December 2025

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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December 2025
Berks County, PA

New Listings — 222

-23.7% from Nov 2025: **291**
13.8% from Dec 2024: **195**

YTD	2025	2024	+/-
	4,743	**4,595**	3.2%

5-year Dec average: **236**

New Pendings — 232

-32.8% from Nov 2025: **345**
3.6% from Dec 2024: **224**

YTD	2025	2024	+/-
	4,135	**4,127**	0.2%

5-year Dec average: **264**

Closed Sales — 367

19.5% from Nov 2025: **307**
21.5% from Dec 2024: **302**

YTD	2025	2024	+/-
	4,082	**4,083**	-0.0%

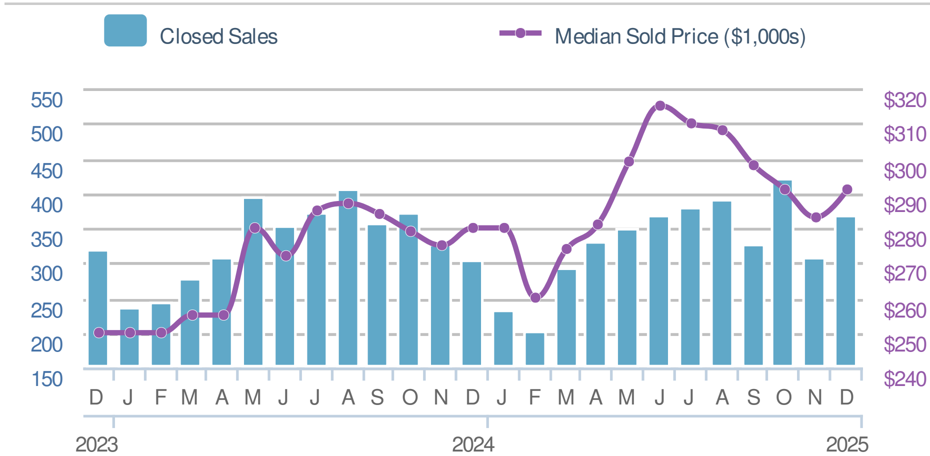
5-year Dec average: **353**

Median Sold Price — $291,500

2.8% from Nov 2025: **$283,500**
4.1% from Dec 2024: **$280,000**

YTD	2025	2024	+/-
	$290,000	**$275,000**	5.5%

5-year Dec average: **$254,700**



Active Listings — 418

418
Min 270 — 338 — Max 418
5-year Dec average

Nov 2025	Dec 2024
455	**351**

Avg DOM — 24

24
Min 18 — 21 — Max 24
5-year Dec average

Nov 2025	Dec 2024	YTD
25	**24**	**22**

Avg Sold to OLP Ratio — 98.6%

98.6%
Min 98.6% — 99.1% — Max 100.0%
5-year Dec average

Nov 2025	Dec 2024	YTD
99.1%	**98.8%**	**99.8%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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New Listings 135

-28.6% from Nov 2025: **189**
-0.7% from Dec 2024: **136**

YTD	2025	2024	+/-
	3,044	**2,948**	3.3%

5-year Dec average: **146**

New Pendings 153

-33.2% from Nov 2025: **229**
-2.5% from Dec 2024: **157**

YTD	2025	2024	+/-
	2,688	**2,629**	2.2%

5-year Dec average: **166**

Closed Sales 239

25.1% from Nov 2025: **191**
19.5% from Dec 2024: **200**

YTD	2025	2024	+/-
	2,655	**2,572**	3.2%

5-year Dec average: **229**

Median Sold Price $331,550

-2.8% from Nov 2025: **$341,000**
0.5% from Dec 2024: **$330,000**

YTD	2025	2024	+/-
	$345,500	**$330,000**	4.7%

5-year Dec average: **$304,710**

Summary

In Berks County, PA, the median sold price for Detached properties for December was $331,550, representing a decrease of 2.8% compared to last month and an increase of 0.5% from Dec 2024. The average days on market for units sold in December was 22 days, 3% above the 5-year December average of 21 days. There was a 33.2% month over month decrease in new contract activity with 153 New Pendings; a 31.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 250; and a 13.3% decrease in supply to 241 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.31 in November and an increase from 0.98 in December 2024. The Contract Ratio is 19% lower than the 5-year December average of 1.29. 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 241

241
Min 162 | 214 | Max 244
5-year Dec average

Nov 2025	Dec 2024
278	**244**

Avg DOM 22

22
Min 18 | 21 | Max 25
5-year Dec average

Nov 2025	Dec 2024	YTD
27	**25**	**23**

Avg Sold to OLP Ratio 98.9%

98.9%
Min 97.8% | 99.0% | Max 100.2%
5-year Dec average

Nov 2025	Dec 2024	YTD
99.6%	**97.8%**	**100.0%**

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New Listings — 87

-14.7% from Nov 2025: **102**

50.0% from Dec 2024: **58**

YTD	2025	2024	+/-
	1,698	**1,643**	3.3%

5-year Dec average: **90**

New Pendings — 79

-31.9% from Nov 2025: **116**

19.7% from Dec 2024: **66**

YTD	2025	2024	+/-
	1,447	**1,497**	-3.3%

5-year Dec average: **98**

Closed Sales — 128

10.3% from Nov 2025: **116**

25.5% from Dec 2024: **102**

YTD	2025	2024	+/-
	1,426	**1,511**	-5.6%

5-year Dec average: **124**

Median Sold Price — $225,500

1.9% from Nov 2025: **$221,250**

3.4% from Dec 2024: **$218,000**

YTD	2025	2024	+/-
	$215,000	**$200,000**	7.5%

5-year Dec average: **$188,200**

Summary

In Berks County, PA, the median sold price for Attached properties for December was $225,500, representing an increase of 1.9% compared to last month and an increase of 3.4% from Dec 2024. The average days on market for units sold in December was 26 days, 28% above the 5-year December average of 20 days. There was a 31.9% month over month decrease in new contract activity with 79 New Pendings; a 32.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 109; and no change in supply with 177 active units.

This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 0.91 in November and a decrease from 0.88 in December 2024. The Contract Ratio is 49% lower than the 5-year December average of 1.21. 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 107 — 124 (5-year Dec average) — Max 177

Nov 2025	Dec 2024
177	**107**

Avg DOM — 26

26

Min 17 — 20 (5-year Dec average) — Max 26

Nov 2025	Dec 2024	YTD
20	**21**	**20**

Avg Sold to OLP Ratio — 98.1%

98.1%

Min 98.1% — 99.1% (5-year Dec average) — Max 100.6%

Nov 2025	Dec 2024	YTD
98.3%	**100.6%**	**99.5%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.