

# March 2025

All Home Types  
Detached  
Attached

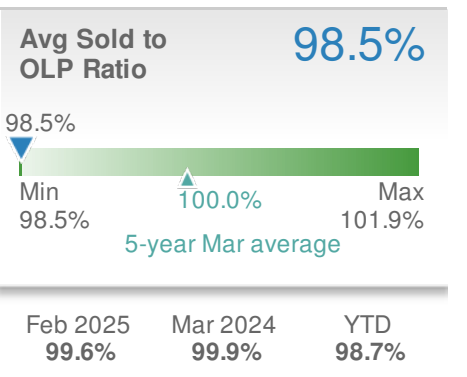
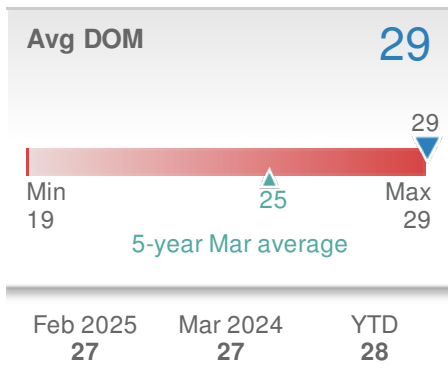
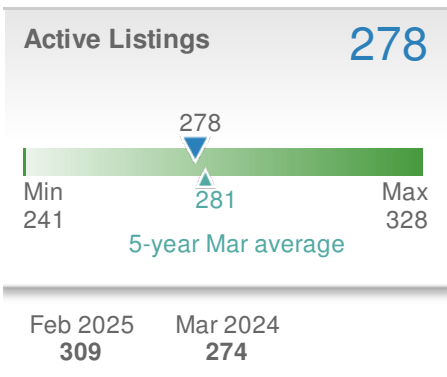
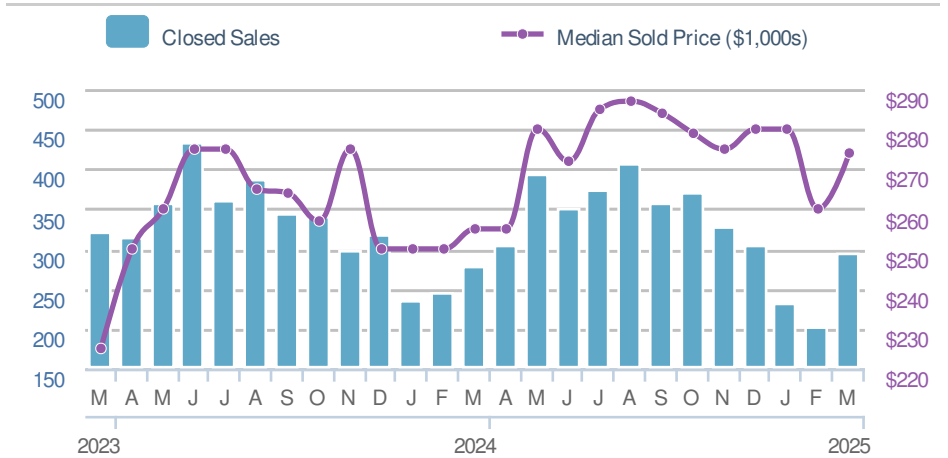
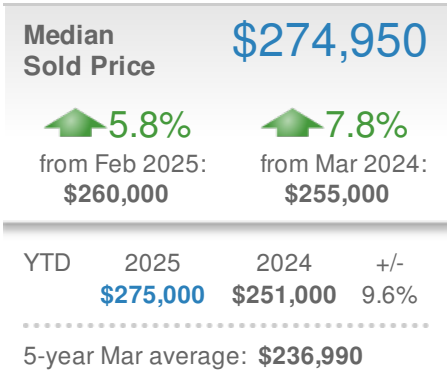
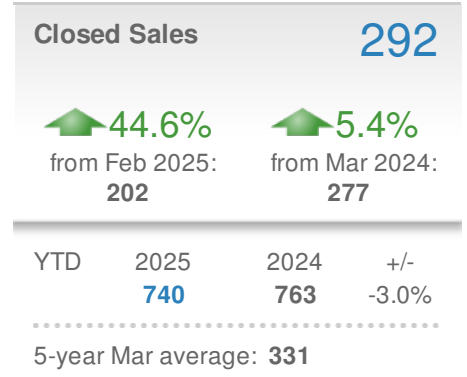
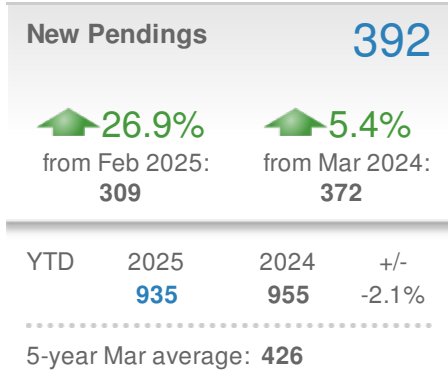
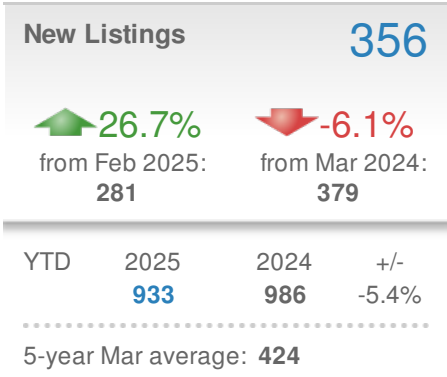
## Local Market Insight

### Berks County, PA

## March 2025

Berks County, PA

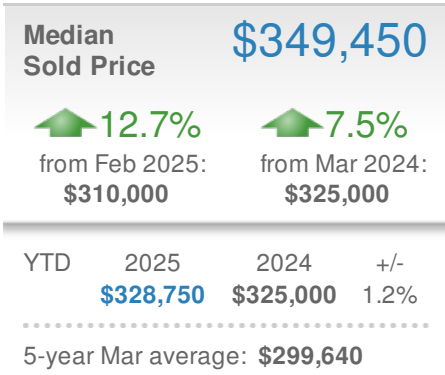
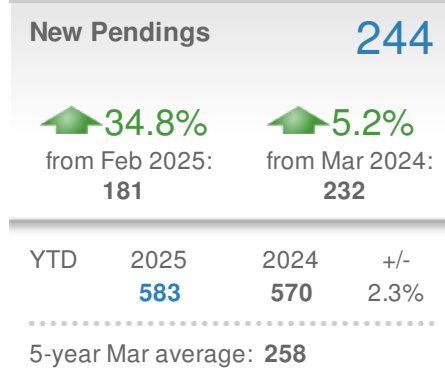
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**March 2025**

Berks County, PA - Detached

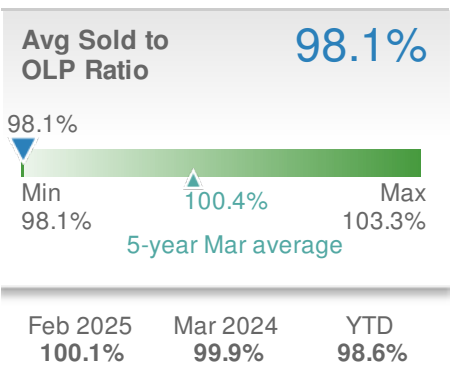
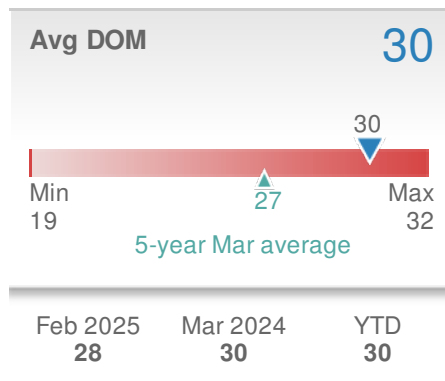
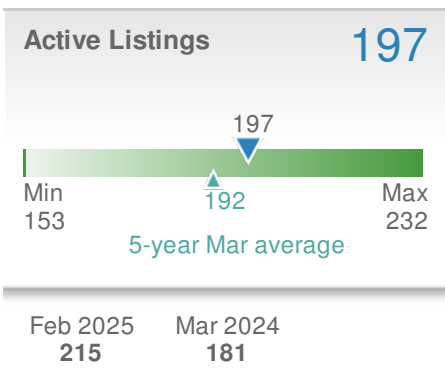
Tri-County Suburban REALTORS  
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**Summary**

In Berks County, PA, the median sold price for Detached properties for March was \$349,450, representing an increase of 12.7% compared to last month and an increase of 7.5% from Mar 2024. The average days on market for units sold in March was 30 days, 12% above the 5-year March average of 27 days. There was a 34.8% month over month increase in new contract activity with 244 New Pendings; a 20.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 323; and an 8.4% decrease in supply to 197 active units.

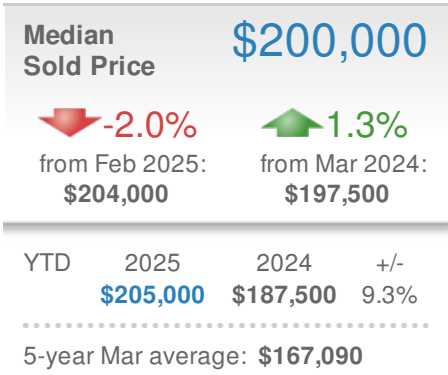
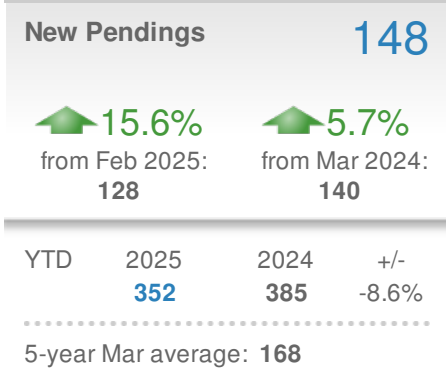
This activity resulted in a Contract Ratio of 1.64 pendings per active listing, up from 1.25 in February and an increase from 1.63 in March 2024. The Contract Ratio is 13% lower than the 5-year March average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2025**

Berks County, PA - Attached

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**Summary**

In Berks County, PA, the median sold price for Attached properties for March was \$200,000, representing a decrease of 2% compared to last month and an increase of 1.3% from Mar 2024. The average days on market for units sold in March was 27 days, 21% above the 5-year March average of 22 days. There was a 15.6% month over month increase in new contract activity with 148 New Pendings; a 16.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 180; and a 13.8% decrease in supply to 81 active units.

This activity resulted in a Contract Ratio of 2.22 pendings per active listing, up from 1.65 in February and an increase from 2.04 in March 2024. The Contract Ratio is 7% lower than the 5-year March average of 2.38. 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.

