August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Berks County, PA

MarketStats by ShowingTime

Presented by
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August 2026
Berks County, PA

New Listings — 395

-11.8% from Jul 2026: **448**
-11.8% from Aug 2025: **448**

YTD	2026	2025	+/-
	3,410	**3,290**	3.6%

5-year Aug average: **438**

New Pendings — 409

3.0% from Jul 2026: **397**
4.9% from Aug 2025: **390**

YTD	2026	2025	+/-
	3,029	**2,845**	6.5%

5-year Aug average: **413**

Closed Sales — 394

-5.1% from Jul 2026: **415**
1.5% from Aug 2025: **388**

YTD	2026	2025	+/-
	2,811	**2,615**	7.5%

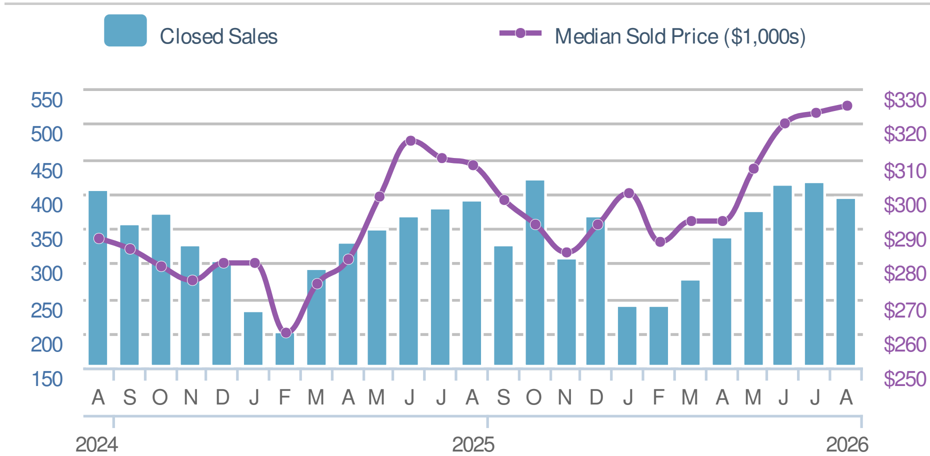
5-year Aug average: **410**

Median Sold Price — $325,000

0.4% from Jul 2026: **$323,748**
5.5% from Aug 2025: **$308,000**

YTD	2026	2025	+/-
	$305,000	**$290,000**	5.2%

5-year Aug average: **$285,800**



Active Listings — 512

512
Min 381
438
Max 512
5-year Aug average

Jul 2026	Aug 2025
516	**497**

Avg DOM — 17

17
Min 14
16
Max 19
5-year Aug average

Jul 2026	Aug 2025	YTD
19	**19**	**23**

Avg Sold to OLP Ratio — 100.7%

100.7%
Min 100.7%
101.0%
Max 101.3%
5-year Aug average

Jul 2026	Aug 2025	YTD
101.1%	**101.1%**	**100.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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August 2026

Berks County, PA - Detached

New Listings — 243

-18.5% from Jul 2026: **298**
-12.9% from Aug 2025: **279**

YTD	2026	2025	+/-
	2,140	**2,131**	0.4%

5-year Aug average: **274**

New Pendings — 266

-2.2% from Jul 2026: **272**
1.5% from Aug 2025: **262**

YTD	2026	2025	+/-
	1,914	**1,850**	3.5%

5-year Aug average: **268**

Closed Sales — 272

1.9% from Jul 2026: **267**
2.6% from Aug 2025: **265**

YTD	2026	2025	+/-
	1,794	**1,711**	4.9%

5-year Aug average: **273**

Median Sold Price — $382,500

-0.6% from Jul 2026: **$385,000**
5.5% from Aug 2025: **$362,500**

YTD	2026	2025	+/-
	$375,000	**$349,900**	7.2%

5-year Aug average: **$347,000**

Summary

In Berks County, PA, the median sold price for Detached properties for August was $382,500, representing a decrease of 0.6% compared to last month and an increase of 5.5% from Aug 2025. The average days on market for units sold in August was 17 days, 1% below the 5-year August average of 17 days. There was a 2.2% month over month decrease in new contract activity with 266 New Pendings; a 6.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 351; and a 4.2% decrease in supply to 293 active units.

This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 1.23 in July and an increase from 1.10 in August 2025. The Contract Ratio is 7% lower than the 5-year August 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 — 293

293
Min 258 — 287 (5-year Aug average) — Max 325

Jul 2026	Aug 2025
306	**325**

Avg DOM — 17

17
Min 14 — 17 (5-year Aug average) — Max 21

Jul 2026	Aug 2025	YTD
19	**21**	**22**

Avg Sold to OLP Ratio — 101.1%

101.1%
Min 100.7% — 101.2% (5-year Aug average) — Max 101.8%

Jul 2026	Aug 2025	YTD
102.0%	**100.7%**	**101.1%**

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New Listings 151

1.3% from Jul 2026: **149**

-10.7% from Aug 2025: **169**

YTD	2026	2025	+/-
	1,268	**1,158**	9.5%

5-year Aug average: **164**

New Pendings 143

15.3% from Jul 2026: **124**

11.7% from Aug 2025: **128**

YTD	2026	2025	+/-
	1,114	**995**	12.0%

5-year Aug average: **145**

Closed Sales 122

-17.0% from Jul 2026: **147**

-0.8% from Aug 2025: **123**

YTD	2026	2025	+/-
	1,016	**903**	12.5%

5-year Aug average: **136**

Median Sold Price $233,500

-0.6% from Jul 2026: **$235,000**

6.1% from Aug 2025: **$220,000**

YTD	2026	2025	+/-
	$225,000	**$210,250**	7.0%

5-year Aug average: **$202,670**

Summary

In Berks County, PA, the median sold price for Attached properties for August was $233,500, representing a decrease of 0.6% compared to last month and an increase of 6.1% from Aug 2025. The average days on market for units sold in August was 18 days, 20% above the 5-year August average of 15 days. There was a 15.3% month over month increase in new contract activity with 143 New Pendings; a 9.8% MoM increase in All Pendings (new contracts + contracts carried over from July) to 190; and a 4.3% increase in supply to 219 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.82 in July and a decrease from 1.05 in August 2025. The Contract Ratio is 35% lower than the 5-year August average of 1.34. 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 219

219

Min 104 — 151 (5-year Aug average) — Max 219

Jul 2026	Aug 2025
210	**172**

Avg DOM 18

18

Min 10 — 15 (5-year Aug average) — Max 19

Jul 2026	Aug 2025	YTD
21	**15**	**24**

Avg Sold to OLP Ratio 99.6%

99.6%

Min 99.6% — 100.7% (5-year Aug average) — Max 102.1%

Jul 2026	Aug 2025	YTD
99.7%	**102.1%**	**99.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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August 2026

Berks County, PA - Attached/Townhouse

New Listings — 145

5.8% from Jul 2026: **137**
-9.4% from Aug 2025: **160**

YTD	2026	2025	+/-
	1,200	**1,089**	10.2%

5-year Aug average: **153**

New Pendings — 137

19.1% from Jul 2026: **115**
13.2% from Aug 2025: **121**

YTD	2026	2025	+/-
	1,055	**938**	12.5%

5-year Aug average: **137**

Closed Sales — 114

-16.2% from Jul 2026: **136**
-5.0% from Aug 2025: **120**

YTD	2026	2025	+/-
	961	**852**	12.8%

5-year Aug average: **131**

Median Sold Price — $237,500

1.1% from Jul 2026: **$235,000**
8.0% from Aug 2025: **$220,000**

YTD	2026	2025	+/-
	$227,450	**$213,000**	6.8%

5-year Aug average: **$202,880**

Summary

In Berks County, PA, the median sold price for Attached/Townhouse properties for August was $237,500, representing an increase of 1.1% compared to last month and an increase of 8% from Aug 2025. The average days on market for units sold in August was 18 days, 18% above the 5-year August average of 15 days. There was a 19.1% month over month increase in new contract activity with 137 New Pendings; an 11.6% MoM increase in All Pendings (new contracts + contracts carried over from July) to 183; and a 5% increase in supply to 211 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.82 in July and a decrease from 1.09 in August 2025. The Contract Ratio is 37% lower than the 5-year August average of 1.37. 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 — 211

211
Min 95 | 141 | Max 211
5-year Aug average

Jul 2026	Aug 2025
201	**157**

Avg DOM — 18

18
Min 10 | 15 | Max 19
5-year Aug average

Jul 2026	Aug 2025	YTD
20	**15**	**24**

Avg Sold to OLP Ratio — 99.5%

99.5%
Min 99.5% | 100.7% | Max 102.2%
5-year Aug average

Jul 2026	Aug 2025	YTD
100.1%	**102.2%**	**99.6%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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