

October 2021

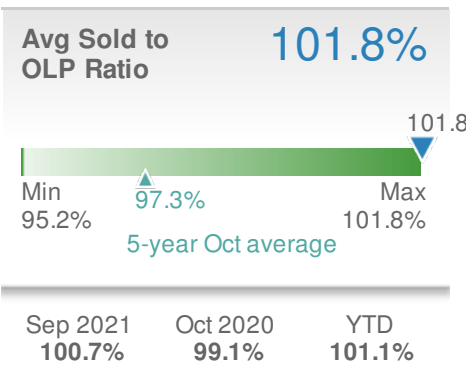
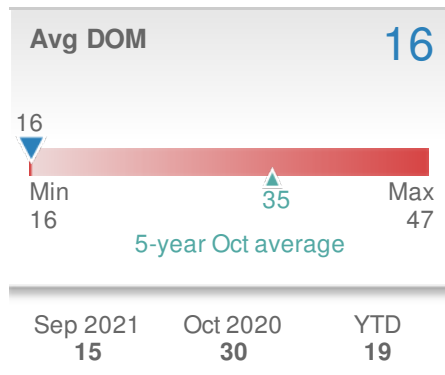
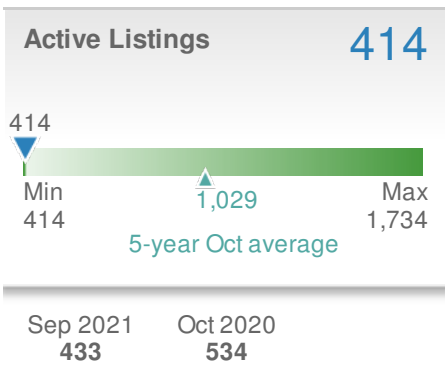
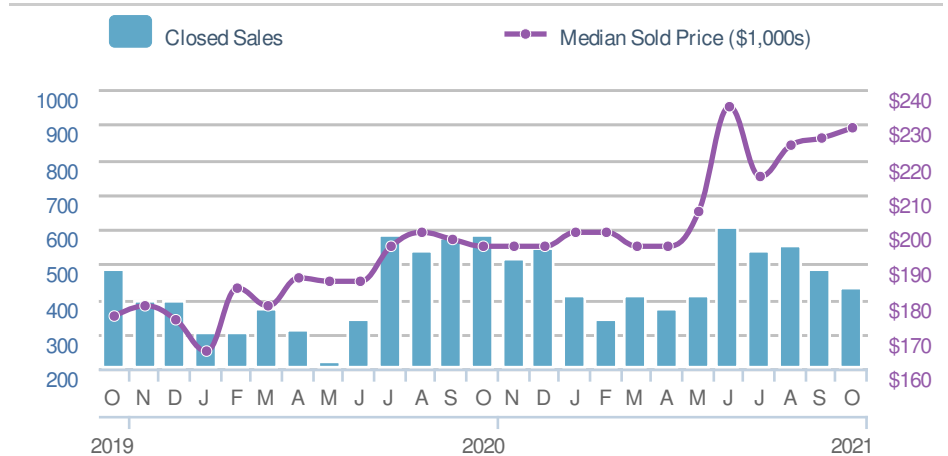
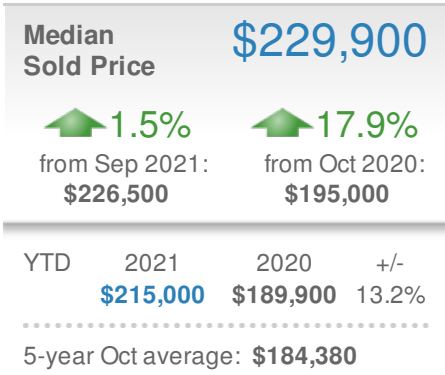
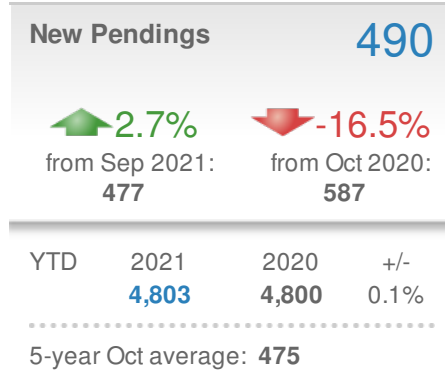
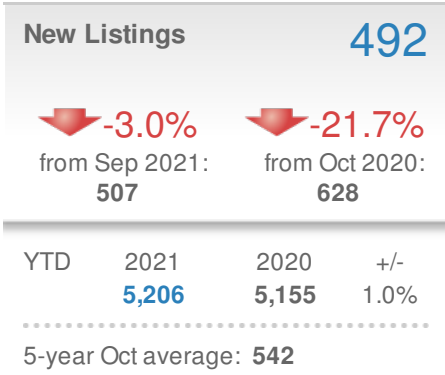
All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

October 2021 Berks County, PA

Email: info@tcsr.realtor

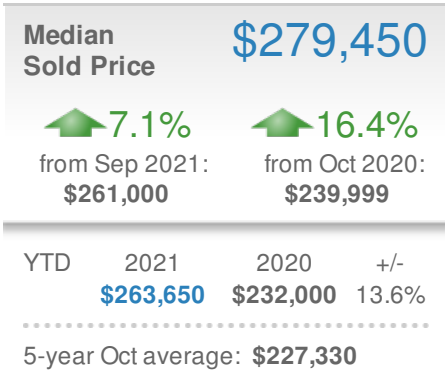
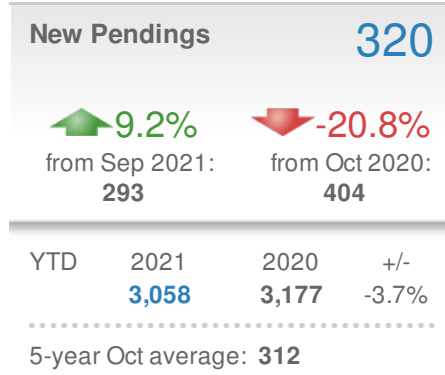
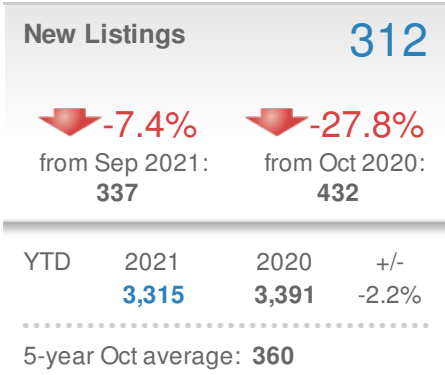


October 2021

Berks County, PA - Detached

Tri-County Suburban REALTORS

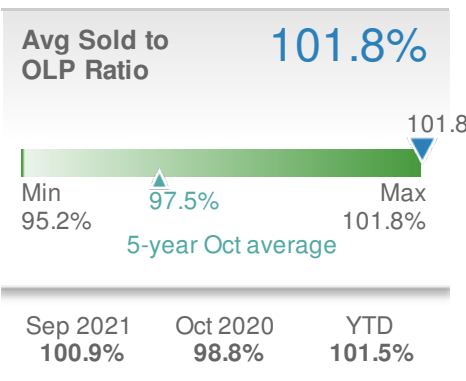
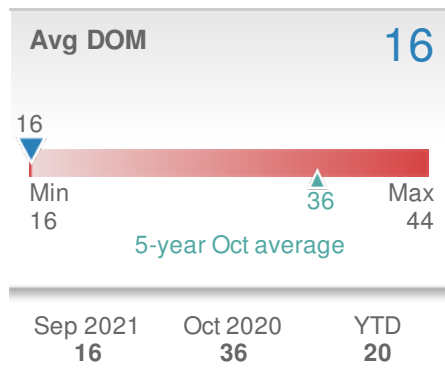
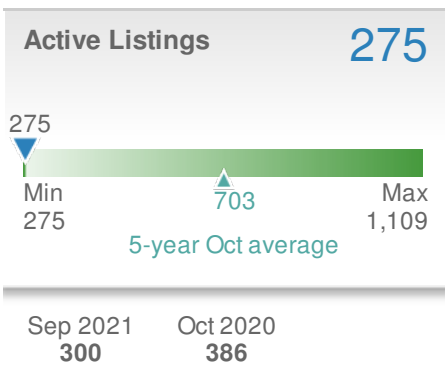
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Summary

In Berks County, PA, the median sold price for Detached properties for October was \$279,450, representing an increase of 7.1% compared to last month and an increase of 16.4% from Oct 2020. The average days on market for units sold in October was 16 days, 56% below the 5-year October average of 36 days. There was a 9.2% month over month increase in new contract activity with 320 New Pendings; a 0.4% MoM increase in All Pendings (new contracts + contracts carried over from September) to 512; and an 8.3% decrease in supply to 275 active units.

This activity resulted in a Contract Ratio of 1.86 pendings per active listing, up from 1.70 in September and an increase from 1.74 in October 2020. The Contract Ratio is 86% higher than the 5-year October average of 1.00. 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.



October 2021

Berks County, PA - Attached

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New Listings **180**

▲ **5.9%** ▼ **-8.2%**
 from Sep 2021: **170** from Oct 2020: **196**

YTD	2021	2020	+/-
	1,891	1,762	7.3%

5-year Oct average: **181**

New Pendings **170**

▼ **-7.6%** ▼ **-7.1%**
 from Sep 2021: **184** from Oct 2020: **183**

YTD	2021	2020	+/-
	1,745	1,621	7.6%

5-year Oct average: **162**

Closed Sales **135**

▼ **-6.9%** ▼ **-27.0%**
 from Sep 2021: **145** from Oct 2020: **185**

YTD	2021	2020	+/-
	1,640	1,444	13.6%

5-year Oct average: **156**

Median Sold Price **\$160,900**

▲ **0.6%** ▲ **19.2%**
 from Sep 2021: **\$160,000** from Oct 2020: **\$135,000**

YTD	2021	2020	+/-
	\$145,000	\$127,250	13.9%

5-year Oct average: **\$124,400**

Summary

In Berks County, PA, the median sold price for Attached properties for October was \$160,900, representing an increase of 0.6% compared to last month and an increase of 19.2% from Oct 2020. The average days on market for units sold in October was 17 days, 47% below the 5-year October average of 32 days. There was a 7.6% month over month decrease in new contract activity with 170 New Pendings; a 7.5% MoM increase in All Pendings (new contracts + contracts carried over from September) to 300; and a 4.5% increase in supply to 139 active units.

This activity resulted in a Contract Ratio of 2.16 pendings per active listing, up from 2.10 in September and an increase from 2.11 in October 2020. The Contract Ratio is 85% higher than the 5-year October average of 1.17. 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 **139**

Sep 2021	Oct 2020
133	148

Avg DOM **17**

Sep 2021	Oct 2020	YTD
13	18	16

Avg Sold to OLP Ratio **101.7%**

Sep 2021	Oct 2020	YTD
100.1%	99.8%	100.2%

October 2021

All Home Types
Detached
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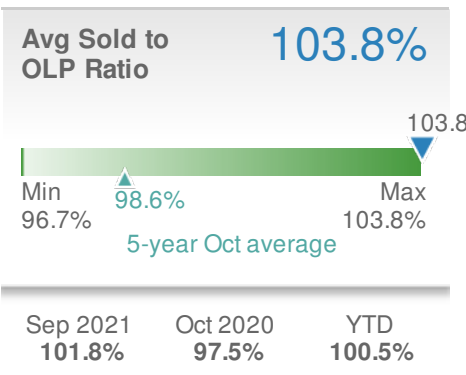
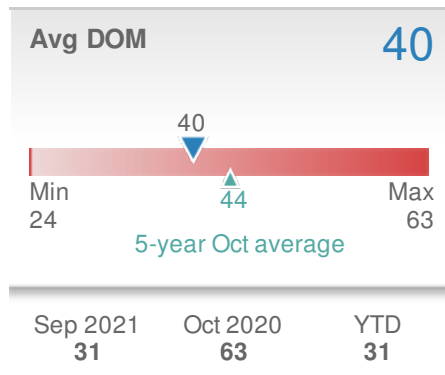
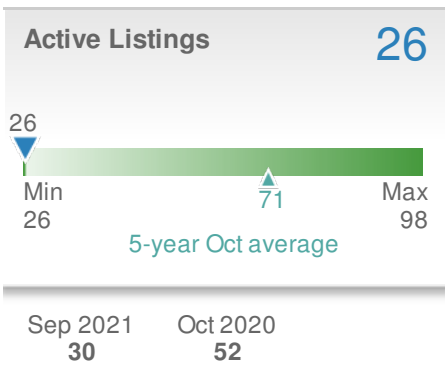
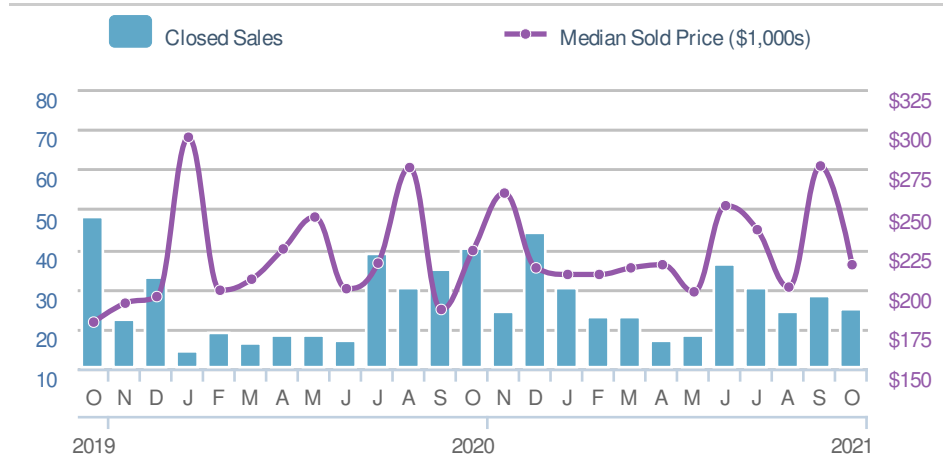
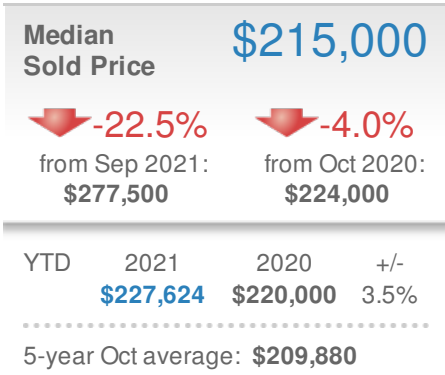
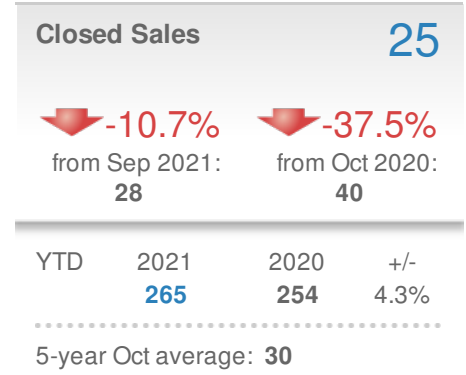
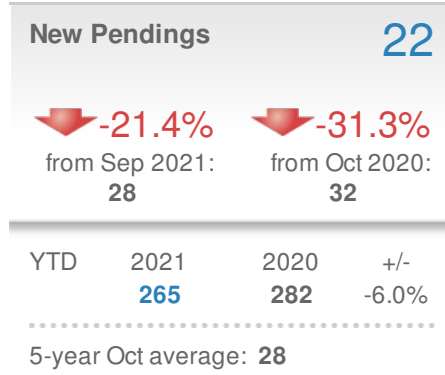
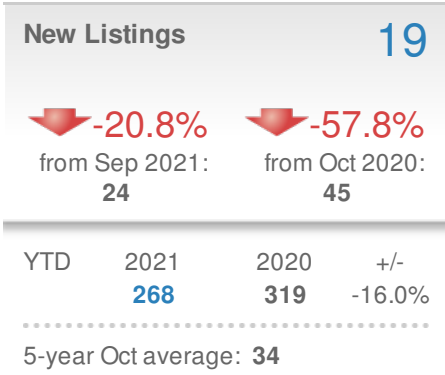
Local Market Insight

Boyertown Area (Berks, PA)

October 2021

Boyertown Area (Berks, PA)

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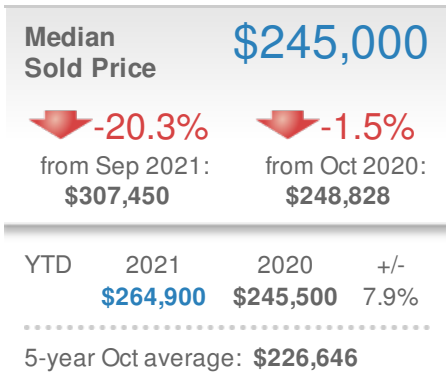
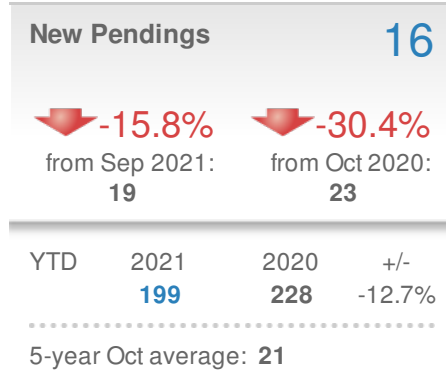
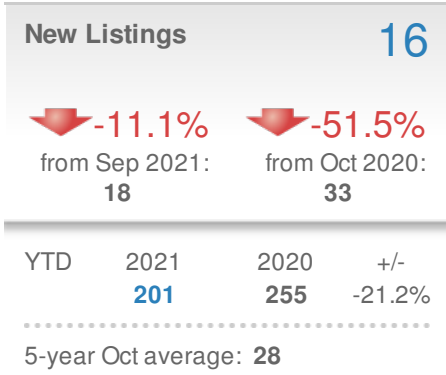


October 2021

Boyertown Area (Berks, PA) - Detached

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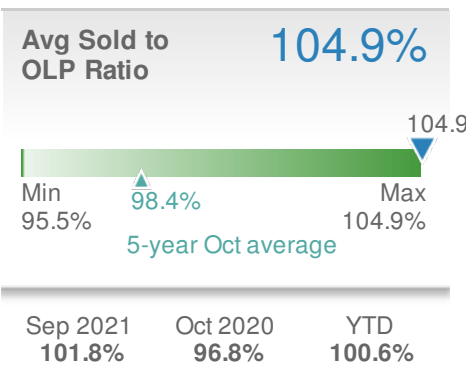
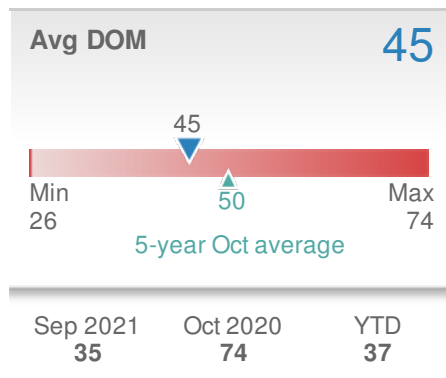
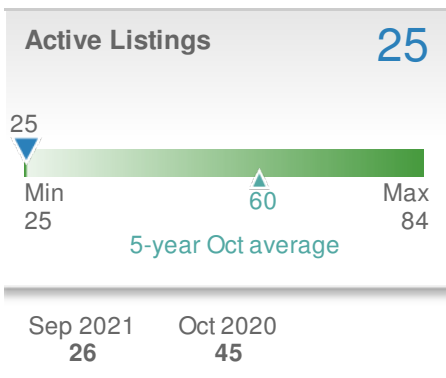
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Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for October was \$245,000, representing a decrease of 20.3% compared to last month and a decrease of 1.5% from Oct 2020. The average days on market for units sold in October was 45 days, 11% below the 5-year October average of 50 days. There was a 15.8% month over month decrease in new contract activity with 16 New Pendings; a 15.8% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 32; and a 3.8% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 1.28 pendings per active listing, down from 1.46 in September and an increase from 0.93 in October 2020. The Contract Ratio is 91% higher than the 5-year October average of 0.67. 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.

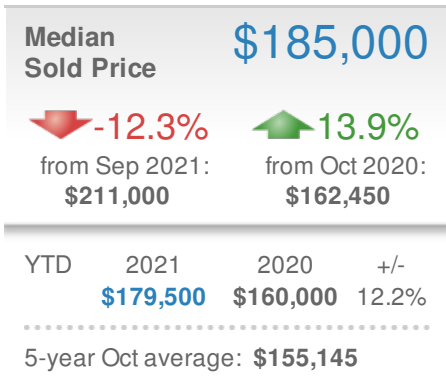
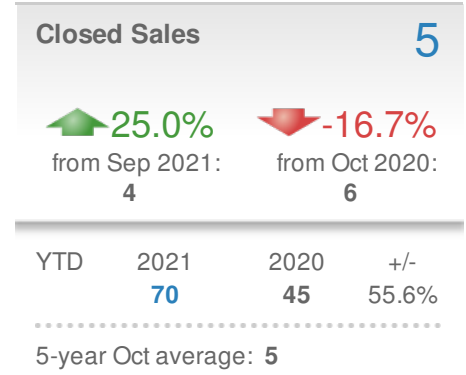
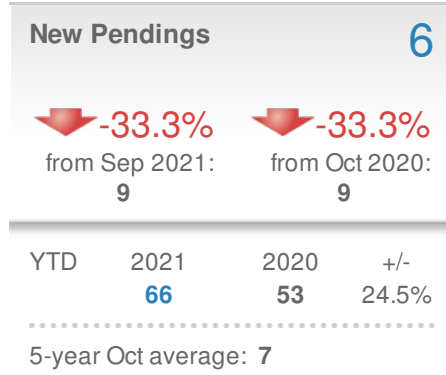
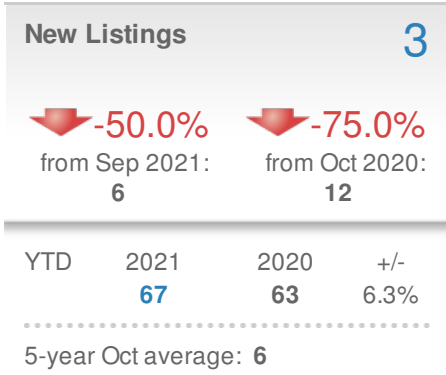


October 2021

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS

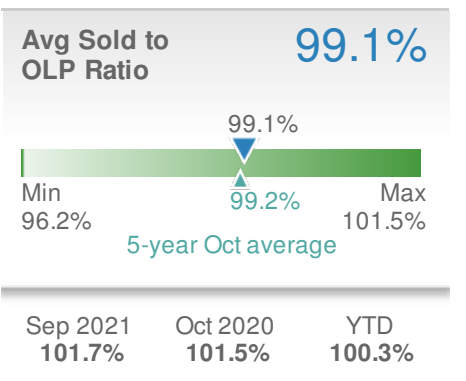
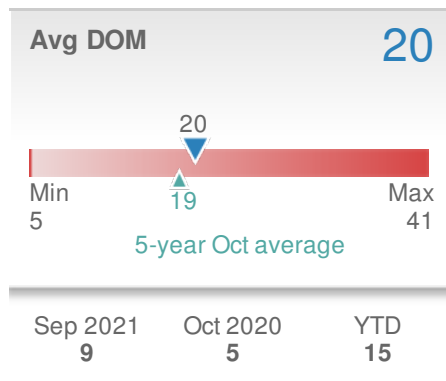
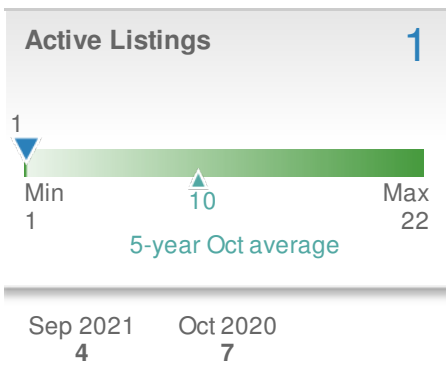
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for October was \$185,000, representing a decrease of 12.3% compared to last month and an increase of 13.9% from Oct 2020. The average days on market for units sold in October was 20 days, 5% above the 5-year October average of 19 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 10; and a 75% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 10.00 pendings per active listing, up from 2.50 in September and an increase from 1.57 in October 2020. The Contract Ratio is 274% higher than the 5-year October average of 2.67. 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.



October 2021

All Home Types
Detached
Attached

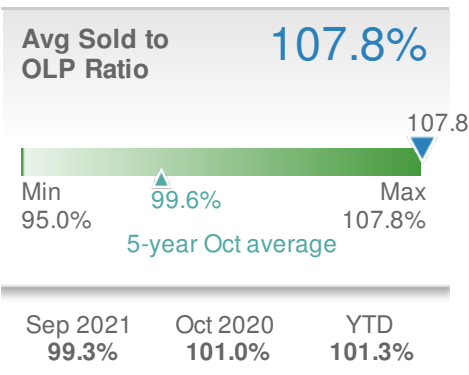
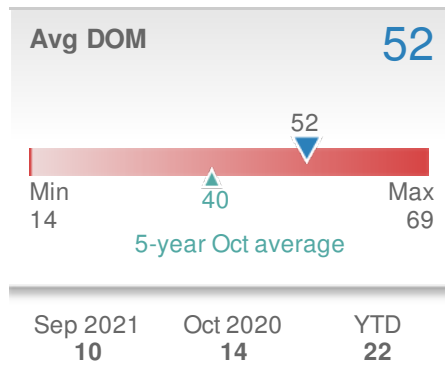
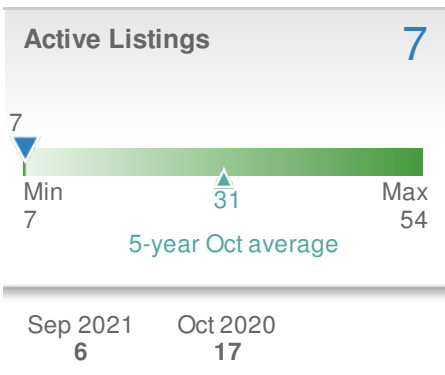
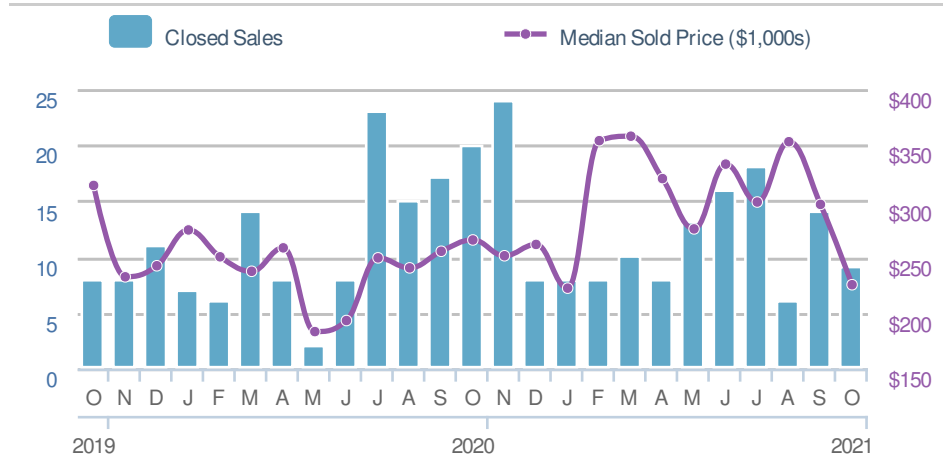
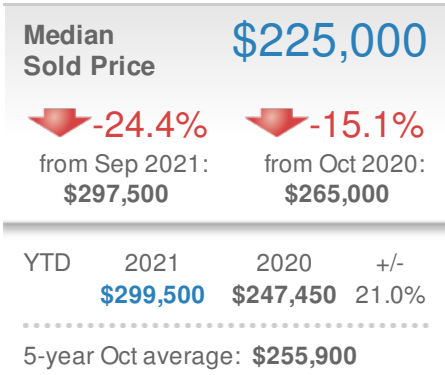
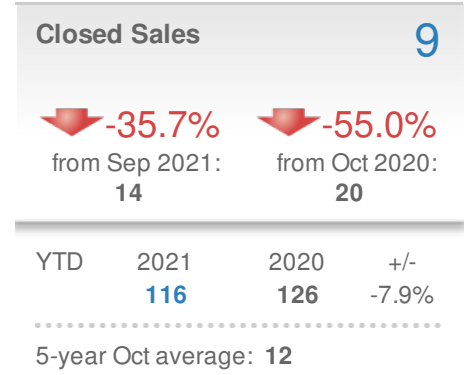
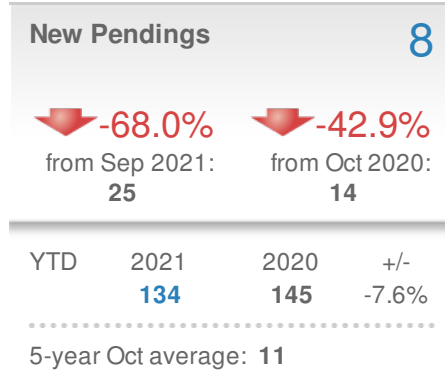
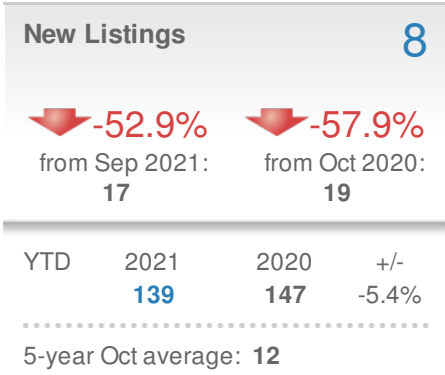
Local Market Insight

Twin Valley (Berks, PA)

October 2021

Twin Valley (Berks, PA)

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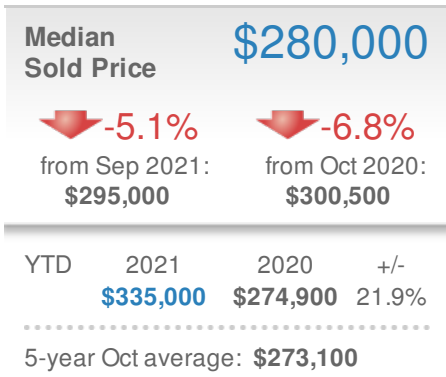
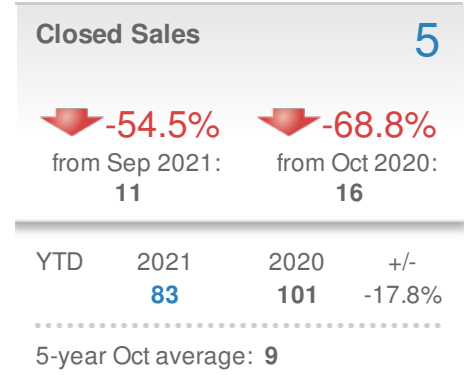
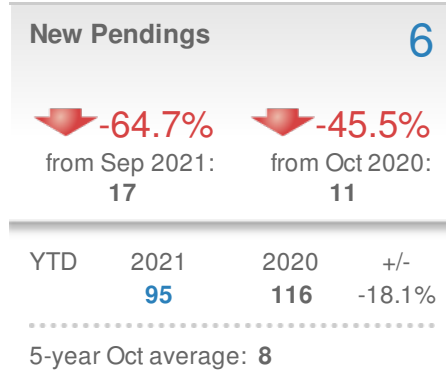
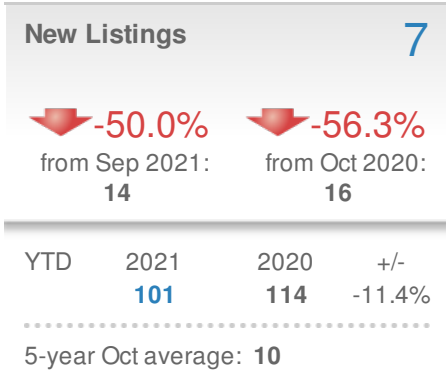


October 2021

Twin Valley (Berks, PA) - Detached

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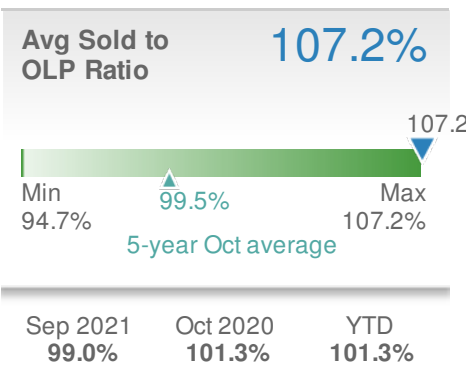
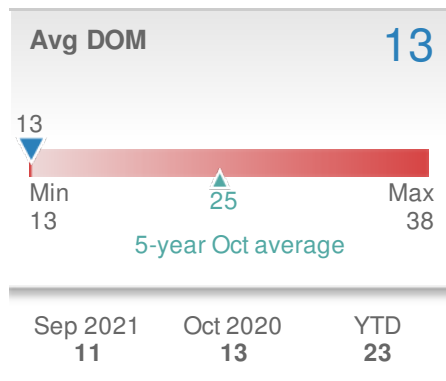
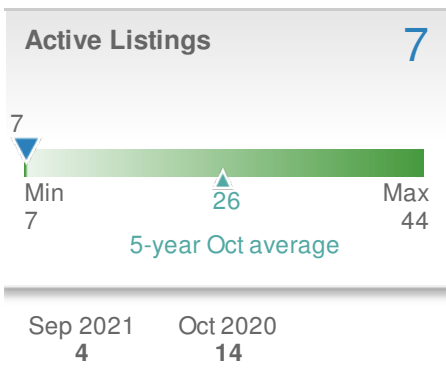
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Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for October was \$280,000, representing a decrease of 5.1% compared to last month and a decrease of 6.8% from Oct 2020. The average days on market for units sold in October was 13 days, 48% below the 5-year October average of 25 days. There was a 64.7% month over month decrease in new contract activity with 6 New Pendings; a 4.3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 24; and a 75% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 3.43 pendencies per active listing, down from 5.75 in September and an increase from 1.71 in October 2020. The Contract Ratio is 162% higher than the 5-year October average of 1.31. 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.

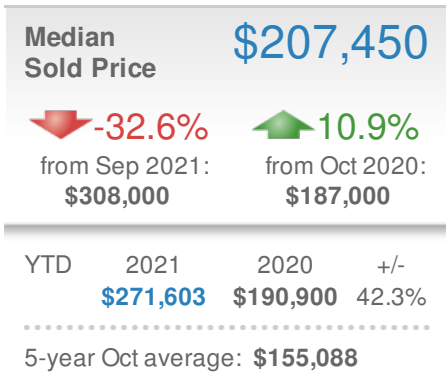
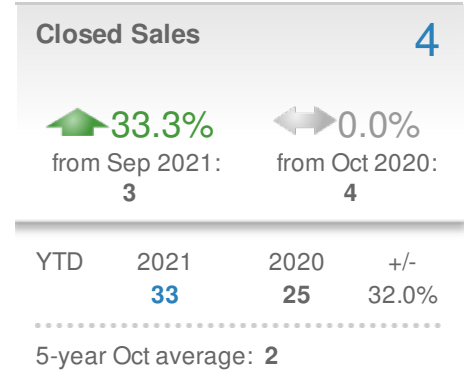
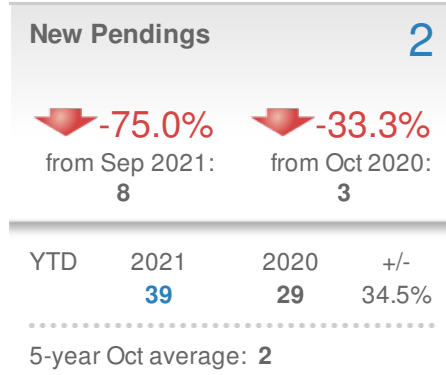
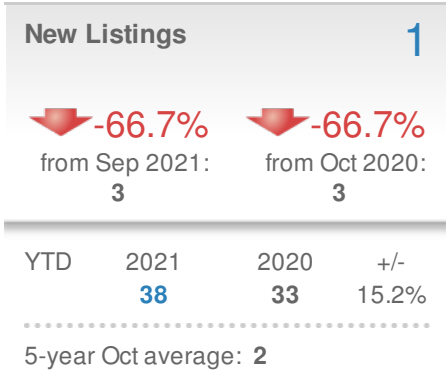


October 2021

Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

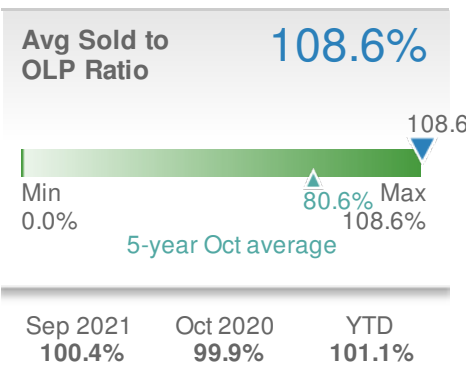
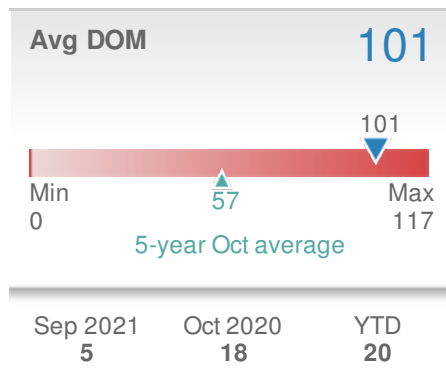
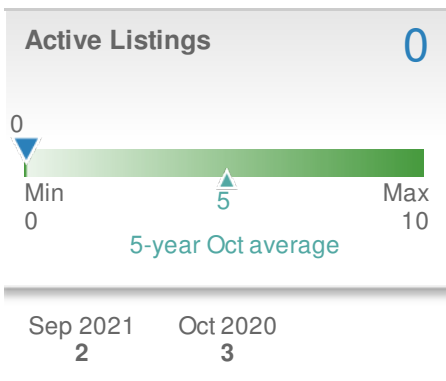
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Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for October was \$207,450, representing a decrease of 32.6% compared to last month and an increase of 10.9% from Oct 2020. The average days on market for units sold in October was 101 days, 76% above the 5-year October average of 57 days. There was a 75% month over month decrease in new contract activity with 2 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 8; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 5.00 in September and a decrease from 2.00 in October 2020. The Contract Ratio is 100% lower than the 5-year October average of 0.68. 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.



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All Home Types
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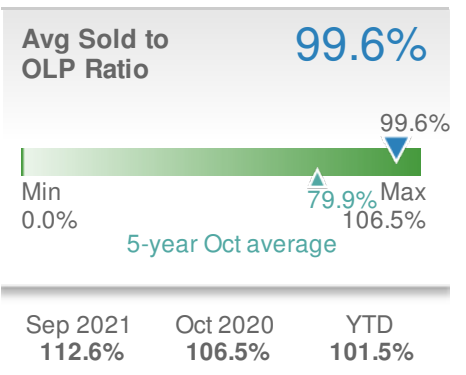
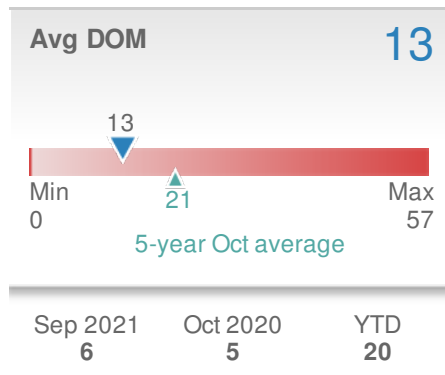
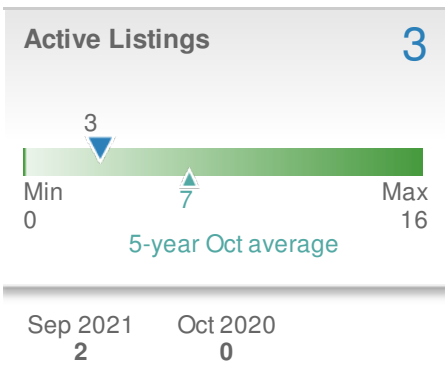
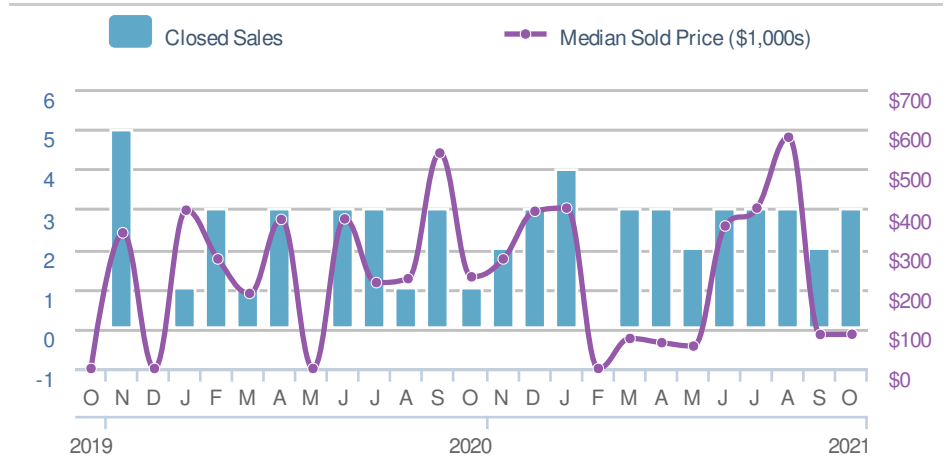
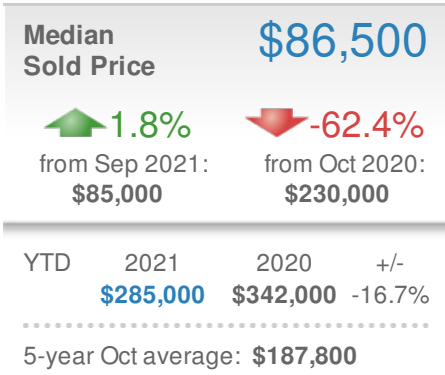
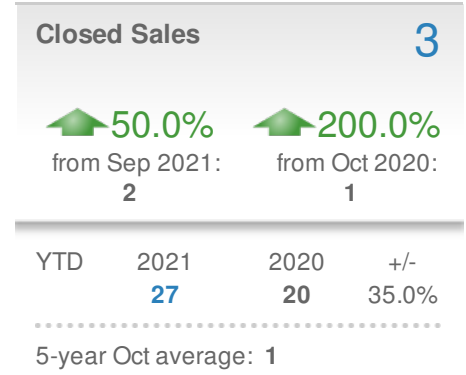
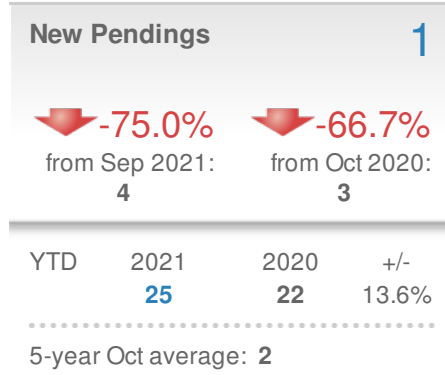
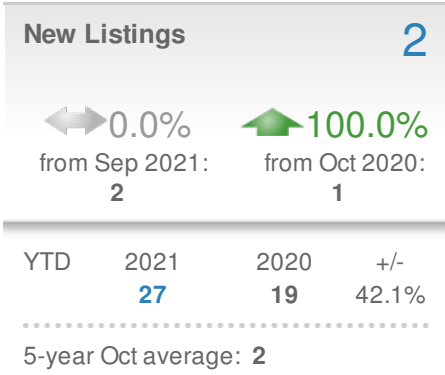
Local Market Insight

Upper Perkiomen (Berks, PA)

October 2021

Upper Perkiomen (Berks, PA)

Email: info@tcsr.realtor

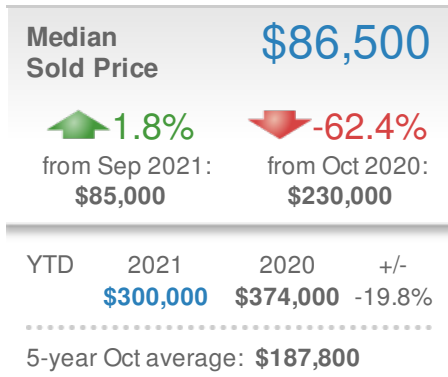
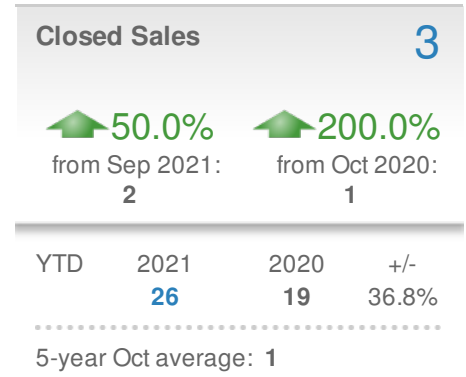
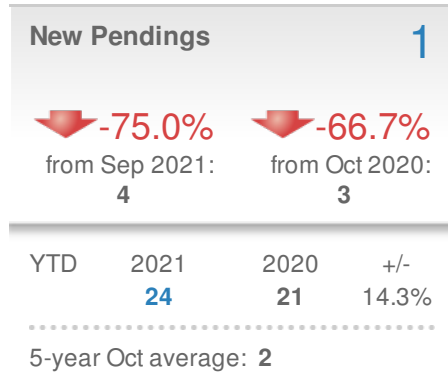
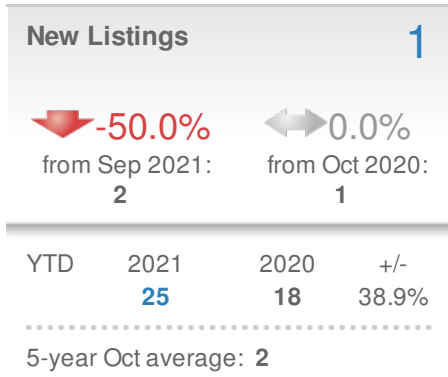


October 2021

Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS

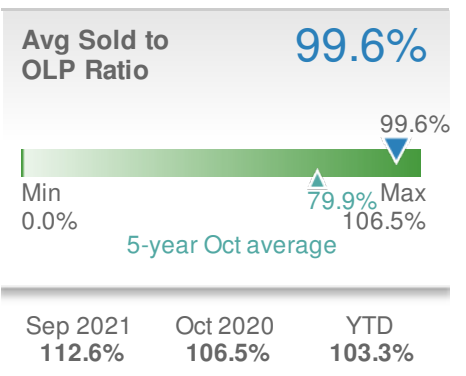
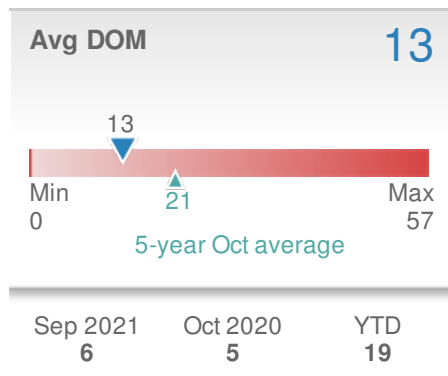
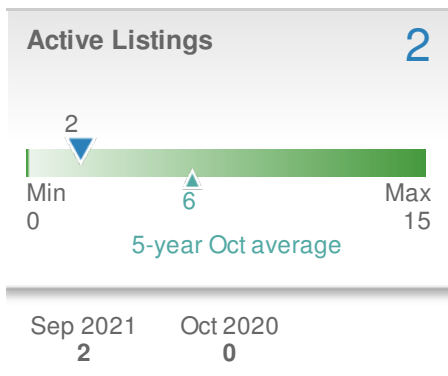
Email: info@tcsr.realtor



Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for October was \$86,500, representing an increase of 1.8% compared to last month and a decrease of 62.4% from Oct 2020. The average days on market for units sold in October was 13 days, 39% below the 5-year October average of 21 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 4; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 3.50 in September and an increase from 0.00 in October 2020. The Contract Ratio is 204% higher than the 5-year October average of 0.66. 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.

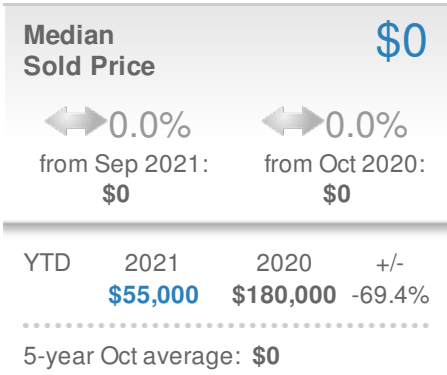
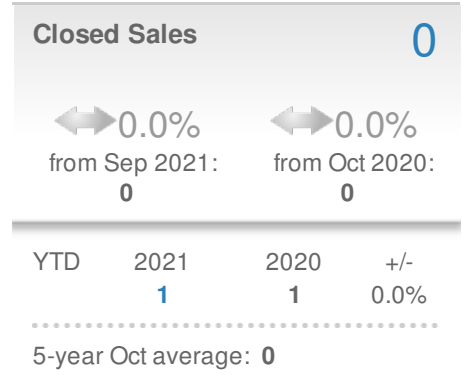
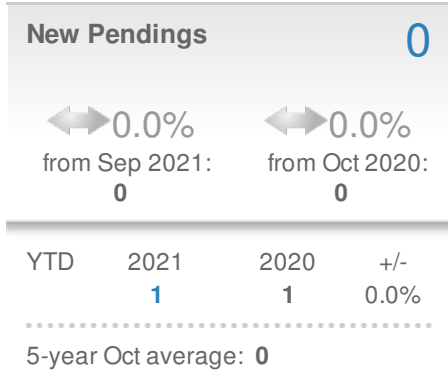
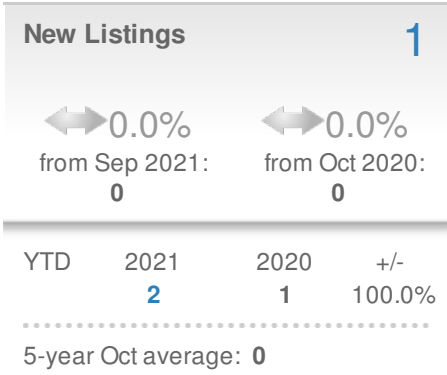


October 2021

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 October was \$0, representing no change compared to last month and no change from Oct 2020. The average days on market for units sold in October was 0 days, the same as the 5-year October 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 September) with 0; and a 0% increase in supply to 1 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, up from 0.00 in September and an increase from 0.00 in October 2020. The Contract Ratio is the same as the 5-year October 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.

