

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Twin Valley (Berks, PA)

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

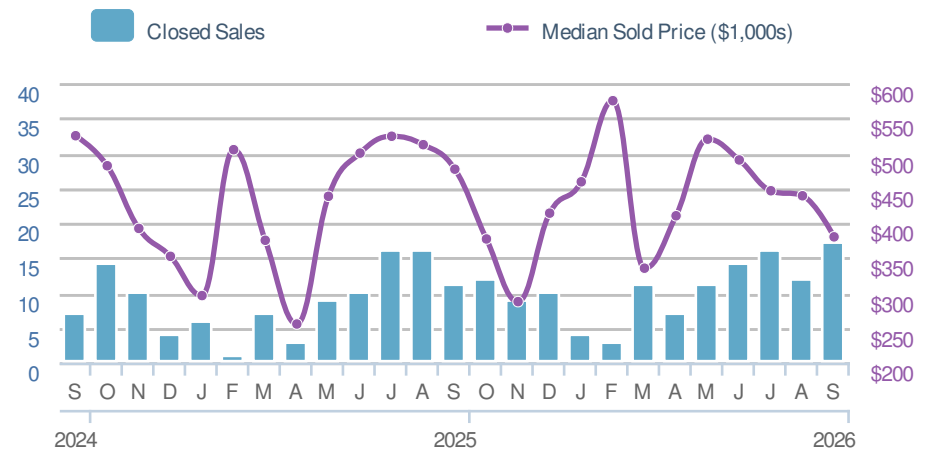
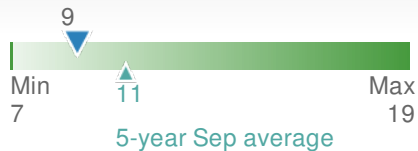
YTD	2026	2025	+/-
	89	88	1.1%

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

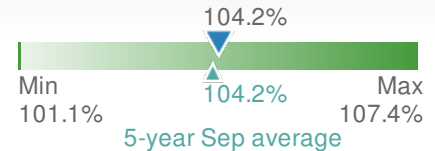
YTD	2026	2025	+/-
	\$450,000	\$490,000	-8.2%

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%

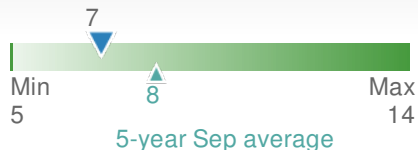
from Sep 2025:
\$490,000

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.

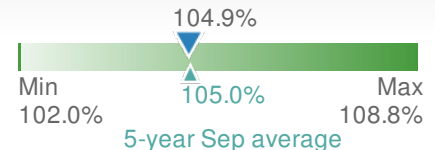
This activity resulted in a Contract Ratio of 1.86 pendings per active listing, down from 4.20 in August and an increase from 1.64 in September 2025. The Contract Ratio is 18% lower than the 5-year September average of 2.27. A higher Contract Ratio signifies a relative increase in contract activity compared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

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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.

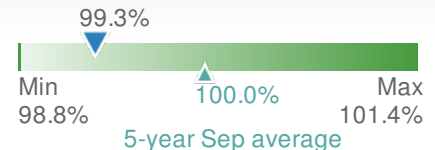
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 4.00 in August and an increase from 0.20 in September 2025. The Contract Ratio is 79% higher than the 5-year September average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity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

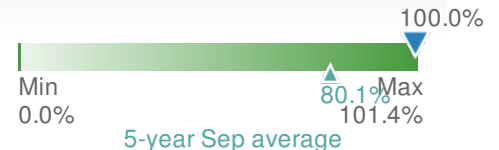
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.00 in August and an increase from 0.00 in September 2025. The Contract Ratio is 173% higher than the 5-year September average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared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