

# September 2021

All Home Types  
Detached  
Attached

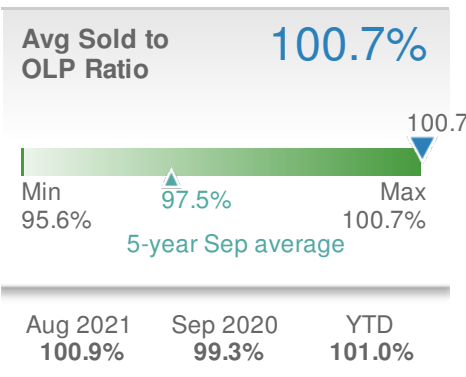
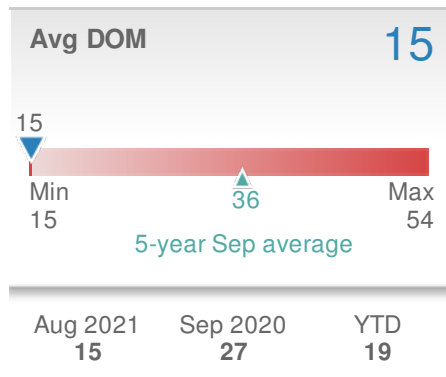
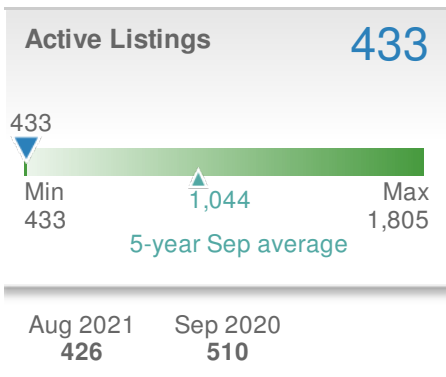
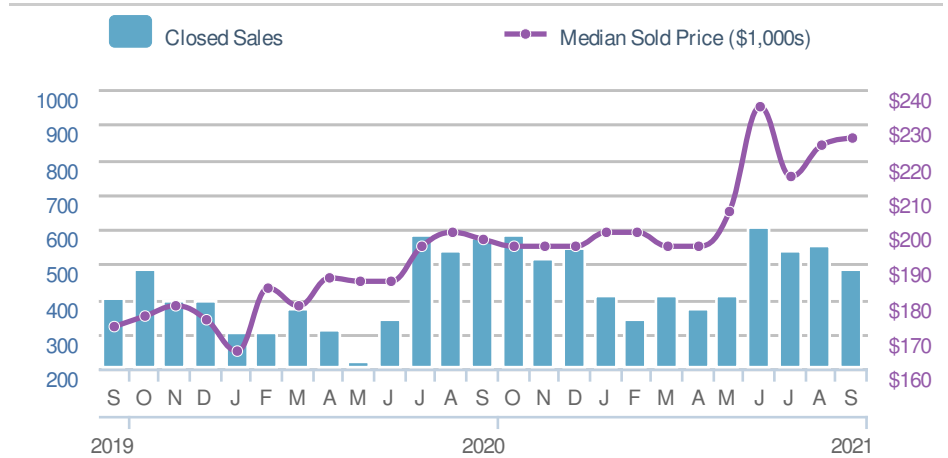
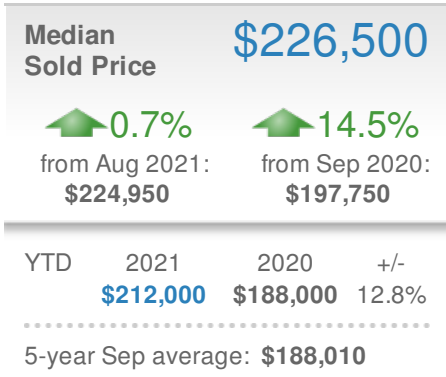
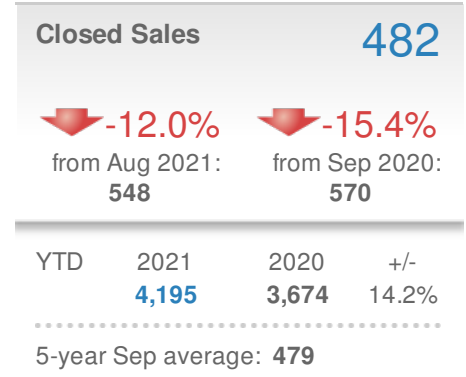
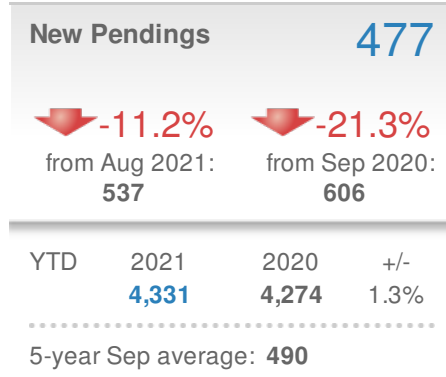
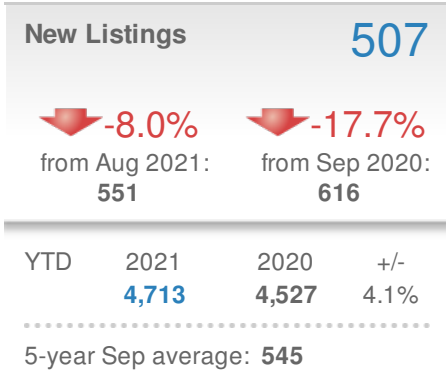
## Local Market Insight

### Berks County, PA

# September 2021

Berks County, PA

Email: info@tcsr.realtor



# September 2021

## Berks County, PA - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings** **337**

↓ -5.1% ↓ -14.5%  
 from Aug 2021: **355**      from Sep 2020: **394**

YTD	2021	2020	+/-
	<b>3,002</b>	<b>2,959</b>	1.5%

5-year Sep average: **348**

**New Pendings** **293**

↓ -16.5% ↓ -26.4%  
 from Aug 2021: **351**      from Sep 2020: **398**

YTD	2021	2020	+/-
	<b>2,749</b>	<b>2,807</b>	-2.1%

5-year Sep average: **313**

**Closed Sales** **337**

↓ -2.3% ↓ -8.7%  
 from Aug 2021: **345**      from Sep 2020: **369**

YTD	2021	2020	+/-
	<b>2,697</b>	<b>2,425</b>	11.2%

5-year Sep average: **327**

**Median Sold Price** **\$261,000**

↓ -3.3% ↑ 4.4%  
 from Aug 2021: **\$270,000**      from Sep 2020: **\$250,000**

YTD	2021	2020	+/-
	<b>\$260,100</b>	<b>\$230,400</b>	12.9%

5-year Sep average: **\$225,700**

### Summary

In Berks County, PA, the median sold price for Detached properties for September was \$261,000, representing a decrease of 3.3% compared to last month and an increase of 4.4% from Sep 2020. The average days on market for units sold in September was 16 days, 57% below the 5-year September average of 37 days. There was a 16.5% month over month decrease in new contract activity with 293 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 510; and a 10.7% increase in supply to 300 active units.

This activity resulted in a Contract Ratio of 1.70 pendings per active listing, down from 2.13 in August and a decrease from 1.95 in September 2020. The Contract Ratio is 66% higher than the 5-year September average of 1.03. 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** **300**

Aug 2021	Sep 2020
<b>271</b>	<b>361</b>

**Avg DOM** **16**

Aug 2021	Sep 2020	YTD
<b>17</b>	<b>31</b>	<b>20</b>

**Avg Sold to OLP Ratio** **100.9%**

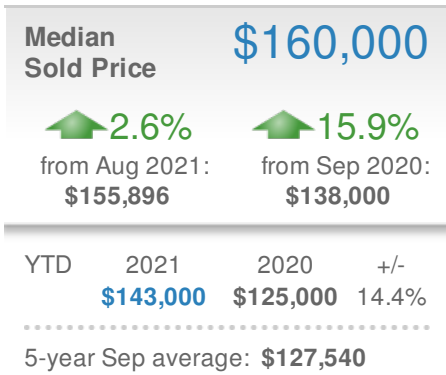
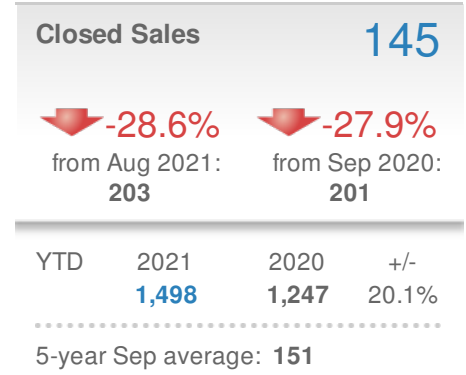
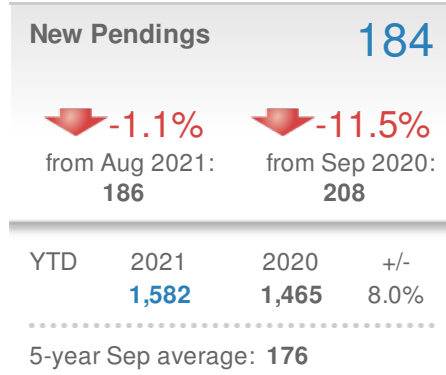
Aug 2021	Sep 2020	YTD
<b>101.3%</b>	<b>98.9%</b>	<b>101.5%</b>

# September 2021

Berks County, PA - Attached

Tri-County Suburban REALTORS

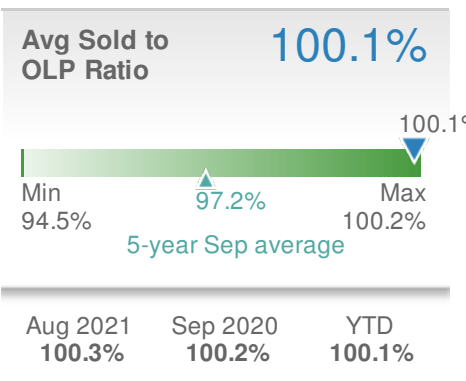
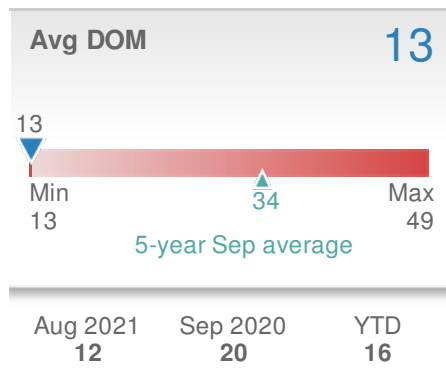
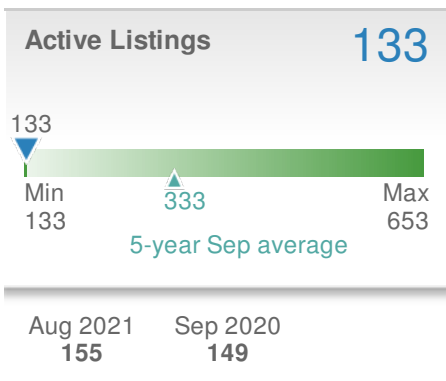
Email: info@tcsr.realtor



### Summary

In Berks County, PA, the median sold price for Attached properties for September was \$160,000, representing an increase of 2.6% compared to last month and an increase of 15.9% from Sep 2020. The average days on market for units sold in September was 13 days, 62% below the 5-year September average of 34 days. There was a 1.1% month over month decrease in new contract activity with 184 New Pendings; an 8.1% MoM increase in All Pendings (new contracts + contracts carried over from August) to 279; and a 14.2% decrease in supply to 133 active units.

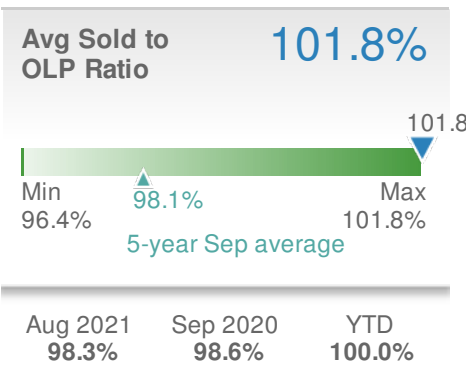
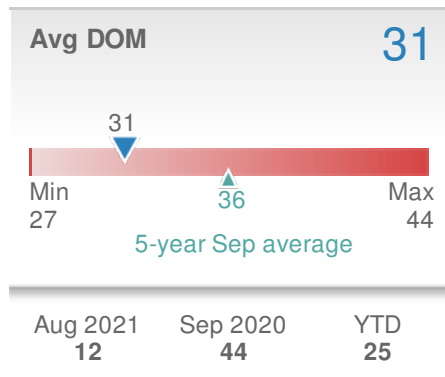
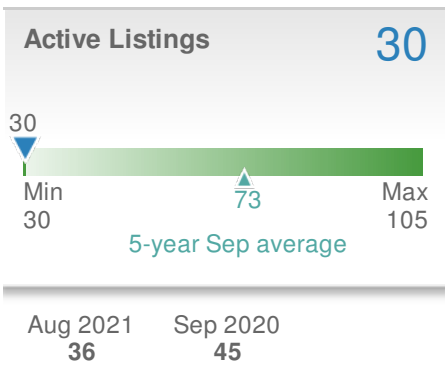
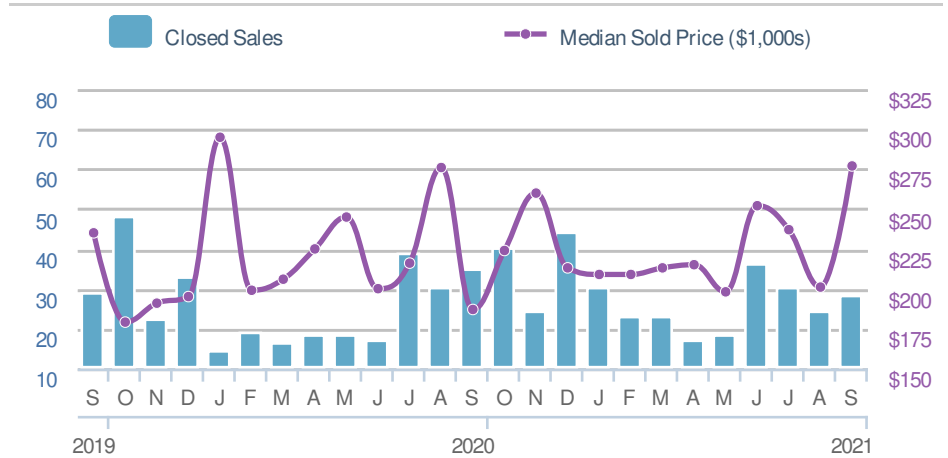
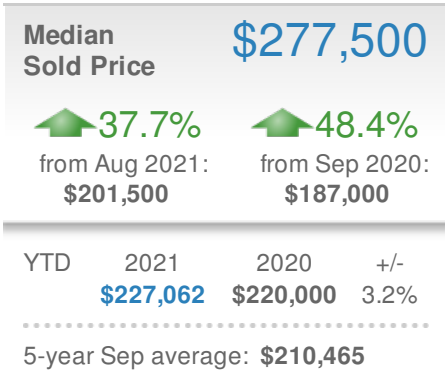
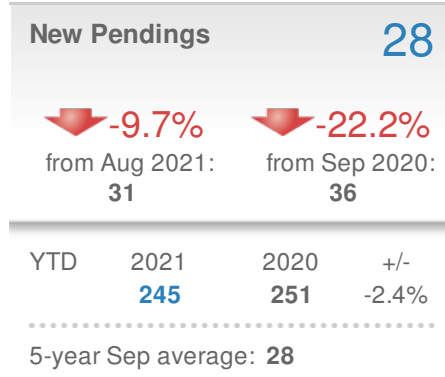
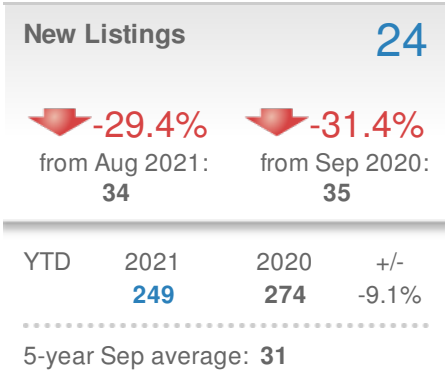
This activity resulted in a Contract Ratio of 2.10 pendings per active listing, up from 1.66 in August and a decrease from 2.38 in September 2020. The Contract Ratio is 73% higher than the 5-year September average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# September 2021

## Boyertown Area (Berks, PA)

Email: info@tcsr.realtor

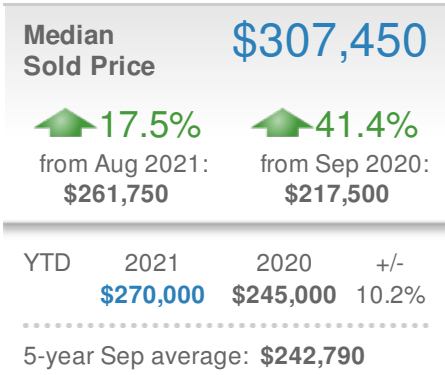
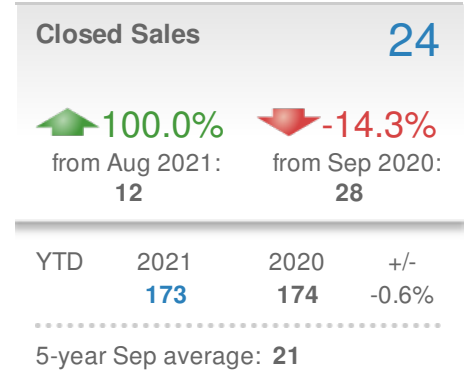
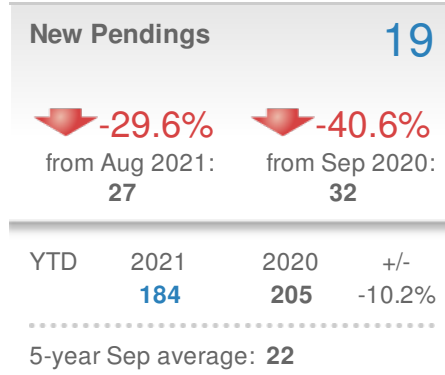


## September 2021

### Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS

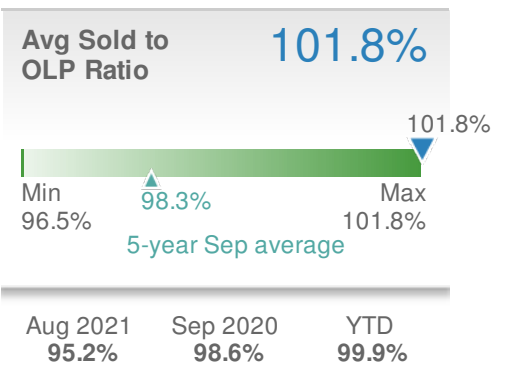
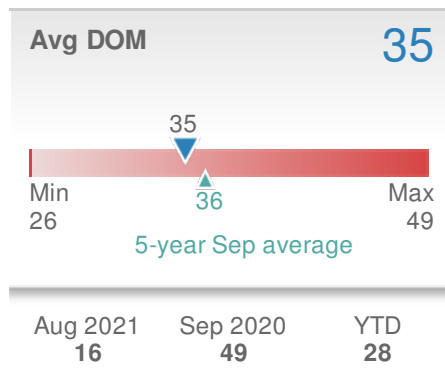
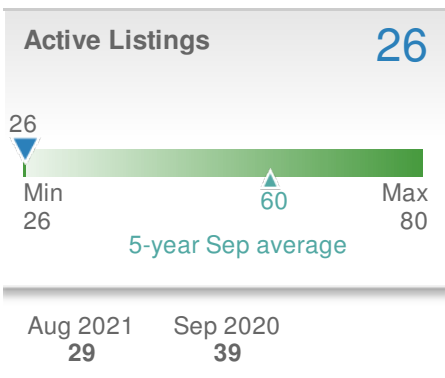
Email: info@tcsr.realtor



### Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for September was \$307,450, representing an increase of 17.5% compared to last month and an increase of 41.4% from Sep 2020. The average days on market for units sold in September was 35 days, 4% below the 5-year September average of 36 days. There was a 29.6% month over month decrease in new contract activity with 19 New Pendings; a 20.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 38; and a 10.3% decrease in supply to 26 active units.

This activity resulted in a Contract Ratio of 1.46 pendencies per active listing, down from 1.66 in August and an increase from 1.36 in September 2020. The Contract Ratio is 84% higher than the 5-year September average of 0.79. 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.

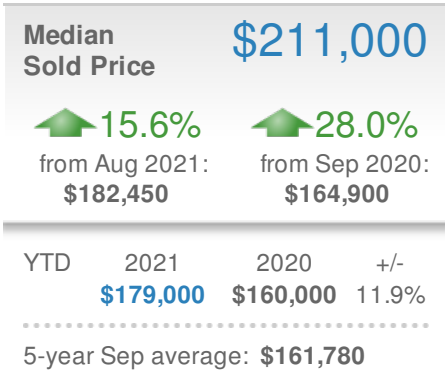
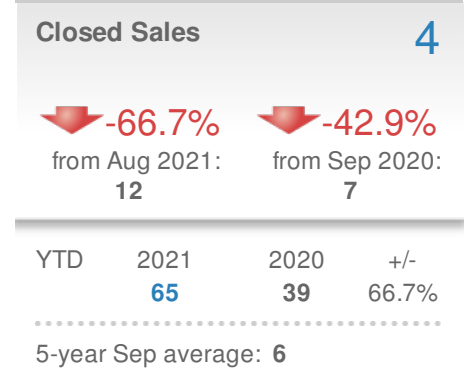
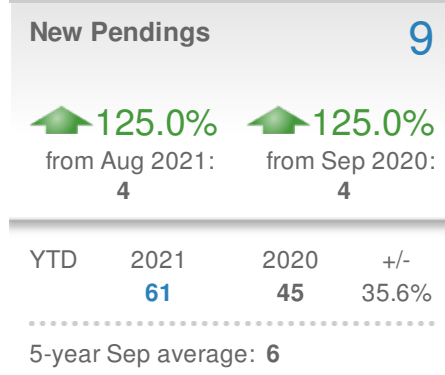
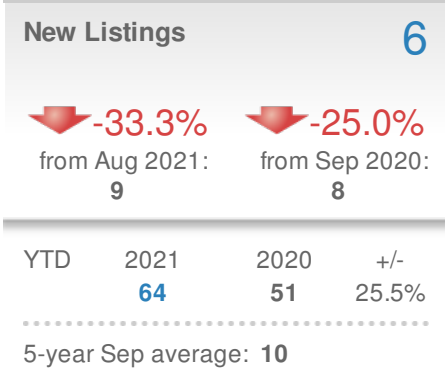


# September 2021

## Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS

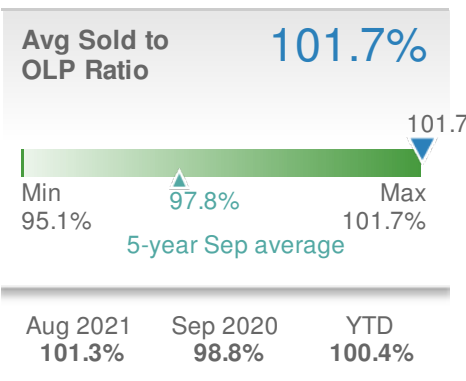
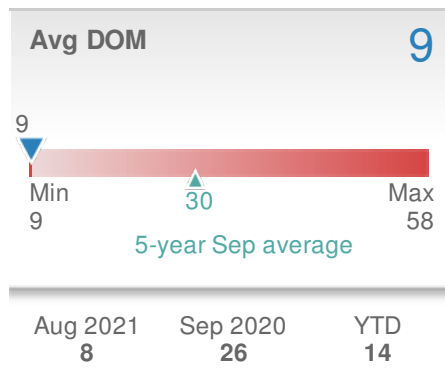
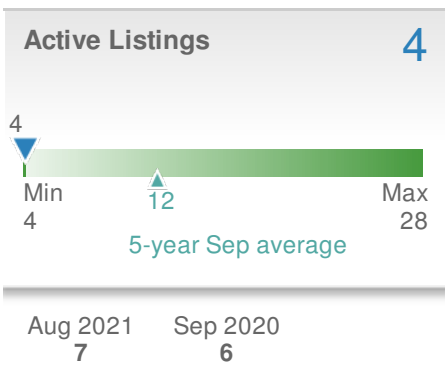
Email: info@tcsr.realtor



### Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for September was \$211,000, representing an increase of 15.6% compared to last month and an increase of 28% from Sep 2020. The average days on market for units sold in September was 9 days, 70% below the 5-year September average of 30 days. There was a 125% month over month increase in new contract activity with 9 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from August) to 10; and a 42.9% decrease in supply to 4 active units.

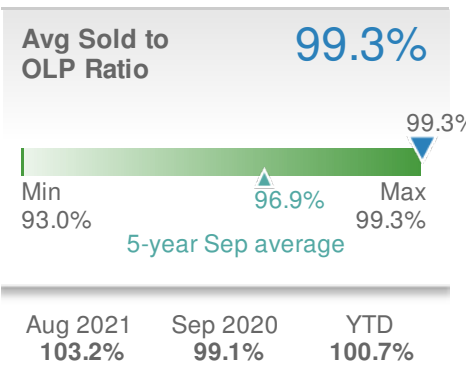
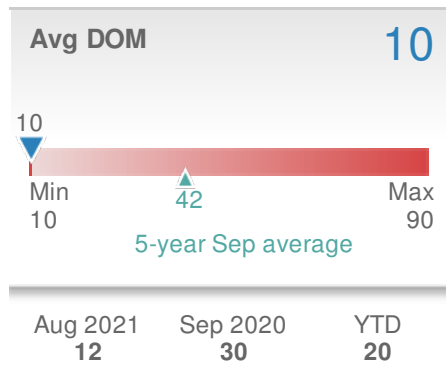
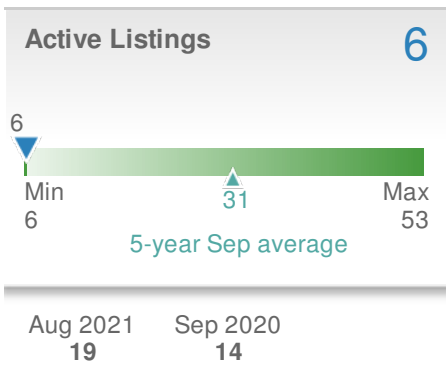
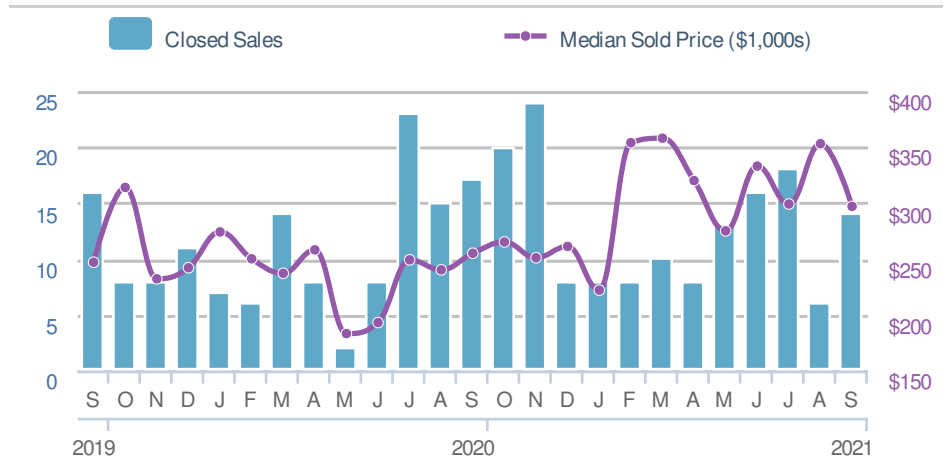
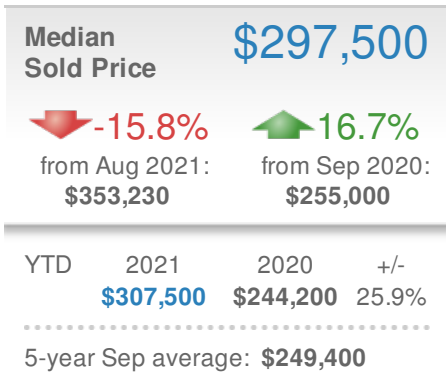
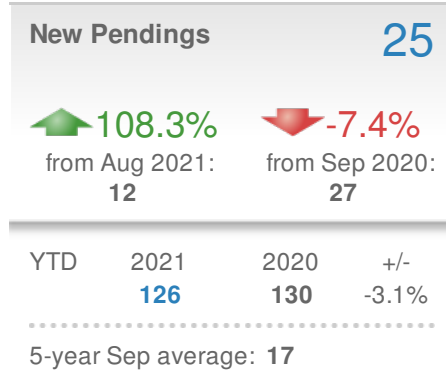
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 0.71 in August and an increase from 1.50 in September 2020. The Contract Ratio is 123% higher than the 5-year September average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# September 2021

Twin Valley (Berks, PA)

Email: info@tcsr.realtor



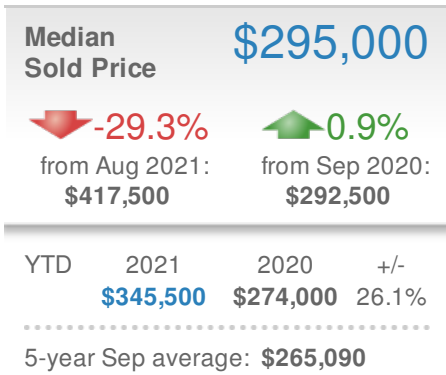
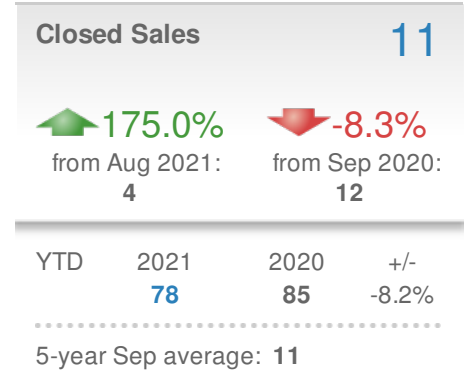
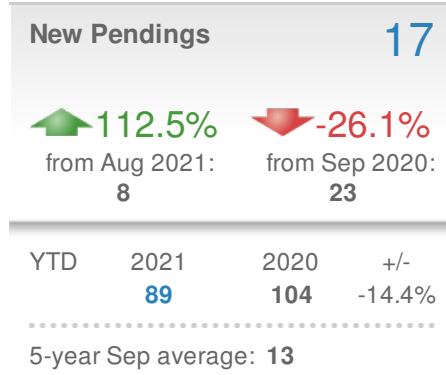
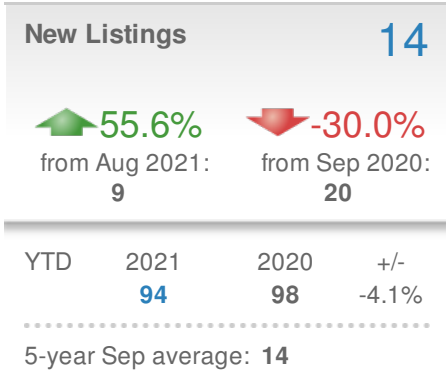


# September 2021

## Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS

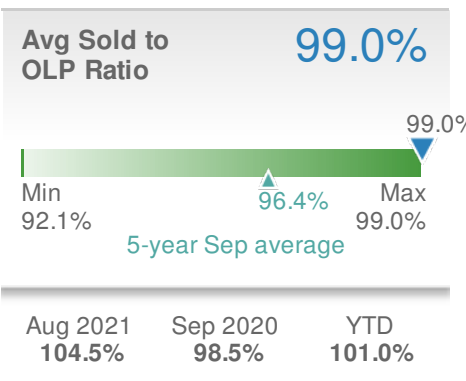
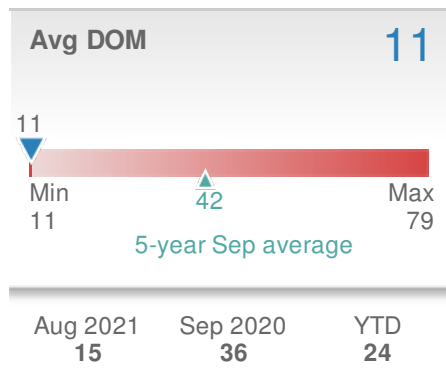
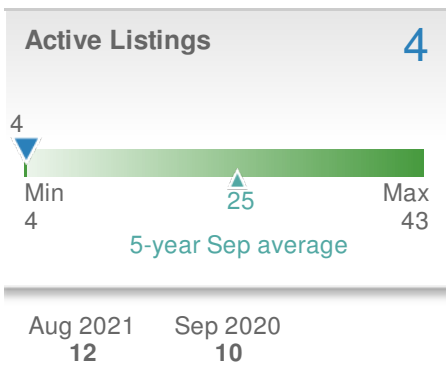
Email: info@tcsr.realtor



### Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for September was \$295,000, representing a decrease of 29.3% compared to last month and an increase of 0.9% from Sep 2020. The average days on market for units sold in September was 11 days, 74% below the 5-year September average of 42 days. There was a 112.5% month over month increase in new contract activity with 17 New Pendings; a 27.8% MoM increase in All Pendings (new contracts + contracts carried over from August) to 23; and a 66.7% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 5.75 pendings per active listing, up from 1.50 in August and an increase from 2.80 in September 2020. The Contract Ratio is 194% higher than the 5-year September average of 1.96. 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.

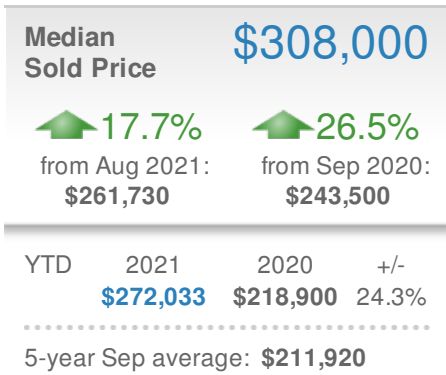
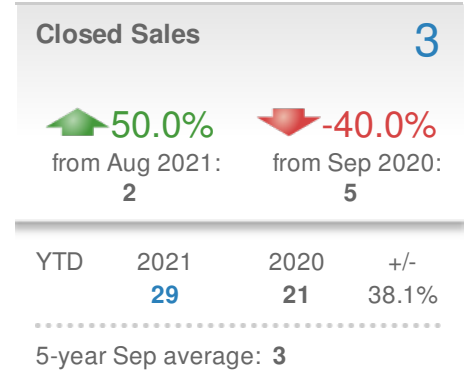
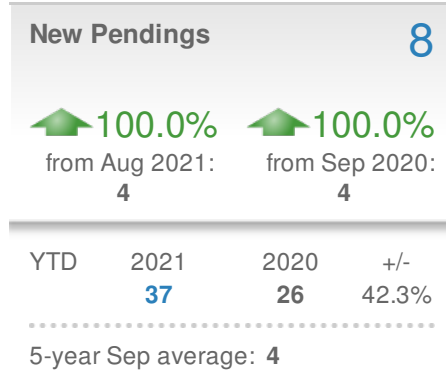
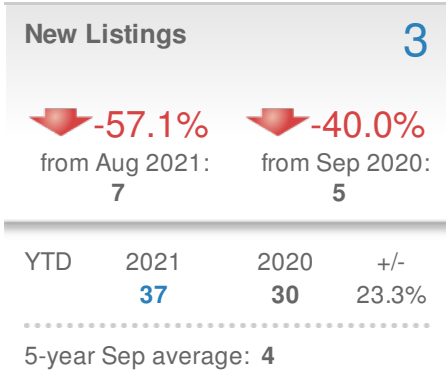


## September 2021

### Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

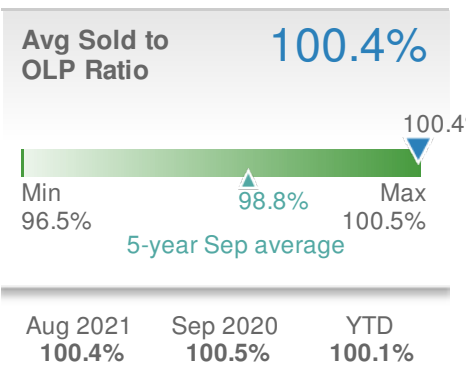
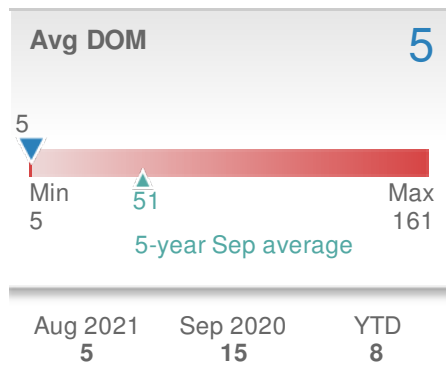
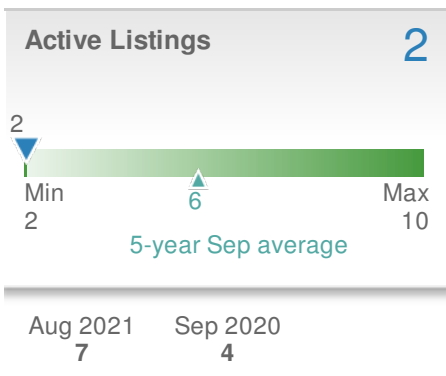
Email: info@tcsr.realtor



### Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for September was \$308,000, representing an increase of 17.7% compared to last month and an increase of 26.5% from Sep 2020. The average days on market for units sold in September was 5 days, 90% below the 5-year September average of 51 days. There was a 100% month over month increase in new contract activity with 8 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from August) to 10; and a 71.4% decrease in supply to 2 active units.

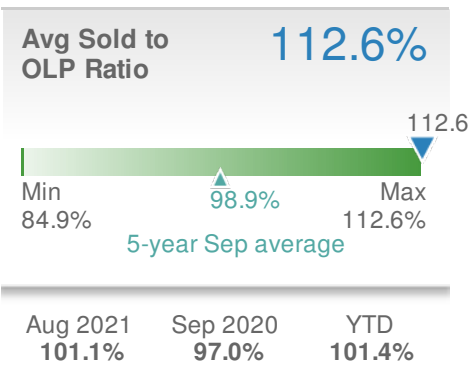
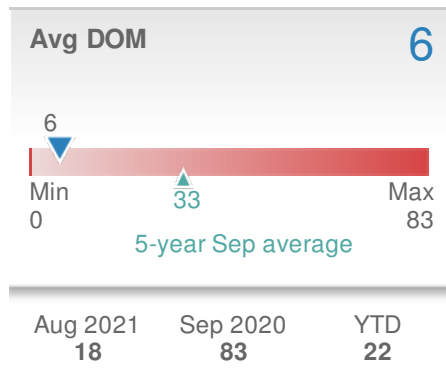
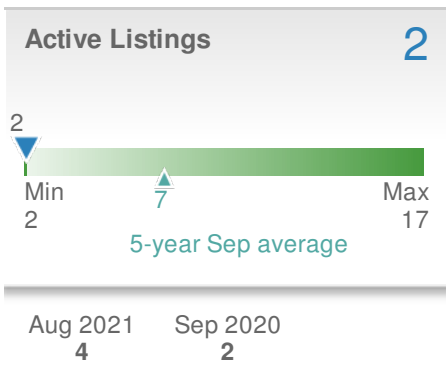
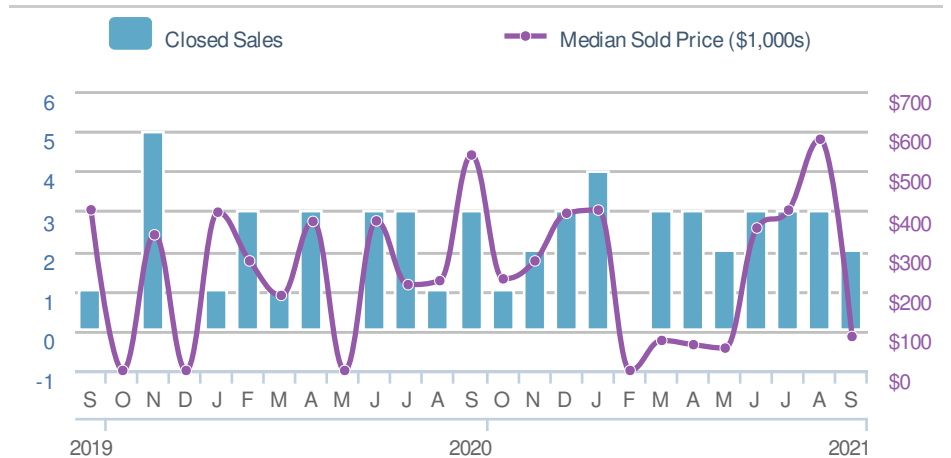
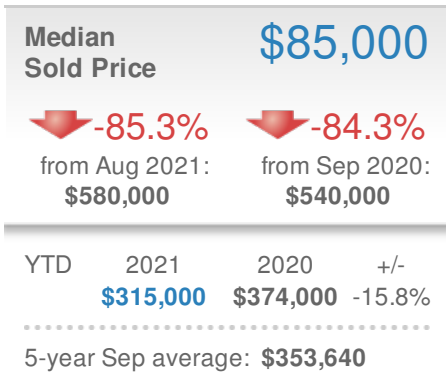
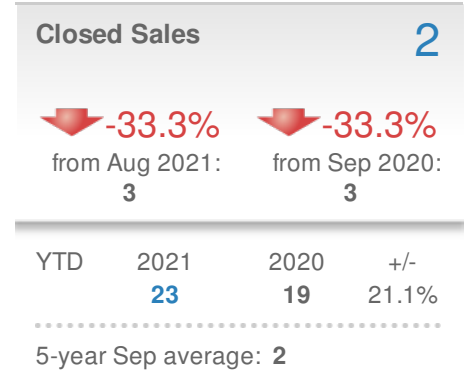
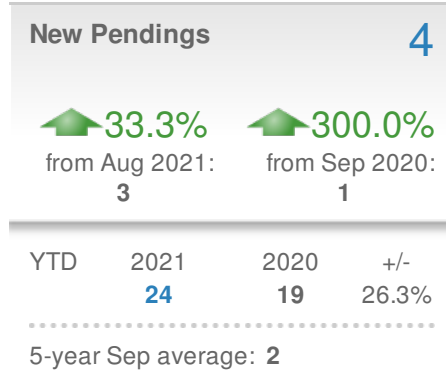
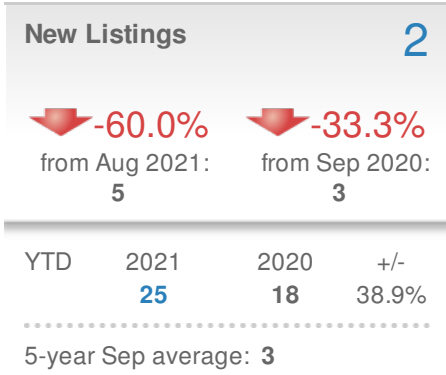
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 0.71 in August and an increase from 1.75 in September 2020. The Contract Ratio is 200% higher than the 5-year September average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# September 2021

## Upper Perkiomen (Berks, PA)

Email: info@tcsr.realtor

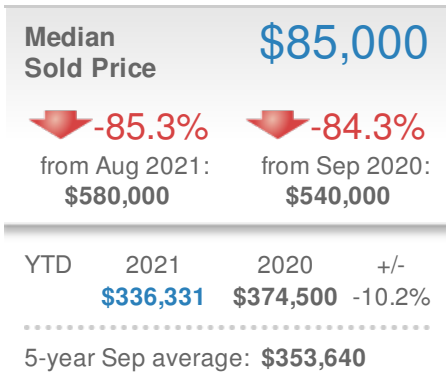
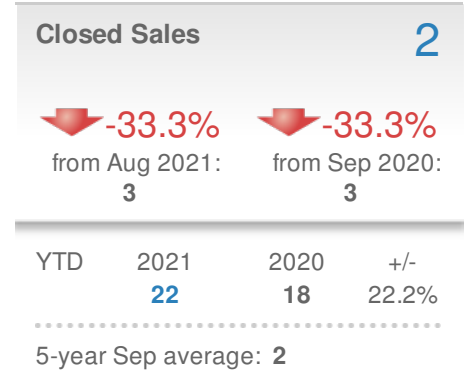
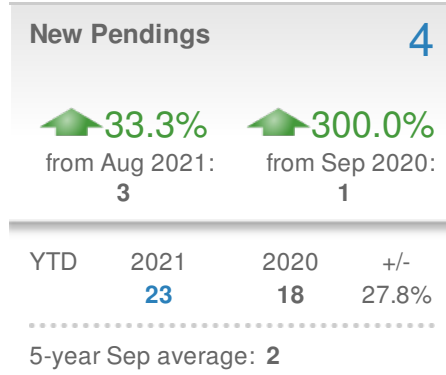
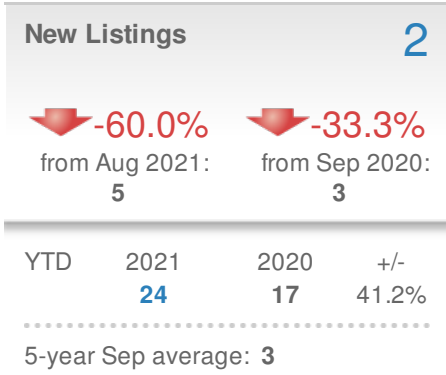


## September 2021

### Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS

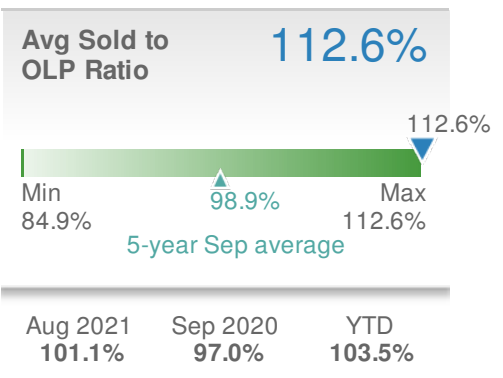
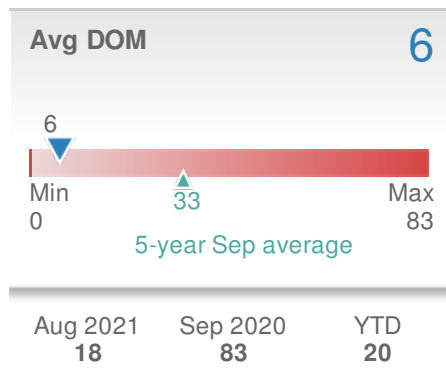
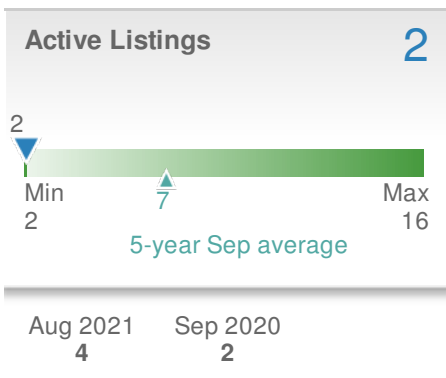
Email: info@tcsr.realtor



### Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for September was \$85,000, representing a decrease of 85.3% compared to last month and a decrease of 84.3% from Sep 2020. The average days on market for units sold in September was 6 days, 82% below the 5-year September average of 33 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from August) to 7; and a 50% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 3.50 pendings per active listing, up from 1.25 in August and an increase from 1.50 in September 2020. The Contract Ratio is 201% higher than the 5-year September average of 1.16. 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.

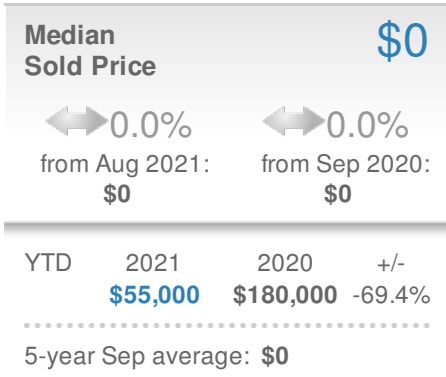
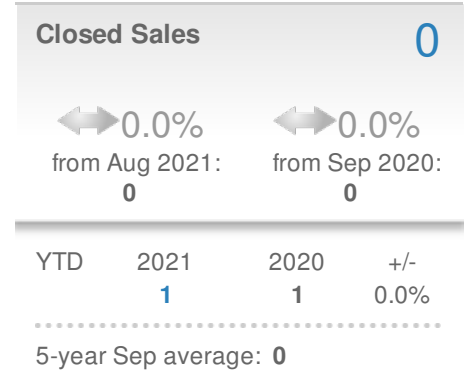
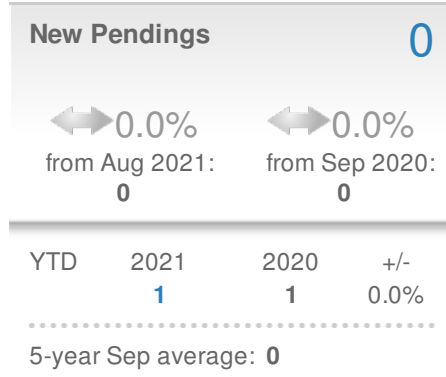
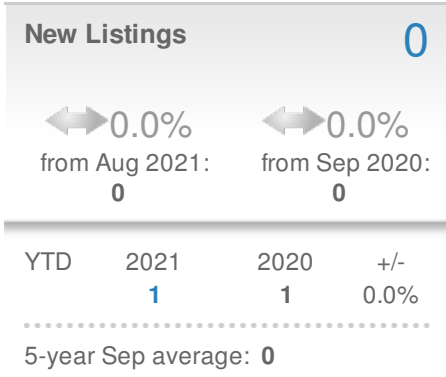


## September 2021

### Upper Perkiomen (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor



### Summary

In Upper Perkiomen (Berks, PA), the median sold price for Attached properties for September was \$0, representing no change compared to last month and no change from Sep 2020. The average days on market for units sold in September was 0 days, the same as the 5-year September average of 0 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from August and no change from September 2020. The Contract Ratio is the same as the 5-year September average of 0.00. 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.

