July 2025

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings 425

6.0%	-3.8%
from Jun 2025: **401**	from Jul 2024: **442**

YTD	2025	2024	+/-
	2,793	**2,808**	-0.5%

5-year Jul average: **443**

New Pendings 389

-4.7%	-2.3%
from Jun 2025: **408**	from Jul 2024: **398**

YTD	2025	2024	+/-
	2,463	**2,532**	-2.7%

5-year Jul average: **425**

Closed Sales 377

3.0%	1.3%
from Jun 2025: **366**	from Jul 2024: **372**

YTD	2025	2024	+/-
	2,223	**2,242**	-0.8%

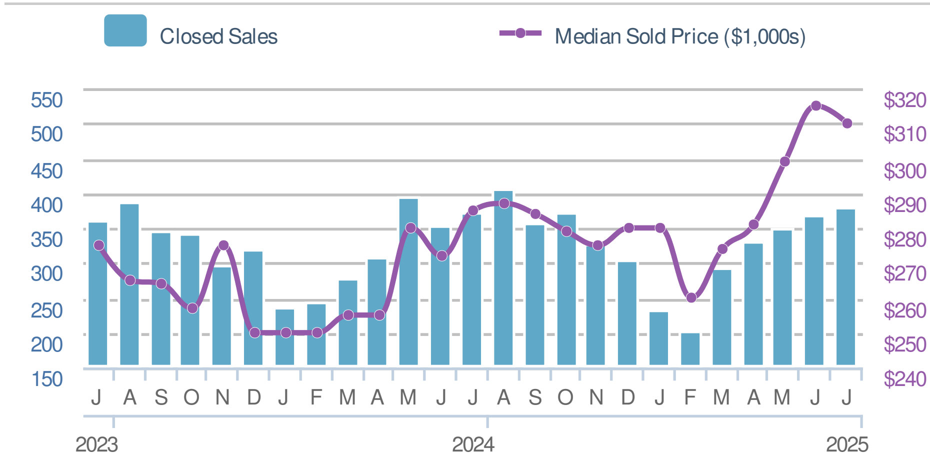
5-year Jul average: **424**

Median Sold Price $310,000

-1.6%	8.8%
from Jun 2025: **$315,000**	from Jul 2024: **$285,000**

YTD	2025	2024	+/-
	$290,000	**$265,000**	9.4%

5-year Jul average: **$262,220**



Active Listings 430

430
Min 336 | 385 | Max 430
5-year Jul average

Jun 2025	Jul 2024
386	**400**

Avg DOM 14

14
Min 12 | 14 | Max 19
5-year Jul average

Jun 2025	Jul 2024	YTD
17	**14**	**22**

Avg Sold to OLP Ratio 100.3%

100.3%
Min 100.3% | 101.7% | Max 102.4%
5-year Jul average

Jun 2025	Jul 2024	YTD
100.8%	**101.6%**	**99.9%**

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New Listings 279

7.3% from Jun 2025: **260**

1.1% from Jul 2024: **276**

YTD	2025	2024	+/-
	1,817	**1,776**	2.3%

5-year Jul average: **292**

New Pendings 257

-5.5% from Jun 2025: **272**

1.2% from Jul 2024: **254**

YTD	2025	2024	+/-
	1,596	**1,583**	0.8%

5-year Jul average: **281**

Closed Sales 256

2.8% from Jun 2025: **249**

3.2% from Jul 2024: **248**

YTD	2025	2024	+/-
	1,445	**1,378**	4.9%

5-year Jul average: **273**

Median Sold Price $358,750

-3.0% from Jun 2025: **$369,950**

7.1% from Jul 2024: **$335,000**

YTD	2025	2024	+/-
	$345,000	**$326,000**	5.8%

5-year Jul average: **$322,949**

Summary

In Berks County, PA, the median sold price for Detached properties for July was $358,750, representing a decrease of 3% compared to last month and an increase of 7.1% from Jul 2024. The average days on market for units sold in July was 15 days, 1% above the 5-year July average of 15 days. There was a 5.5% month over month decrease in new contract activity with 257 New Pendings; a 6.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 368; and a 15.2% increase in supply to 303 active units.

This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.50 in June and a decrease from 1.37 in July 2024. The Contract Ratio is 26% lower than the 5-year July 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 303

303

Min 223 | 270 5-year Jul average | Max 303

Jun 2025	Jul 2024
263	**281**

Avg DOM 15

15

Min 13 | 15 5-year Jul average | Max 20

Jun 2025	Jul 2024	YTD
17	**13**	**23**

Avg Sold to OLP Ratio 100.5%

100.5%

Min 100.5% | 101.9% 5-year Jul average | Max 103.0%

Jun 2025	Jul 2024	YTD
100.4%	**101.3%**	**100.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2025.

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Berks County, PA - Attached

New Listings — 146

▲3.5%	▼-12.0%
from Jun 2025: **141**	from Jul 2024: **166**

YTD	2025	2024	+/-
	975	**1,031**	-5.4%

5-year Jul average: **151**

New Pendings — 132

▼-2.9%	▼-8.3%
from Jun 2025: **136**	from Jul 2024: **144**

YTD	2025	2024	+/-
	867	**949**	-8.6%

5-year Jul average: **143**

Closed Sales — 121

▲3.4%	▼-2.4%
from Jun 2025: **117**	from Jul 2024: **124**

YTD	2025	2024	+/-
	777	**864**	-10.1%

5-year Jul average: **150**

Median Sold Price — $225,000

▲2.3%	▲9.5%
from Jun 2025: **$220,000**	from Jul 2024: **$205,500**

YTD	2025	2024	+/-
	$210,000	**$194,900**	7.7%

5-year Jul average: **$187,510**

Summary

In Berks County, PA, the median sold price for Attached properties for July was $225,000, representing an increase of 2.3% compared to last month and an increase of 9.5% from Jul 2024. The average days on market for units sold in July was 13 days, 3% below the 5-year July average of 13 days. There was a 2.9% month over month decrease in new contract activity with 132 New Pendings; a 1.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 178; and a 3.3% increase in supply to 127 active units.

This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 1.46 in June and a decrease from 1.64 in July 2024. The Contract Ratio is 24% lower than the 5-year July average of 1.83. 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 — 127

127

Min 90 — 115 (5-year Jul average) — Max 127

Jun 2025	Jul 2024
123	**119**

Avg DOM — 13

13

Min 10 — 13 (5-year Jul average) — Max 17

Jun 2025	Jul 2024	YTD
16	**14**	**21**

Avg Sold to OLP Ratio — 99.8%

99.8%

Min 99.8% — 101.3% (5-year Jul average) — Max 102.1%

Jun 2025	Jul 2024	YTD
101.6%	**102.1%**	**99.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2025.