

November 2021

All Home Types
Detached
Attached

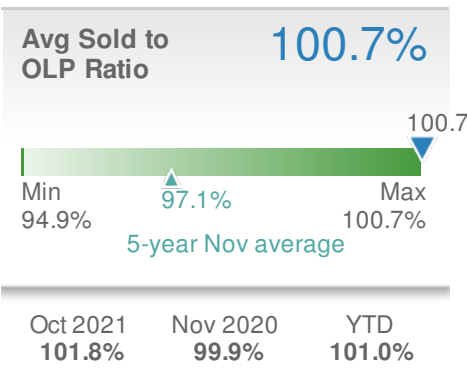
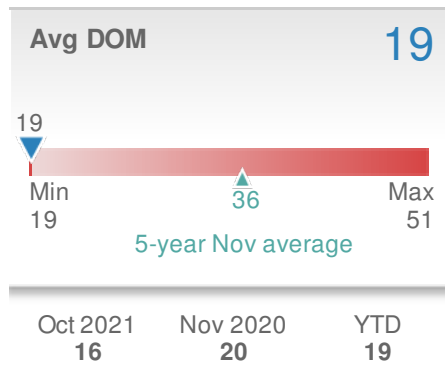
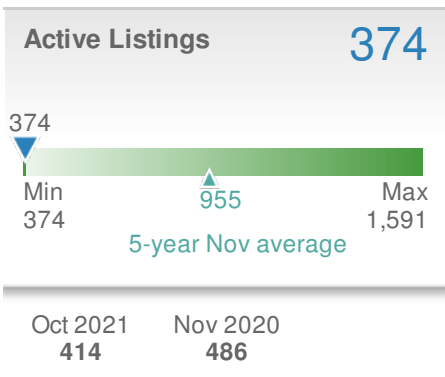
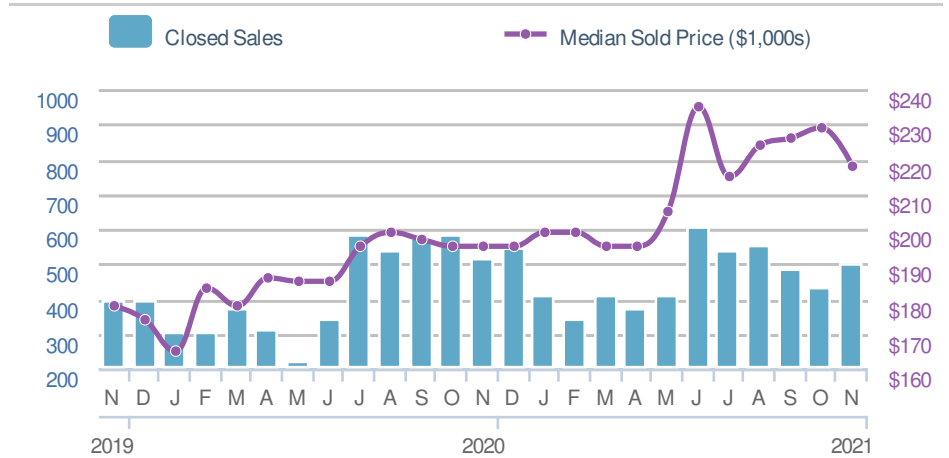
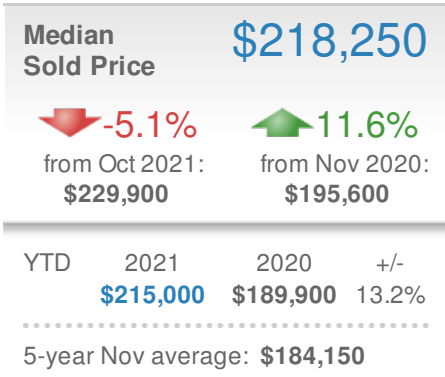
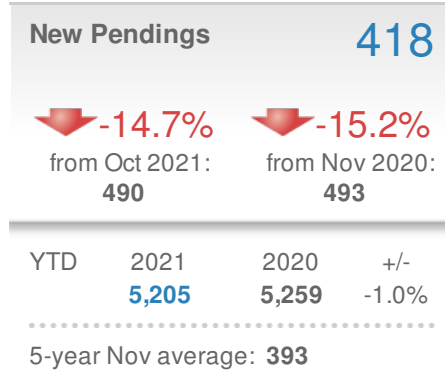
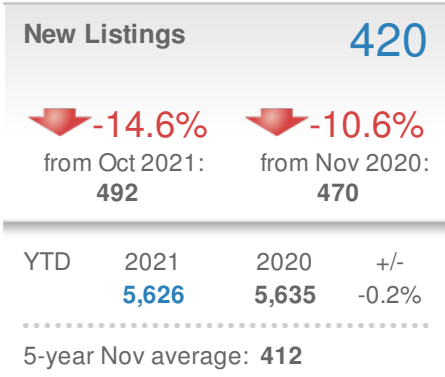
Local Market Insight

Berks County, PA

November 2021

Berks County, PA

Email: info@tcsr.realtor

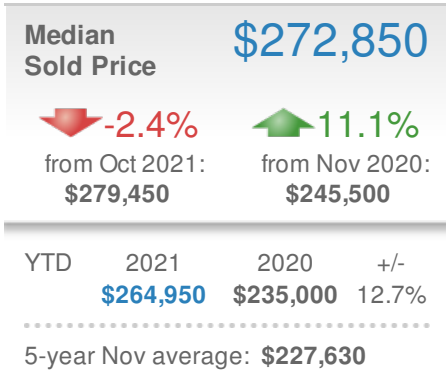
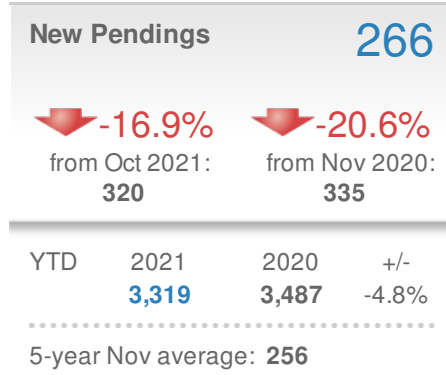
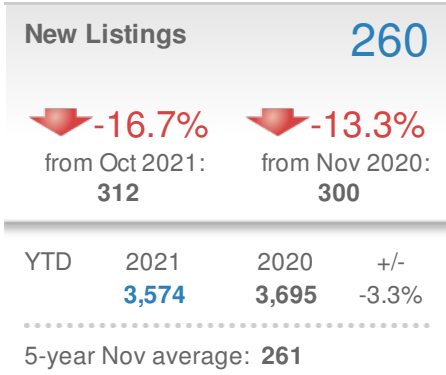


November 2021

Berks County, PA - Detached

Tri-County Suburban REALTORS

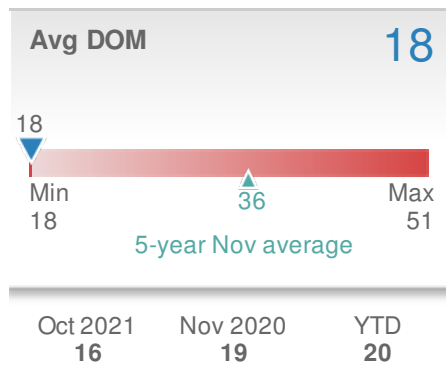
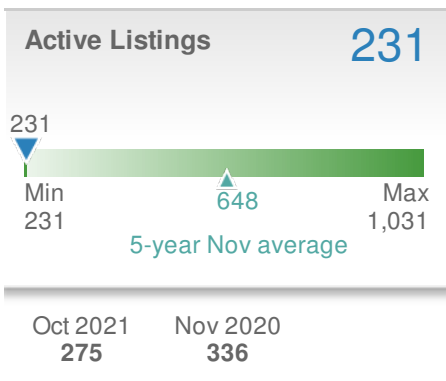
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Summary

In Berks County, PA, the median sold price for Detached properties for November was \$272,850, representing a decrease of 2.4% compared to last month and an increase of 11.1% from Nov 2020. The average days on market for units sold in November was 18 days, 51% below the 5-year November average of 36 days. There was a 16.9% month over month decrease in new contract activity with 266 New Pendings; an 11.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 454; and a 16% decrease in supply to 231 active units.

This activity resulted in a Contract Ratio of 1.97 pendings per active listing, up from 1.86 in October and an increase from 1.89 in November 2020. The Contract Ratio is 89% higher than the 5-year November average of 1.04. 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.

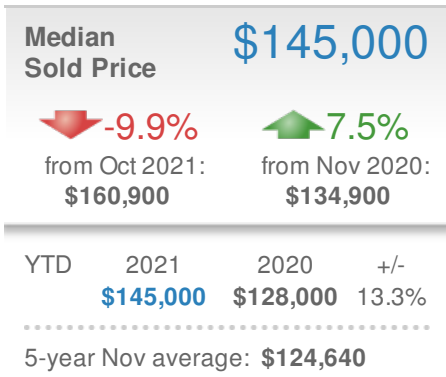
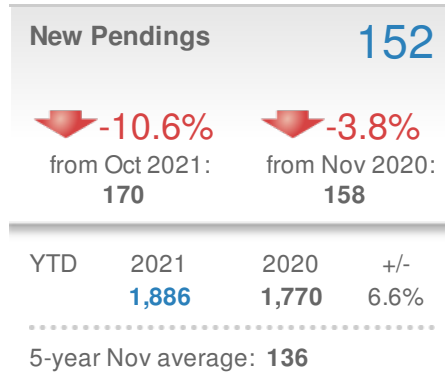
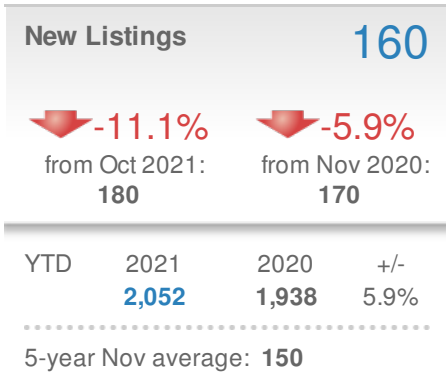


November 2021

Berks County, PA - Attached

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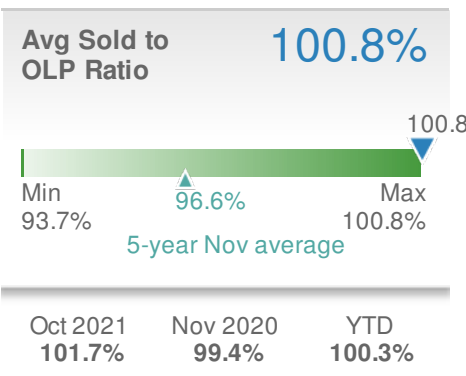
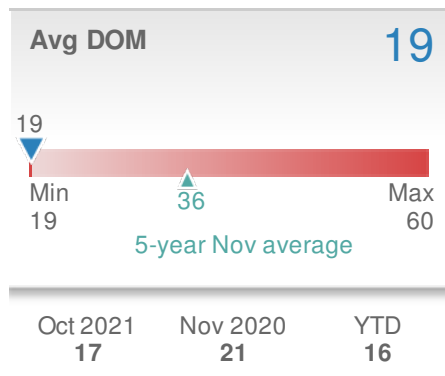
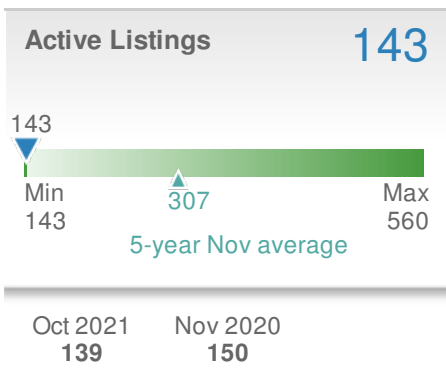
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Summary

In Berks County, PA, the median sold price for Attached properties for November was \$145,000, representing a decrease of 9.9% compared to last month and an increase of 7.5% from Nov 2020. The average days on market for units sold in November was 19 days, 47% below the 5-year November average of 36 days. There was a 10.6% month over month decrease in new contract activity with 152 New Pendings; a 16.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 251; and a 2.9% increase in supply to 143 active units.

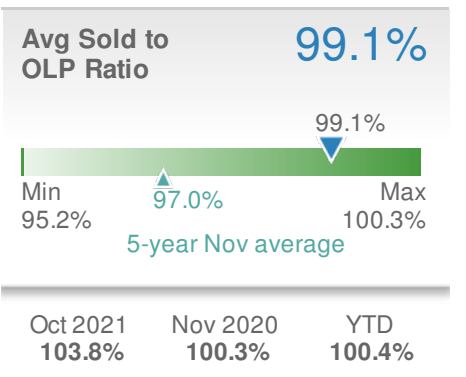
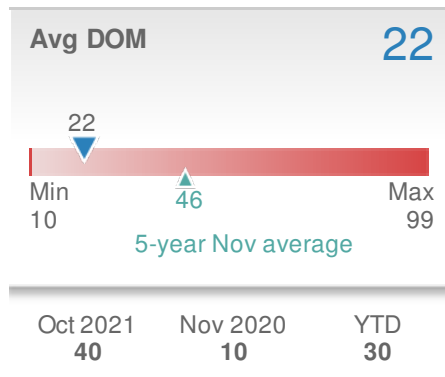
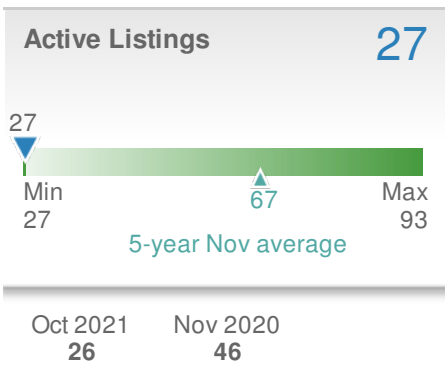
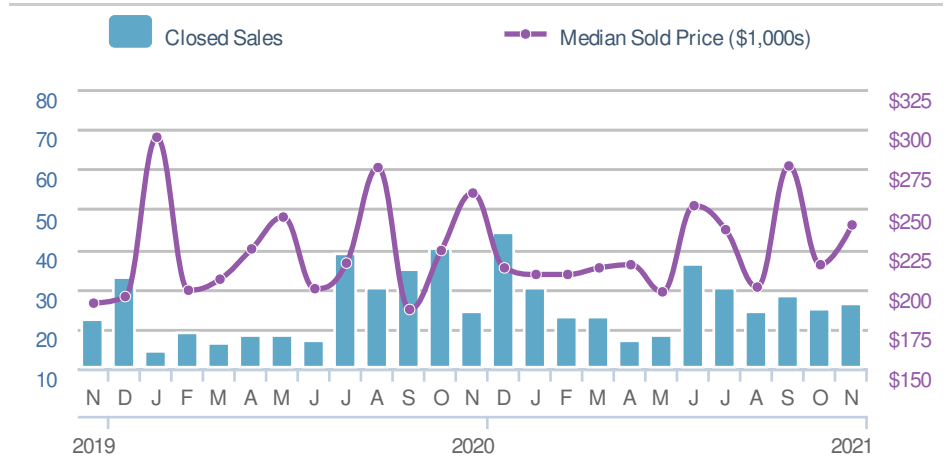
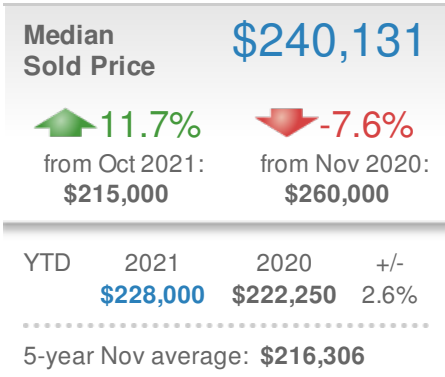
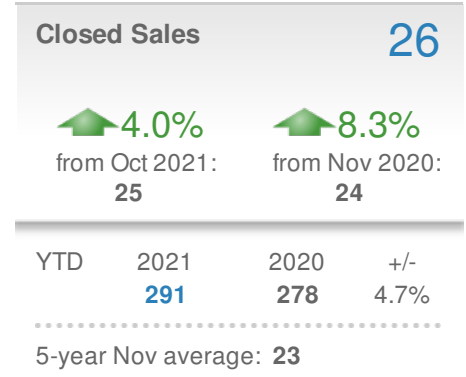
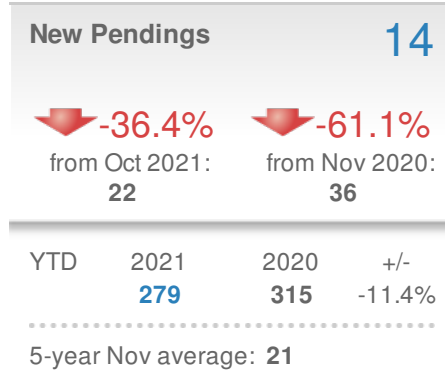
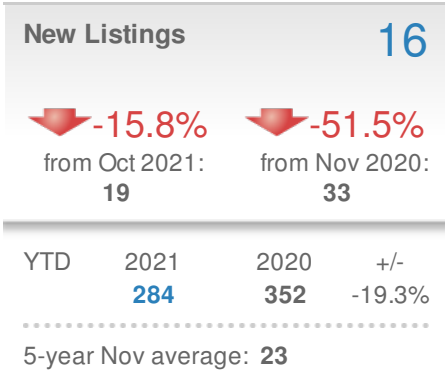
This activity resulted in a Contract Ratio of 1.76 pendings per active listing, down from 2.16 in October and a decrease from 1.87 in November 2020. The Contract Ratio is 71% higher than the 5-year November average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



November 2021

Boyertown Area (Berks, PA)

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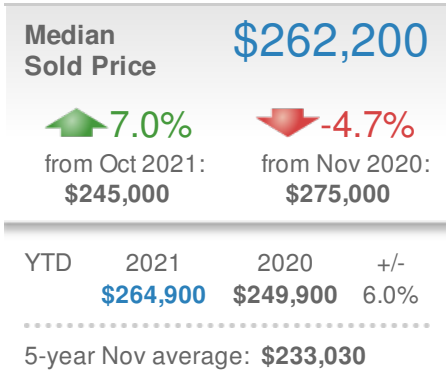
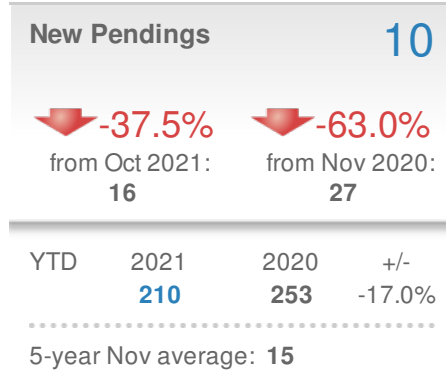


November 2021

Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS

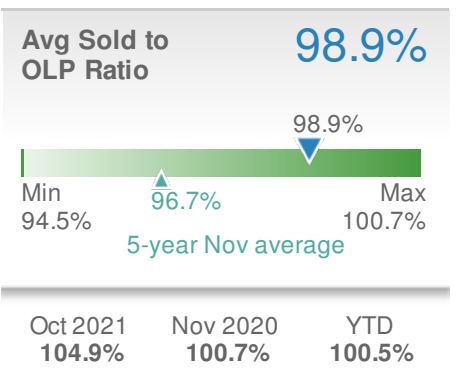
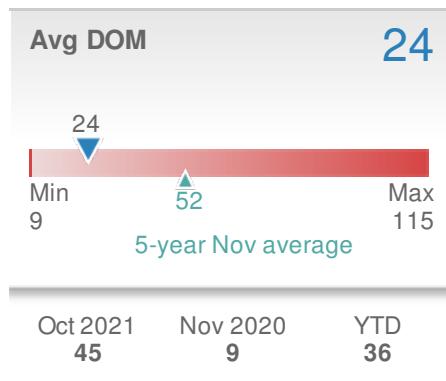
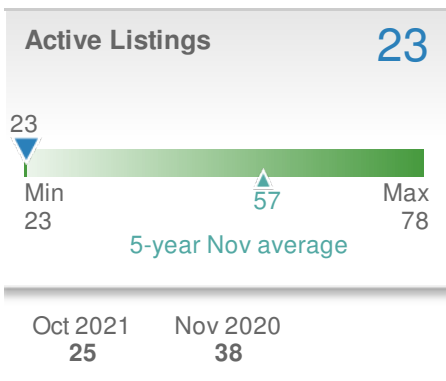
Email: info@tcsr.realtor



Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for November was \$262,200, representing an increase of 7% compared to last month and a decrease of 4.7% from Nov 2020. The average days on market for units sold in November was 24 days, 54% below the 5-year November average of 52 days. There was a 37.5% month over month decrease in new contract activity with 10 New Pendings; a 28.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 23; and an 8% decrease in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.28 in October and a decrease from 1.26 in November 2020. The Contract Ratio is 57% higher than the 5-year November average of 0.64. 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.

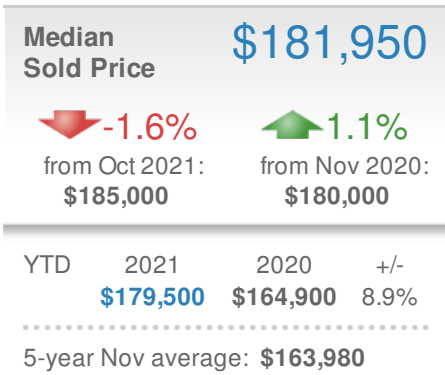
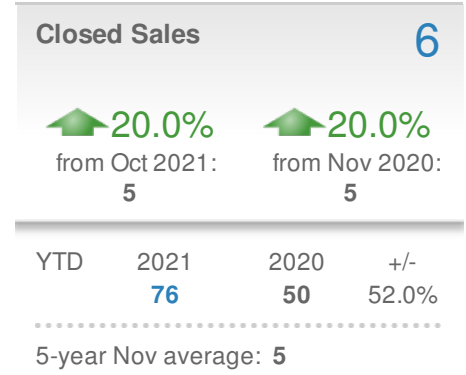
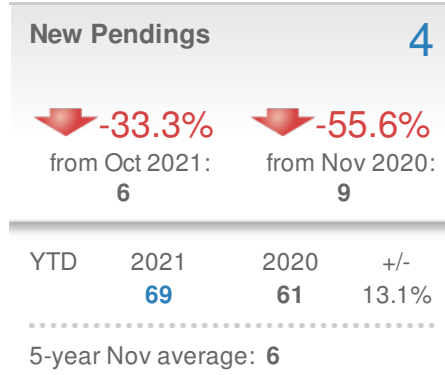
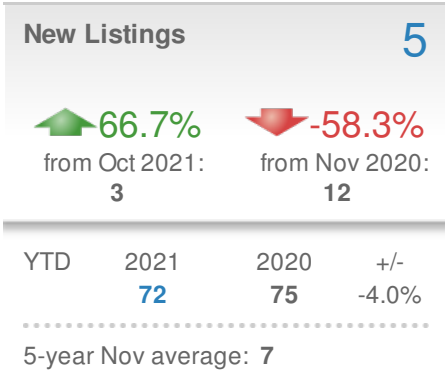


November 2021

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS

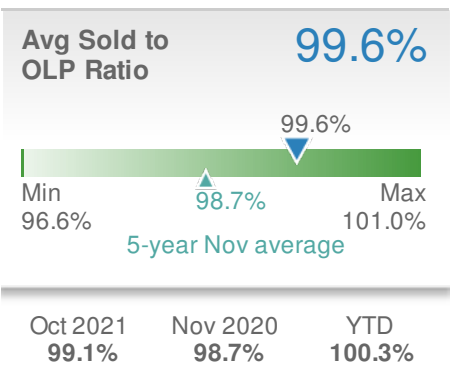
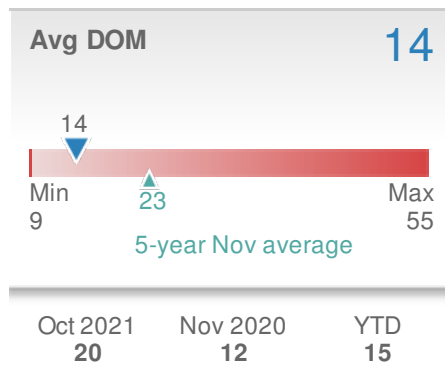
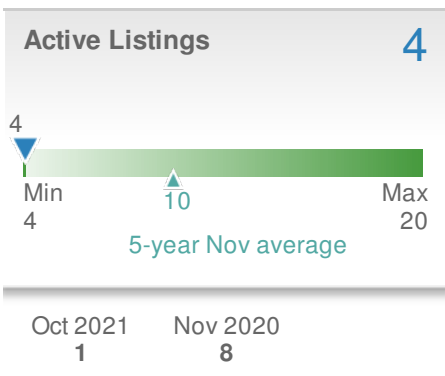
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for November was \$181,950, representing a decrease of 1.6% compared to last month and an increase of 1.1% from Nov 2020. The average days on market for units sold in November was 14 days, 40% below the 5-year November average of 23 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 7; and a 300% increase in supply to 4 active units.

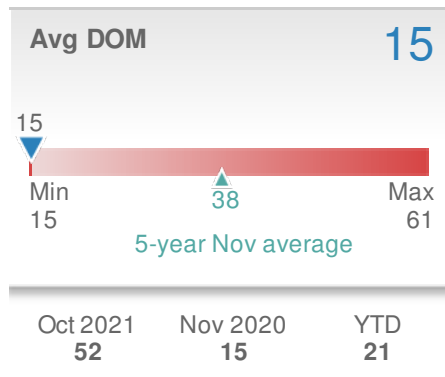
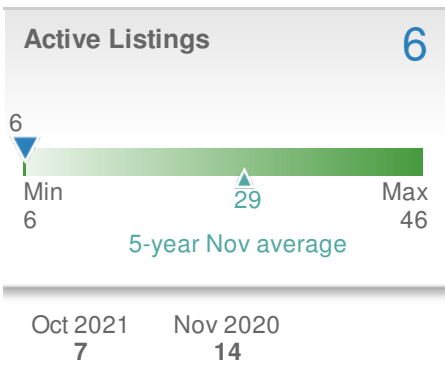
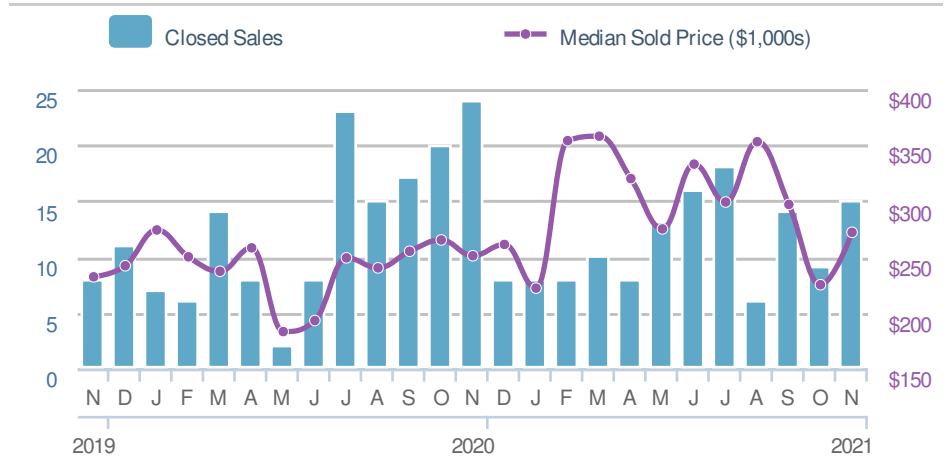
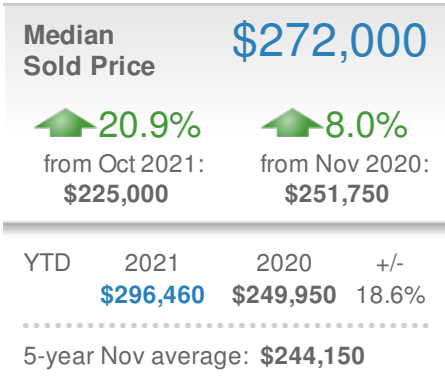
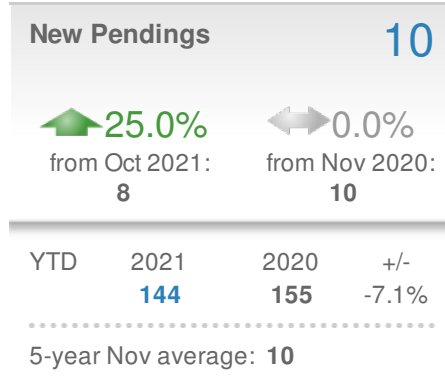
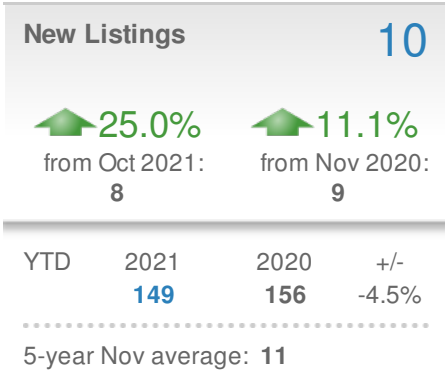
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, down from 10.00 in October and no change from November 2020. The Contract Ratio is 41% higher than the 5-year November average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



November 2021

Twin Valley (Berks, PA)

Email: info@tcsr.realtor

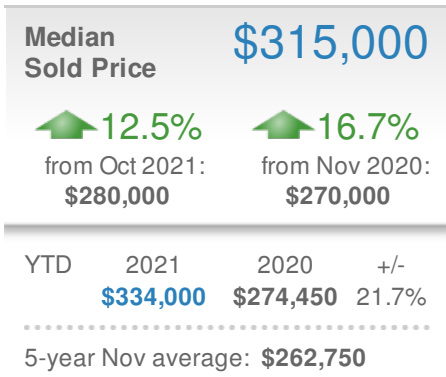
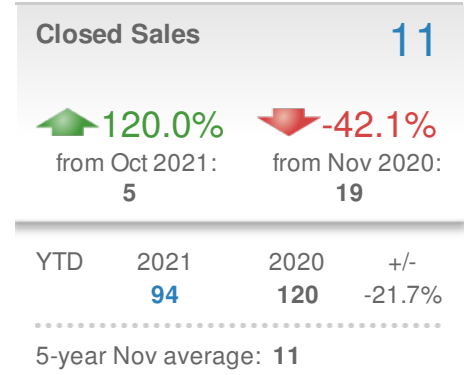
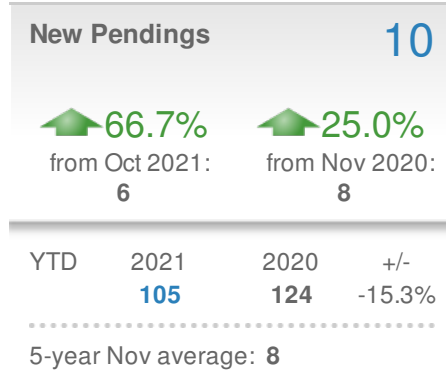
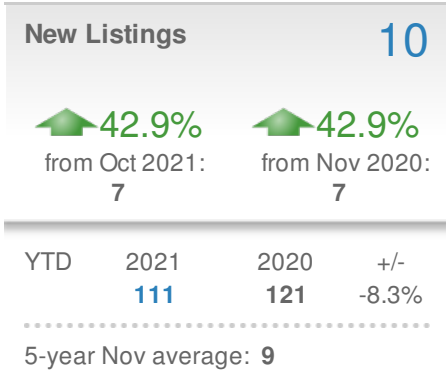


November 2021

Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS

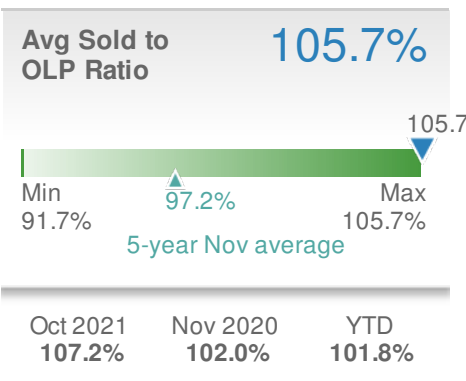
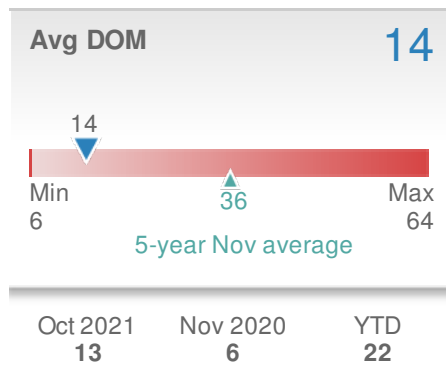
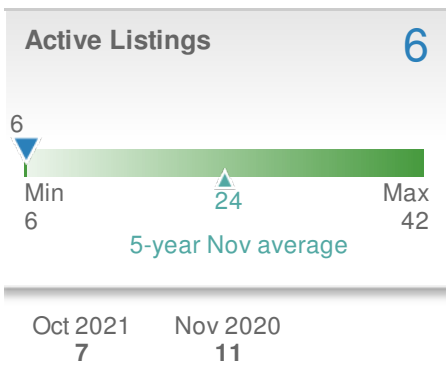
Email: info@tcsr.realtor



Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for November was \$315,000, representing an increase of 12.5% compared to last month and an increase of 16.7% from Nov 2020. The average days on market for units sold in November was 14 days, 61% below the 5-year November average of 36 days. There was a 66.7% month over month increase in new contract activity with 10 New Pendings; a 4.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 23; and a 14.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 3.83 pendings per active listing, up from 3.43 in October and an increase from 1.18 in November 2020. The Contract Ratio is 212% higher than the 5-year November average of 1.23. 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.

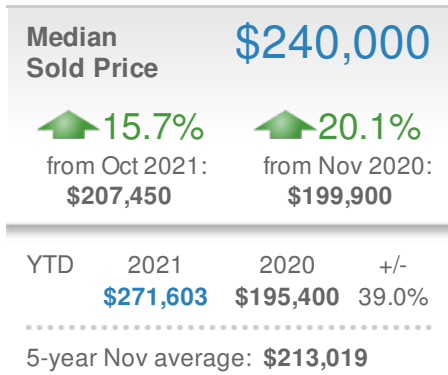
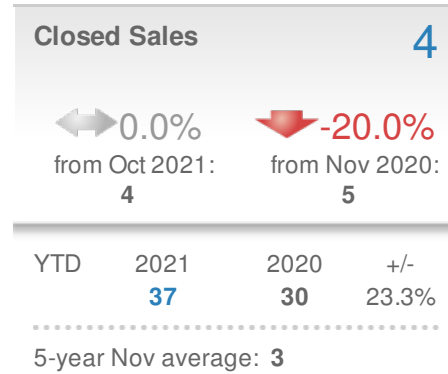
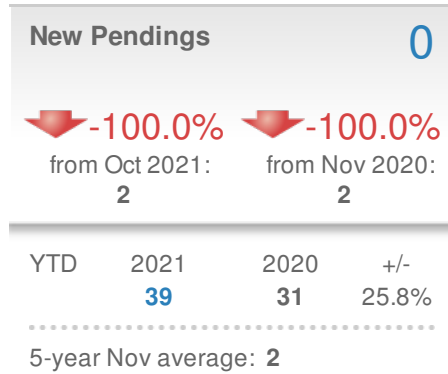
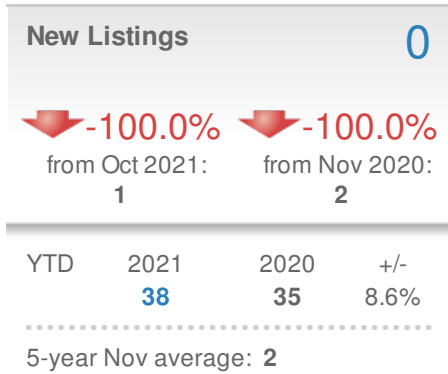


November 2021

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 November was \$240,000, representing an increase of 15.7% compared to last month and an increase of 20.1% from Nov 2020. The average days on market for units sold in November was 19 days, 56% below the 5-year November average of 43 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 4; 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 October and a decrease from 1.00 in November 2020. The Contract Ratio is 100% lower than the 5-year November average of 0.82. 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.

