November 2025

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
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November 2025

Berks County, PA

New Listings 291

-27.3% from Oct 2025:	0.3% from Nov 2024:
400	290

YTD	2025	2024	+/-
	4,496	4,369	2.9%

5-year Nov average: **325**

New Pendings 345

-12.2% from Oct 2025:	15.4% from Nov 2024:
393	299

YTD	2025	2024	+/-
	3,915	3,916	-0.0%

5-year Nov average: **344**

Closed Sales 307

-26.7% from Oct 2025:	-6.1% from Nov 2024:
419	327

YTD	2025	2024	+/-
	3,697	3,762	-1.7%

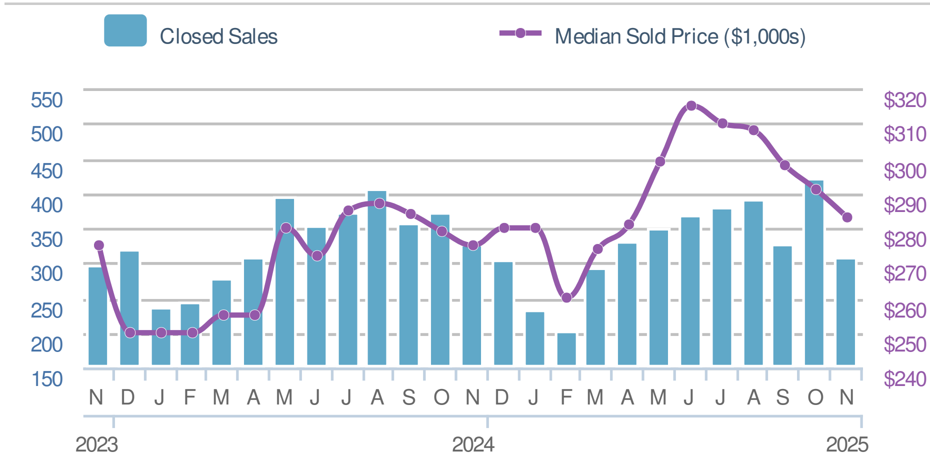
5-year Nov average: **346**

Median Sold Price $283,500

-2.7% from Oct 2025:	3.0% from Nov 2024:
$291,250	$275,250

YTD	2025	2024	+/-
	$290,000	$274,500	5.6%

5-year Nov average: **$259,400**



Active Listings 455

455
Min 365
390
Max 455
5-year Nov average

Oct 2025	Nov 2024
521	385

Avg DOM 25

25
Min 16
20
Max 25
5-year Nov average

Oct 2025	Nov 2024	YTD
20	21	22

Avg Sold to OLP Ratio 99.1%

99.1%
Min 98.5%
99.7%
Max 100.7%
5-year Nov average

Oct 2025	Nov 2024	YTD
99.8%	100.7%	99.9%

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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New Listings — 189

- -20.3% from Oct 2025: **237**
- 1.6% from Nov 2024: **186**

YTD	2025	2024	+/-
	2,893	**2,791**	3.7%

5-year Nov average: **201**

New Pendings — 229

- -6.1% from Oct 2025: **244**
- 15.1% from Nov 2024: **199**

YTD	2025	2024	+/-
	2,550	**2,484**	2.7%

5-year Nov average: **223**

Closed Sales — 191

- -31.3% from Oct 2025: **278**
- -6.4% from Nov 2024: **204**

YTD	2025	2024	+/-
	2,404	**2,361**	1.8%

5-year Nov average: **222**

Median Sold Price — $341,000

- 0.3% from Oct 2025: **$340,000**
- 4.9% from Nov 2024: **$325,000**

YTD	2025	2024	+/-
	$349,000	**$330,000**	5.8%

5-year Nov average: **$311,770**

Summary

In Berks County, PA, the median sold price for Detached properties for November was $341,000, representing an increase of 0.3% compared to last month and an increase of 4.9% from Nov 2024. The average days on market for units sold in November was 27 days, 29% above the 5-year November average of 21 days. There was a 6.1% month over month decrease in new contract activity with 229 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from October) to 363; and a 15% decrease in supply to 278 active units.

This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 1.04 in October and an increase from 1.14 in November 2024. The Contract Ratio is 5% lower than the 5-year November average of 1.38. 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.

Active Listings — 278

278

Min 231 — 252 5-year Nov average — Max 278

Oct 2025	Nov 2024
327	**267**

Avg DOM — 27

27

Min 17 — 21 5-year Nov average — Max 27

Oct 2025	Nov 2024	YTD
22	**24**	**23**

Avg Sold to OLP Ratio — 99.6%

99.6%

Min 98.7% — 100.0% 5-year Nov average — Max 100.7%

Oct 2025	Nov 2024	YTD
100.1%	**100.6%**	**100.1%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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New Listings — 102

-37.4% from Oct 2025: **163**

-1.9% from Nov 2024: **104**

YTD	2025	2024	+/-
	1,602	**1,575**	1.7%

5-year Nov average: **124**

New Pendings — 116

-22.1% from Oct 2025: **149**

16.0% from Nov 2024: **100**

YTD	2025	2024	+/-
	1,365	**1,432**	-4.7%

5-year Nov average: **121**

Closed Sales — 116

-17.7% from Oct 2025: **141**

-5.7% from Nov 2024: **123**

YTD	2025	2024	+/-
	1,292	**1,401**	-7.8%

5-year Nov average: **124**

Median Sold Price — $221,250

0.6% from Oct 2025: **$220,000**

7.9% from Nov 2024: **$205,000**

YTD	2025	2024	+/-
	$215,000	**$199,900**	7.6%

5-year Nov average: **$181,350**

Summary

In Berks County, PA, the median sold price for Attached properties for November was $221,250, representing an increase of 0.6% compared to last month and an increase of 7.9% from Nov 2024. The average days on market for units sold in November was 20 days, 14% above the 5-year November average of 18 days. There was a 22.1% month over month decrease in new contract activity with 116 New Pendings; a 6.4% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 161; and an 8.8% decrease in supply to 177 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, up from 0.89 in October and a decrease from 1.18 in November 2024. The Contract Ratio is 31% lower than the 5-year November average of 1.32. 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 — 177

177

Min 118 | 138 5-year Nov average | Max 177

Oct 2025	Nov 2024
194	**118**

Avg DOM — 20

20

Min 15 | 18 5-year Nov average | Max 20

Oct 2025	Nov 2024	YTD
17	**16**	**19**

Avg Sold to OLP Ratio — 98.3%

98.3%

Min 97.9% | 99.2% 5-year Nov average | Max 100.8%

Oct 2025	Nov 2024	YTD
99.1%	**100.8%**	**99.7%**