025	YTD
99.8%	100.6%	100.3%

September 2026

Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****9**

 **-30.8%**
 from Aug 2026: **13**

 **-52.6%**
 from Sep 2025: **19**

YTD	2026	2025	+/-
	127	155	-18.1%

5-year Sep average: **15****New Pendings****17**

 **54.5%**
 from Aug 2026: **11**

 **-32.0%**
 from Sep 2025: **25**

YTD	2026	2025	+/-
	114	135	-15.6%

5-year Sep average: **17****Closed Sales****13**

 **8.3%**
 from Aug 2026: **12**

 **30.0%**
 from Sep 2025: **10**

YTD	2026	2025	+/-
	108	119	-9.2%

5-year Sep average: **14****Median Sold Price****\$365,000**

 **-5.8%**
 from Aug 2026: **\$387,550**

 **-20.2%**
 from Sep 2025: **\$457,450**

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

5-year Sep average: **\$387,090****Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for September was \$365,000, representing a decrease of 5.8% compared to last month and a decrease of 20.2% from Sep 2025. The average days on market for units sold in September was 33 days, 62% above the 5-year September average of 20 days. There was a 54.5% month over month increase in new contract activity with 17 New Pendings; a 27.8% MoM increase in All Pendings (new contracts + contracts carried over from August) to 23; and a 25% decrease in supply to 15 active units.

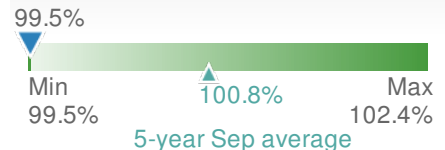
This activity resulted in a Contract Ratio of 1.53 pendings per active listing, up from 0.90 in August and an increase from 1.17 in September 2025. The Contract Ratio is 44% higher than the 5-year September average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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**15**

Aug 2026	Sep 2025
20	24

Avg DOM**33**

Aug 2026	Sep 2025	YTD
12	25	26

Avg Sold to OLP Ratio**99.5%**

Aug 2026	Sep 2025	YTD
102.1%	99.8%	101.0%

September 2026

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

 **-28.6%**
 from Aug 2026: **7**
 **25.0%**
 from Sep 2025: **4**

YTD	2026	2025	+/-
	62	43	44.2%

5-year Sep average: **4****New Pendings****4**

 **-66.7%**
 from Aug 2026: **12**
 **100.0%**
 from Sep 2025: **2**

YTD	2026	2025	+/-
	52	38	36.8%

5-year Sep average: **4****Closed Sales****8**

 **33.3%**
 from Aug 2026: **6**
 **166.7%**
 from Sep 2025: **3**

YTD	2026	2025	+/-
	47	36	30.6%

5-year Sep average: **5****Median Sold Price****\$282,500**

 **-7.0%**
 from Aug 2026: **\$303,800**
 **6.6%**
 from Sep 2025: **\$265,000**

YTD	2026	2025	+/-
	\$319,900	\$250,000	28.0%

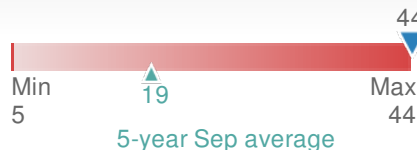
5-year Sep average: **\$235,750****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for September was \$282,500, representing a decrease of 7% compared to last month and an increase of 6.6% from Sep 2025. The average days on market for units sold in September was 44 days, 129% above the 5-year September average of 19 days. There was a 66.7% month over month decrease in new contract activity with 4 New Pendings; a 53.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 7; and a 36.4% increase in supply to 15 active units.

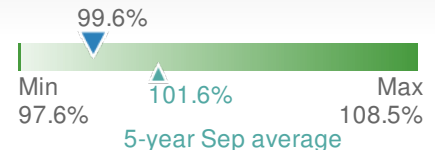
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 1.36 in August and a decrease from 0.50 in September 2025. The Contract Ratio is 71% lower than the 5-year September average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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**15**

Aug 2026	Sep 2025
11	6

Avg DOM**44**

Aug 2026	Sep 2025	YTD
61	5	44

Avg Sold to OLP Ratio**99.6%**

Aug 2026	Sep 2025	YTD
95.1%	103.3%	98.7%

September 2026

Boyertown Area (Berks, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

 **-28.6%**
 from Aug 2026: **7**
 **25.0%**
 from Sep 2025: **4**

YTD	2026	2025	+/-
	61	43	41.9%

5-year Sep average: **4****New Pendings****4**

 **-66.7%**
 from Aug 2026: **12**
 **100.0%**
 from Sep 2025: **2**

YTD	2026	2025	+/-
	51	38	34.2%

5-year Sep average: **3****Closed Sales****8**

 **33.3%**
 from Aug 2026: **6**
 **166.7%**
 from Sep 2025: **3**

YTD	2026	2025	+/-
	46	36	27.8%

5-year Sep average: **5****Median Sold Price****\$282,500**

 **-7.0%**
 from Aug 2026: **\$303,800**
 **6.6%**
 from Sep 2025: **\$265,000**

YTD	2026	2025	+/-
	\$321,950	\$250,000	28.8%

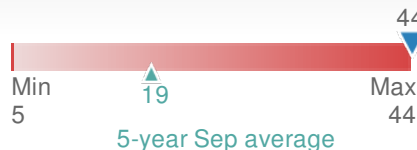
5-year Sep average: **\$235,750****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached/Townhouse properties for September was \$282,500, representing a decrease of 7% compared to last month and an increase of 6.6% from Sep 2025. The average days on market for units sold in September was 44 days, 129% above the 5-year September average of 19 days. There was a 66.7% month over month decrease in new contract activity with 4 New Pendings; a 53.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 7; and a 36.4% increase in supply to 15 active units.

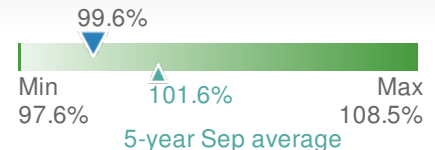
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 1.36 in August and a decrease from 0.50 in September 2025. The Contract Ratio is 59% lower than the 5-year September average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared 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**15**

Aug 2026	Sep 2025
11	6

Avg DOM**44**

Aug 2026	Sep 2025	YTD
61	5	44

Avg Sold to OLP Ratio**99.6%**

Aug 2026	Sep 2025	YTD
95.1%	103.3%	98.8%

September 2026

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**13** **8.3%**from Aug 2026:
12 **18.2%**from Sep 2025:
11

YTD	2026	2025	+/-
	97	118	-17.8%

5-year Sep average: **11****New Pendings****10** **-28.6%**from Aug 2026:
14 **11.1%**from Sep 2025:
9

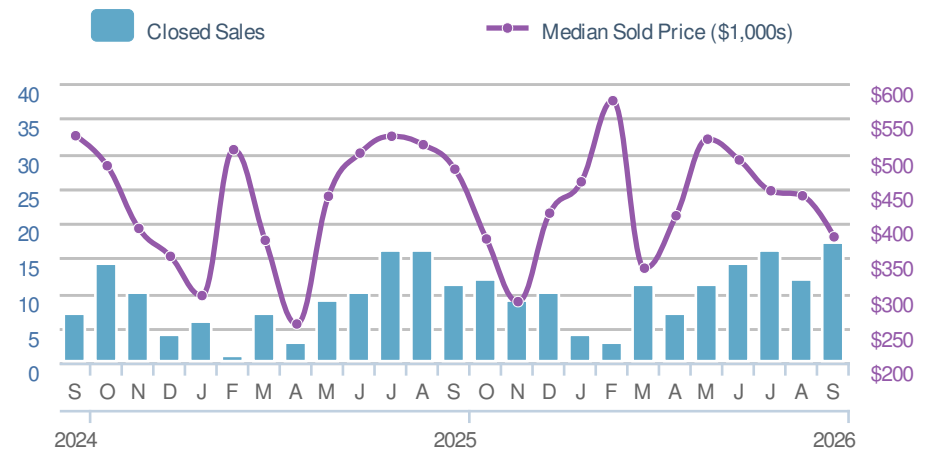
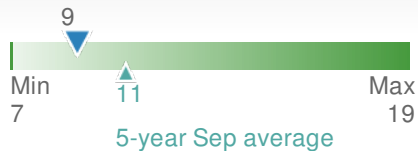
YTD	2026	2025	+/-
	89	88	1.1%

5-year Sep average: **10****Closed Sales****17** **41.7%**from Aug 2026:
12 **54.5%**from Sep 2025:
11

YTD	2026	2025	+/-
	97	79	22.8%

5-year Sep average: **10****Median Sold Price****\$380,000** **-13.6%**from Aug 2026:
\$439,950 **-20.4%**from Sep 2025:
\$477,200

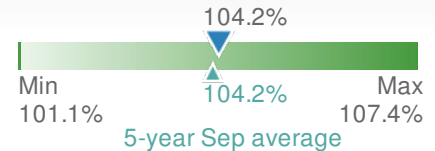
YTD	2026	2025	+/-
	\$450,000	\$490,000	-8.2%

5-year Sep average: **\$454,073****Active Listings****9**

Aug 2026	Sep 2025
6	19

Avg DOM**9**

Aug 2026	Sep 2025	YTD
32	29	15

Avg Sold to OLP Ratio**104.2%**

Aug 2026	Sep 2025	YTD
99.7%	107.4%	104.3%

September 2026

Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**10**

↔ 0.0%

from Aug 2026:
10

↑ 42.9%

from Sep 2025:
7

YTD	2026	2025	+/-
	81	93	-12.9%

5-year Sep average: **8****New Pendings****8**

↓ -38.5%

from Aug 2026:
13

↔ 0.0%

from Sep 2025:
8

YTD	2026	2025	+/-
	71	70	1.4%

5-year Sep average: **8****Closed Sales****15**

↑ 25.0%

from Aug 2026:
12

↑ 66.7%

from Sep 2025:
9

YTD	2026	2025	+/-
	82	60	36.7%

5-year Sep average: **9****Median Sold Price****\$480,000**

↑ 9.1%

from Aug 2026:
\$439,950

↓ -2.0%

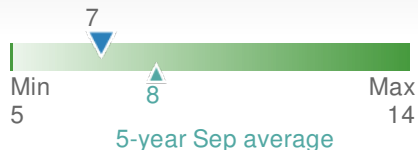
from Sep 2025:
\$490,000

YTD	2026	2025	+/-
	\$504,290	\$504,687	-0.1%

5-year Sep average: **\$496,416****Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for September was \$480,000, representing an increase of 9.1% compared to last month and a decrease of 2% from Sep 2025. The average days on market for units sold in September was 10 days, 45% below the 5-year September average of 18 days. There was a 38.5% month over month decrease in new contract activity with 8 New Pendings; a 38.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 13; and a 40% increase in supply to 7 active units.

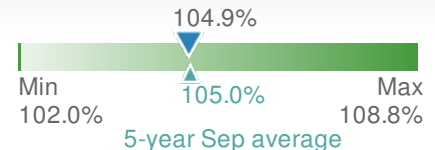
This activity resulted in a Contract Ratio of 1.86 pendings per active listing, down from 4.20 in August and an increase from 1.64 in September 2025. The Contract Ratio is 18% lower than the 5-year September average of 2.27. A higher Contract Ratio signifies a relative increase in contract activity compared 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**7**

Aug 2026	Sep 2025
5	14

Avg DOM**10**

Aug 2026	Sep 2025	YTD
32	35	12

Avg Sold to OLP Ratio**104.9%**

Aug 2026	Sep 2025	YTD
99.7%	108.8%	105.2%

September 2026

Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**3** **50.0%**from Aug 2026:
2 **-25.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	16	25	-36.0%

5-year Sep average: **3****New Pendings****2** **100.0%**from Aug 2026:
1 **100.0%**from Sep 2025:
1

YTD	2026	2025	+/-
	18	18	0.0%

5-year Sep average: **2****Closed Sales****2** **0.0%**from Aug 2026:
0 **0.0%**from Sep 2025:
2

YTD	2026	2025	+/-
	15	19	-21.1%

5-year Sep average: **2****Median Sold Price****\$313,000** **0.0%**from Aug 2026:
\$0 **-1.4%**from Sep 2025:
\$317,500

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

5-year Sep average: **\$309,100****Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for September was \$313,000, representing an increase of 0% compared to last month and a decrease of 1.4% from Sep 2025. The average days on market for units sold in September was 4 days, 20% below the 5-year September average of 5 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 3; and a 100% increase in supply to 2 active units.

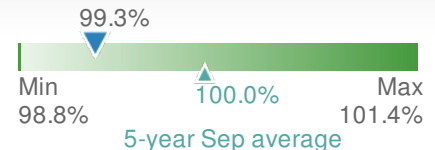
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 4.00 in August and an increase from 0.20 in September 2025. The Contract Ratio is 79% higher than the 5-year September average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity 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**2**

Aug 2026	Sep 2025
1	5

Avg DOM**4**

Aug 2026	Sep 2025	YTD
0	4	27

Avg Sold to OLP Ratio**99.3%**

Aug 2026	Sep 2025	YTD
0.0%	100.7%	99.1%

September 2026

Twin Valley (Berks, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****3** **200.0%**

from Aug 2026:

1 **0.0%**

from Sep 2025:

3

YTD	2026	2025	+/-
	12	20	-40.0%

5-year Sep average: **3****New Pendings****2** **100.0%**

from Aug 2026:

1 **0.0%**

from Sep 2025:

0

YTD	2026	2025	+/-
	15	14	7.1%

5-year Sep average: **1****Closed Sales****1** **0.0%**

from Aug 2026:

0 **0.0%**

from Sep 2025:

1

YTD	2026	2025	+/-
	12	16	-25.0%

5-year Sep average: **1****Median Sold Price****\$350,000** **0.0%**

from Aug 2026:

\$0 **-4.1%**

from Sep 2025:

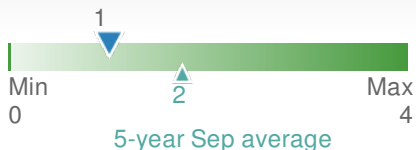
\$365,000

YTD	2026	2025	+/-
	\$358,750	\$331,000	8.4%

5-year Sep average: **\$294,000****Summary**

In Twin Valley (Berks, PA), the median sold price for Attached/Townhouse properties for September was \$350,000, representing an increase of 0% compared to last month and a decrease of 4.1% from Sep 2025. The average days on market for units sold in September was 1 days, 64% below the 5-year September average of 3 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 August) with 3; and a 0% increase in supply to 1 active units.

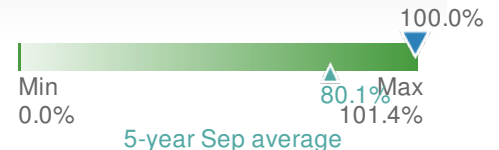
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.00 in August and an increase from 0.00 in September 2025. The Contract Ratio is 173% higher than the 5-year September average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
0	4

Avg DOM**1**

Aug 2026	Sep 2025	YTD
0	3	32

Avg Sold to OLP Ratio**100.0%**

Aug 2026	Sep 2025	YTD
0.0%	101.4%	98.9%

September 2026

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**5****↑ 400.0%**from Aug 2026:
1**↔ 0.0%**from Sep 2025:
0

YTD	2026	2025	+/-
	19	22	-13.6%

5-year Sep average: **2****New Pendings****4****↑ 100.0%**from Aug 2026:
2**↓ -20.0%**from Sep 2025:
5

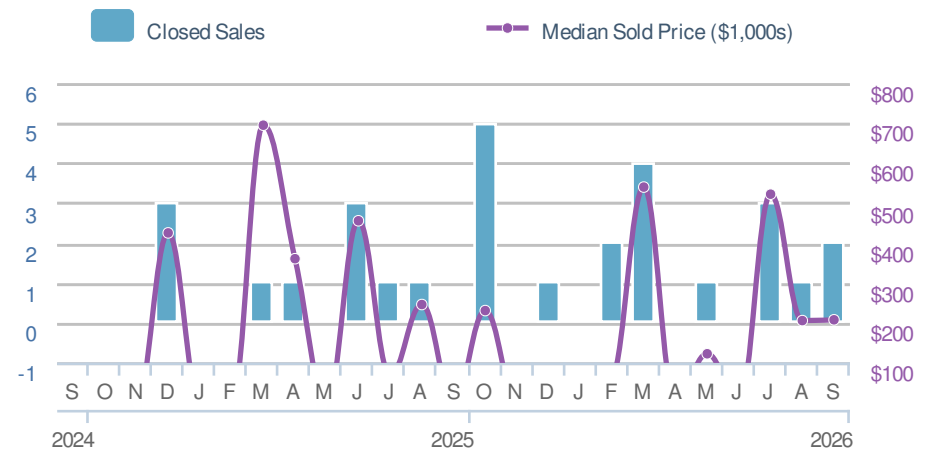
YTD	2026	2025	+/-
	19	15	26.7%

5-year Sep average: **2****Closed Sales****2****↑ 100.0%**from Aug 2026:
1**↔ 0.0%**from Sep 2025:
0

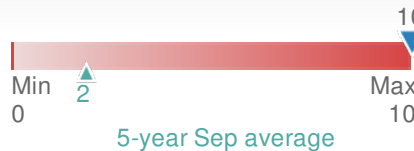
YTD	2026	2025	+/-
	14	8	75.0%

5-year Sep average: **0****Median Sold Price****\$207,500****↑ 1.2%**from Aug 2026:
\$205,000**↔ 0.0%**from Sep 2025:
\$0

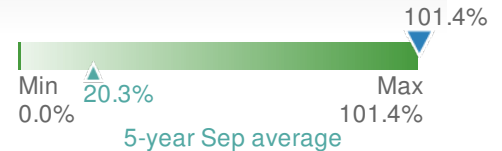
YTD	2026	2025	+/-
	\$260,000	\$330,000	-21.2%

5-year Sep average: **\$41,500****Active Listings****3**

Aug 2026	Sep 2025
3	3

Avg DOM**10**

Aug 2026	Sep 2025	YTD
5	0	55

Avg Sold to OLP Ratio**101.4%**

Aug 2026	Sep 2025	YTD
110.8%	0.0%	97.6%

September 2026

Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5** **400.0%**

from Aug 2026:

1 **0.0%**

from Sep 2025:

0

YTD	2026	2025	+/-
	19	22	-13.6%

5-year Sep average: **2****New Pendings****4** **100.0%**

from Aug 2026:

2 **-20.0%**

from Sep 2025:

5

YTD	2026	2025	+/-
	19	15	26.7%

5-year Sep average: **2****Closed Sales****2** **100.0%**

from Aug 2026:

1 **0.0%**

from Sep 2025:

0

YTD	2026	2025	+/-
	14	8	75.0%

5-year Sep average: **0****Median Sold Price****\$207,500** **1.2%**

from Aug 2026:

\$205,000 **0.0%**

from Sep 2025:

\$0

YTD	2026	2025	+/-
	\$260,000	\$330,000	-21.2%

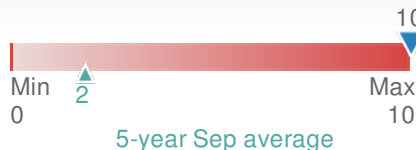
5-year Sep average: **\$41,500****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for September was \$207,500, representing an increase of 1.2% compared to last month and an increase of 0% from Sep 2025. The average days on market for units sold in September was 10 days, 400% above the 5-year September average of 2 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from August) to 6; and no change in supply with 3 active units.

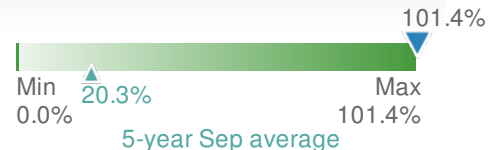
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.67 in August and a decrease from 2.67 in September 2025. The Contract Ratio is 13% higher than the 5-year September average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
3	3

Avg DOM**10**

Aug 2026	Sep 2025	YTD
5	0	55

Avg Sold to OLP Ratio**101.4%**

Aug 2026	Sep 2025	YTD
110.8%	0.0%	97.6%

September 2026

Upper Perkiomen (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****0**

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	0	0	%

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

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	0	0	%

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

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	0	0	%

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

↔ 0.0%

from Aug 2026:
\$0

↔ 0.0%

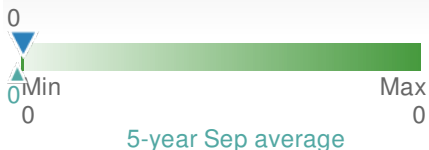
from Sep 2025:
\$0

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

5-year Sep average: **\$0****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Attached properties for September was \$0, representing no change compared to last month and no change from Sep 2025. The average days on market for units sold in September was 0 days, the same as the 5-year September 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 August) with 0; and no change in supply with 0 active units.

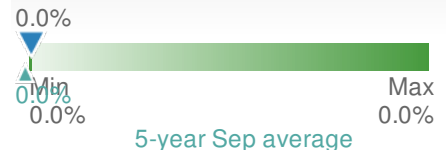
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from August and no change from September 2025. The Contract Ratio is the same as the 5-year September average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Aug 2026	Sep 2025
0	0

Avg DOM**0**

Aug 2026	Sep 2025	YTD
0	0	0

**Avg Sold to
OLP Ratio****0.0%**

Aug 2026	Sep 2025	YTD
0.0%	0.0%	0.0%

September 2026

Upper Perkiomen (Berks, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****0**

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	0	0	%

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

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	0	0	%

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

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	0	0	%

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

↔ 0.0%

from Aug 2026:
\$0

↔ 0.0%

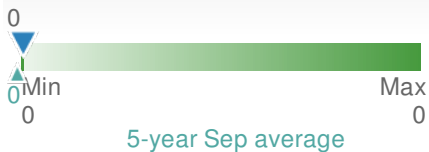
from Sep 2025:
\$0

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

5-year Sep average: **\$0****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Attached/Townhouse properties for September was \$0, representing no change compared to last month and no change from Sep 2025. The average days on market for units sold in September was 0 days, the same as the 5-year September 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 August) with 0; and no change in supply with 0 active units.

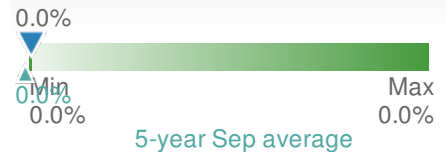
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from August and no change from September 2025. The Contract Ratio is the same as the 5-year September average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Aug 2026	Sep 2025
0	0

Avg DOM**0**

Aug 2026	Sep 2025	YTD
0	0	0

Avg Sold to OLP Ratio**0.0%**

Aug 2026	Sep 2025	YTD
0.0%	0.0%	0.0%