

# December 2021

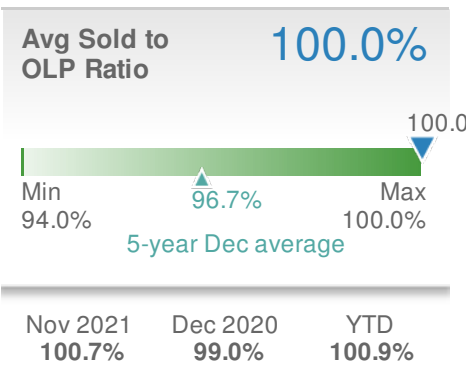
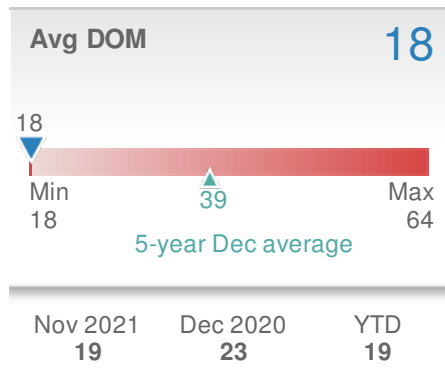
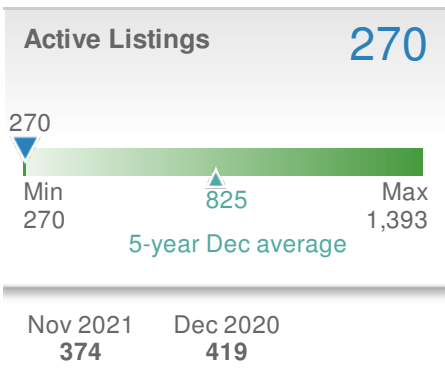
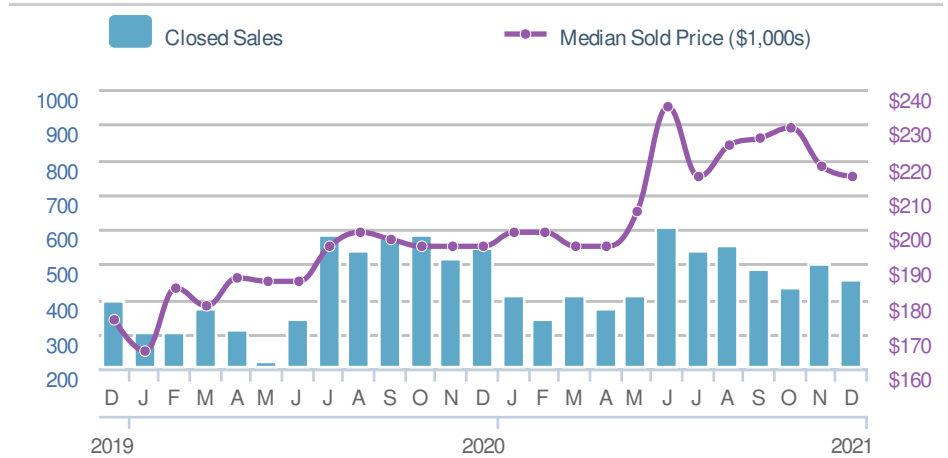
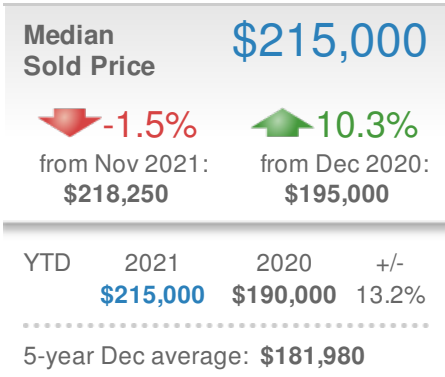
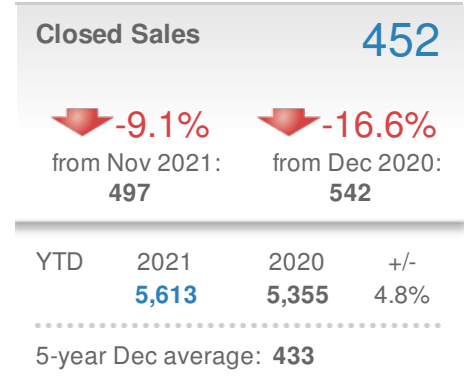
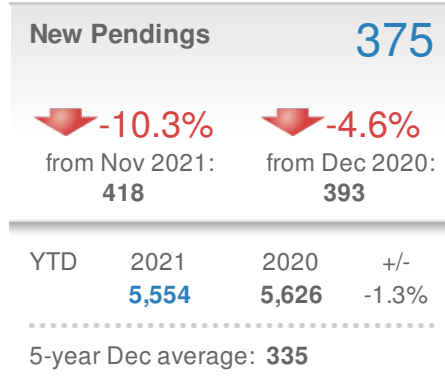
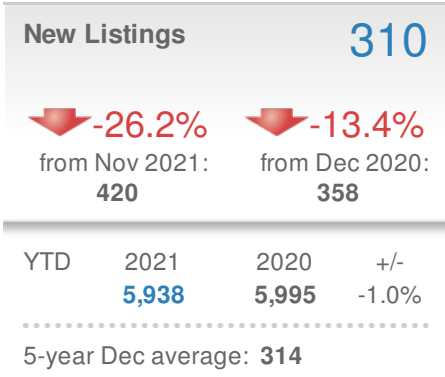
All Home Types  
Detached  
Attached

## Local Market Insight

### Berks County, PA

**December 2021**  
Berks County, PA

Email: info@tcsr.realtor

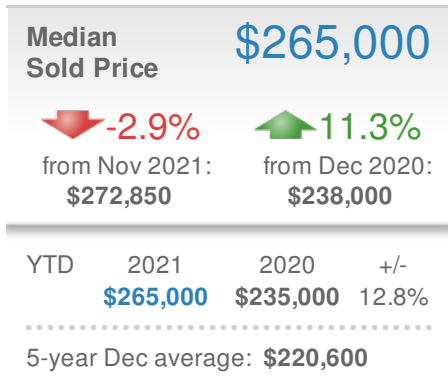
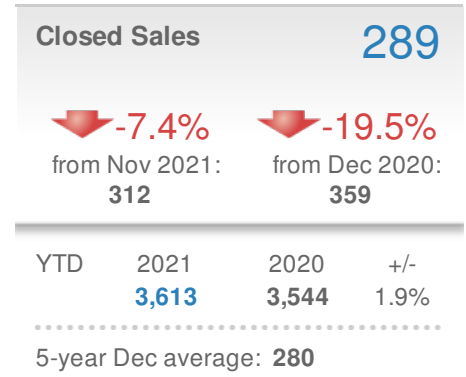
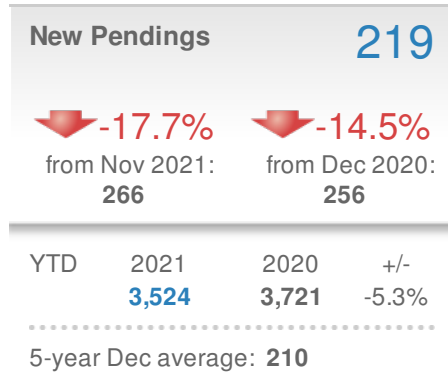
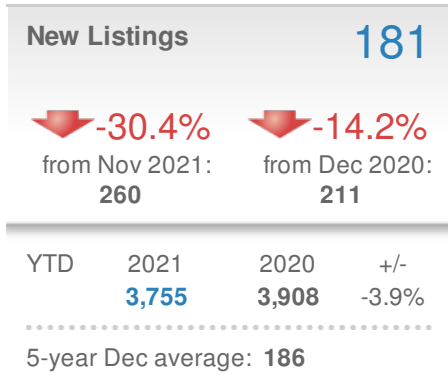


## December 2021

### Berks County, PA - Detached

Tri-County Suburban REALTORS

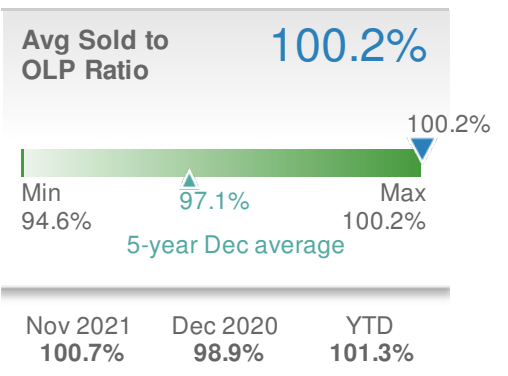
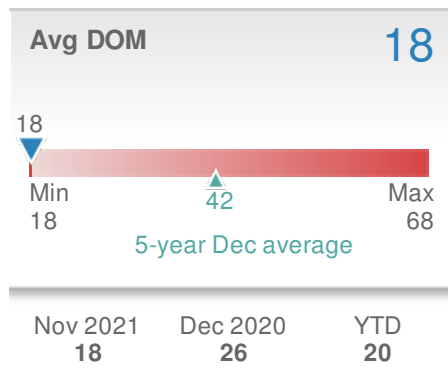
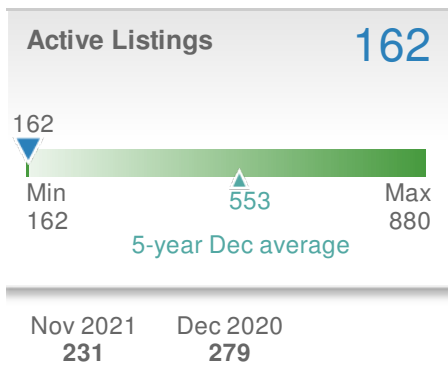
Email: info@tcsr.realtor



### Summary

In Berks County, PA, the median sold price for Detached properties for December was \$265,000, representing a decrease of 2.9% compared to last month and an increase of 11.3% from Dec 2020. The average days on market for units sold in December was 18 days, 57% below the 5-year December average of 42 days. There was a 17.7% month over month decrease in new contract activity with 219 New Pendings; a 19.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 366; and a 29.9% decrease in supply to 162 active units.

This activity resulted in a Contract Ratio of 2.26 pendings per active listing, up from 1.97 in November and an increase from 1.78 in December 2020. The Contract Ratio is 113% higher than the 5-year December average of 1.06. 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.

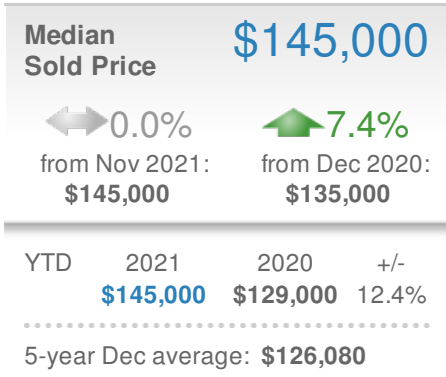
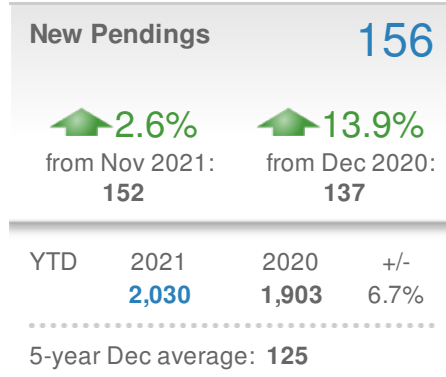
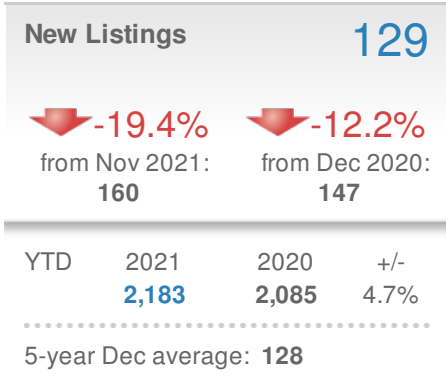


## December 2021

Berks County, PA - Attached

Tri-County Suburban REALTORS

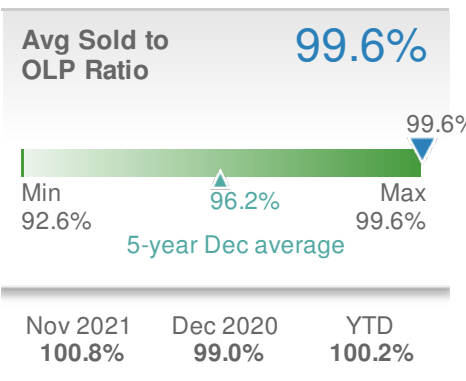
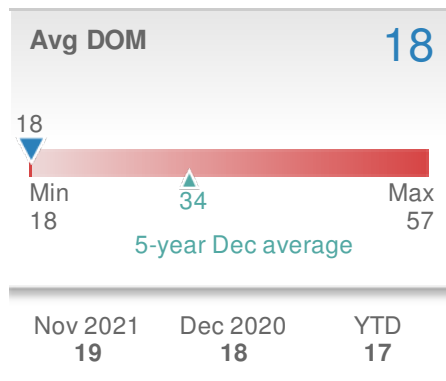
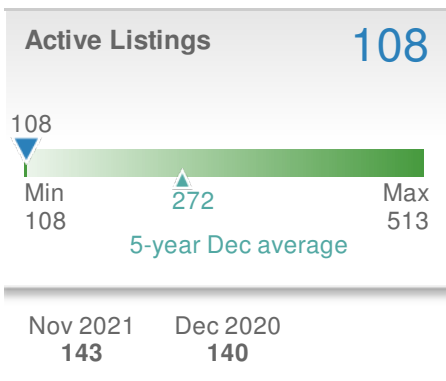
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### Summary

In Berks County, PA, the median sold price for Attached properties for December was \$145,000, representing no change compared to last month and an increase of 7.4% from Dec 2020. The average days on market for units sold in December was 18 days, 47% below the 5-year December average of 34 days. There was a 2.6% month over month increase in new contract activity with 156 New Pendings; a 10.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 225; and a 24.5% decrease in supply to 108 active units.

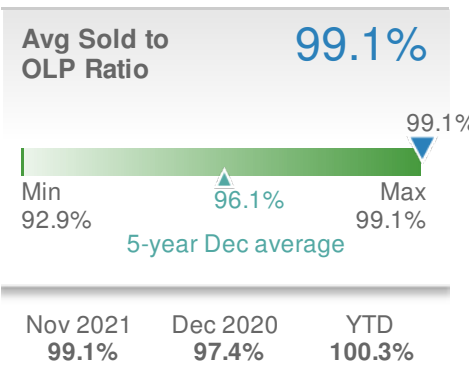
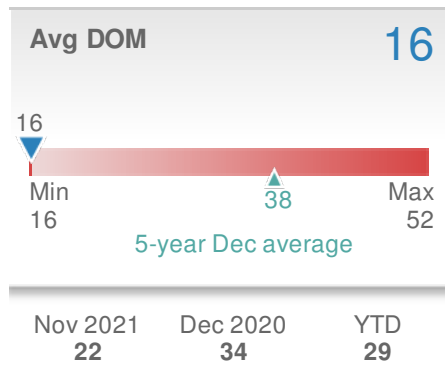
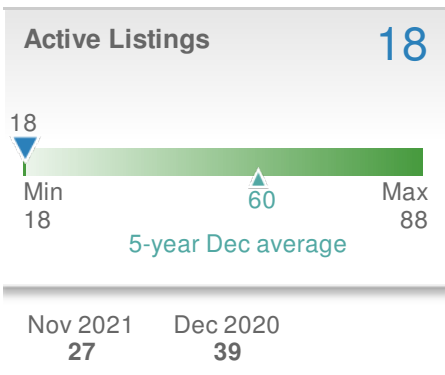
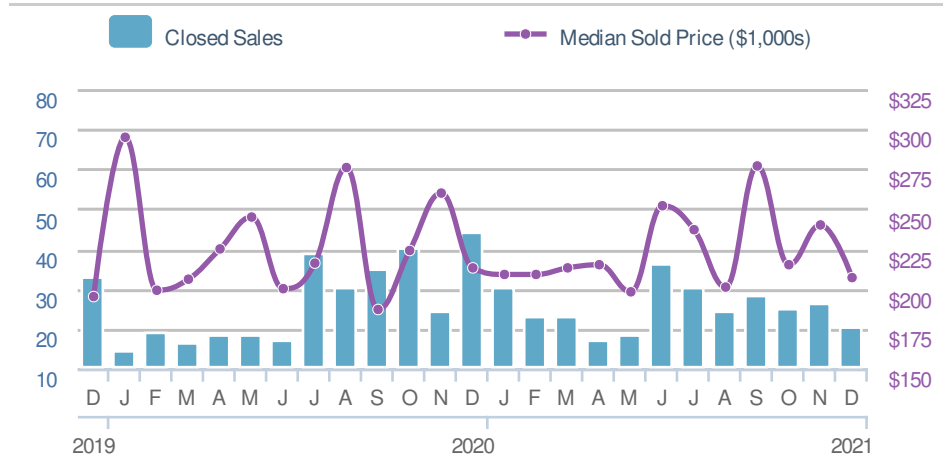
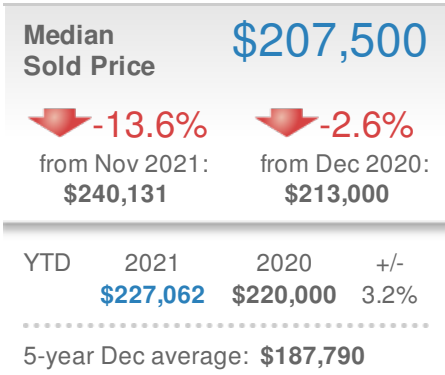
This activity resulted in a Contract Ratio of 2.08 pendings per active listing, up from 1.76 in November and an increase from 1.64 in December 2020. The Contract Ratio is 102% higher than the 5-year December average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# December 2021

## Boyertown Area (Berks, PA)

Email: info@tcsr.realtor



# December 2021

## Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings** 10

↓ -9.1% ↓ -23.1%  
 from Nov 2021: 11      from Dec 2020: 13

YTD	2021	2020	+/-
	222	289	-23.2%

5-year Dec average: 11

**New Pendings** 13

↑ 30.0% ↓ -27.8%  
 from Nov 2021: 10      from Dec 2020: 18

YTD	2021	2020	+/-
	223	270	-17.4%

5-year Dec average: 13

**Closed Sales** 13

↓ -35.0% ↓ -62.9%  
 from Nov 2021: 20      from Dec 2020: 35

YTD	2021	2020	+/-
	229	263	-12.9%

5-year Dec average: 20

**Median Sold Price** \$230,000

↓ -12.3% ↑ 2.2%  
 from Nov 2021: \$262,200      from Dec 2020: \$225,000

YTD	2021	2020	+/-
	\$264,900	\$247,056	7.2%

5-year Dec average: \$218,050

### Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for December was \$230,000, representing a decrease of 12.3% compared to last month and an increase of 2.2% from Dec 2020. The average days on market for units sold in December was 19 days, 53% below the 5-year December average of 40 days. There was a 30% month over month increase in new contract activity with 13 New Pendings; a 4.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 22; and a 26.1% decrease in supply to 17 active units.

This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 1.00 in November and an increase from 0.83 in December 2020. The Contract Ratio is 125% higher than the 5-year December average of 0.57. 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** 17

Nov 2021	Dec 2020
23	35

**Avg DOM** 19

Nov 2021	Dec 2020	YTD
24	37	35

**Avg Sold to OLP Ratio** 97.4%

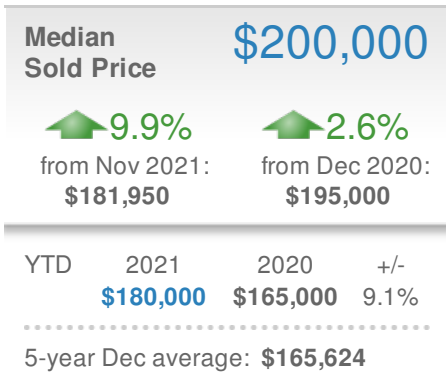
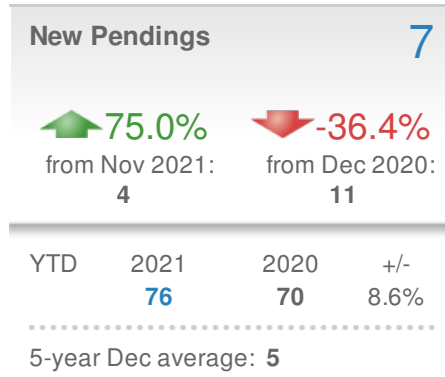
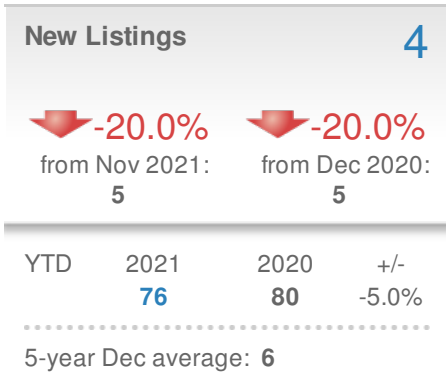
Nov 2021	Dec 2020	YTD
98.9%	97.3%	100.3%

## December 2021

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

Tri-County Suburban REALTORS

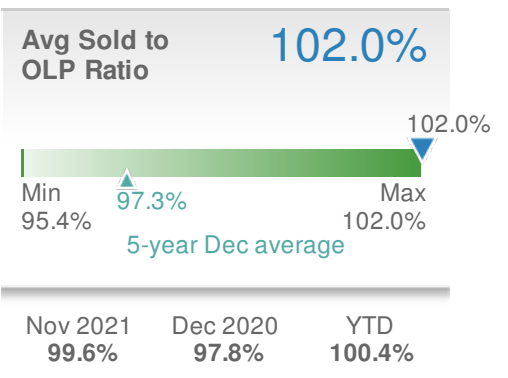
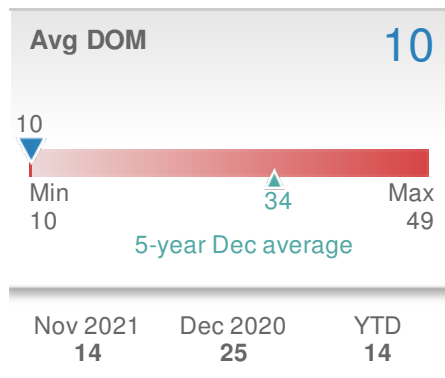
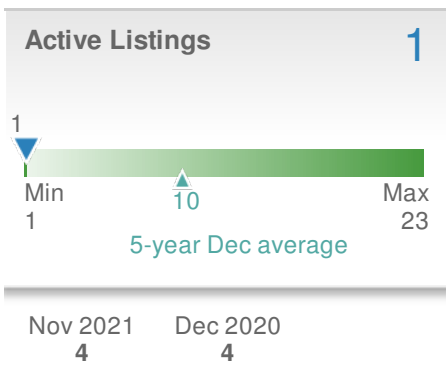
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### Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for December was \$200,000, representing an increase of 9.9% compared to last month and an increase of 2.6% from Dec 2020. The average days on market for units sold in December was 10 days, 71% below the 5-year December average of 34 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 7; and a 75% decrease in supply to 1 active units.

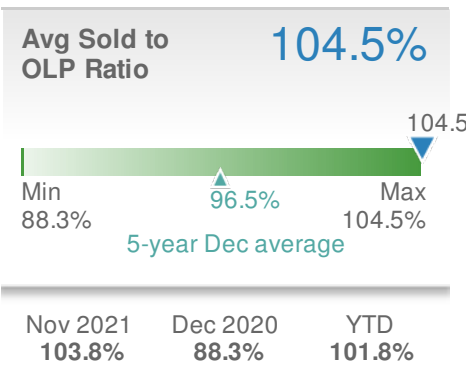
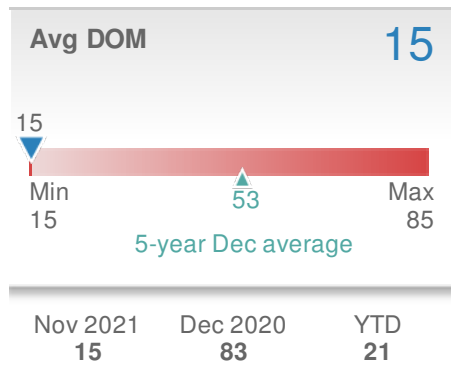
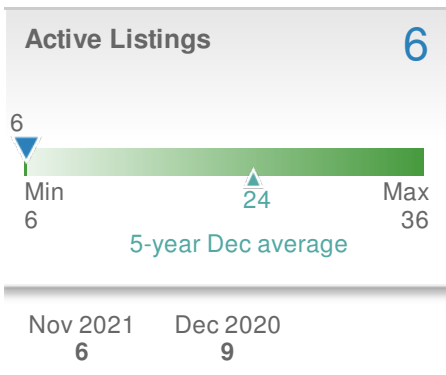
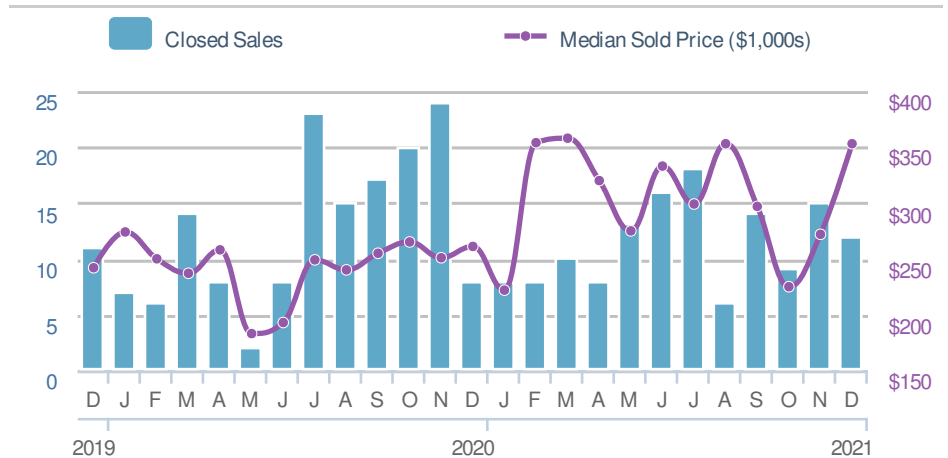
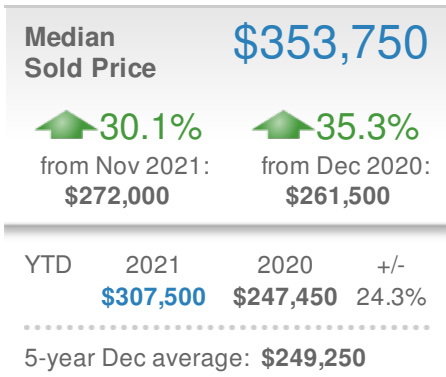
This activity resulted in a Contract Ratio of 7.00 pendings per active listing, up from 1.75 in November and an increase from 3.50 in December 2020. The Contract Ratio is 202% higher than the 5-year December average of 2.32. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



## December 2021

Twin Valley (Berks, PA)

Email: info@tcsr.realtor



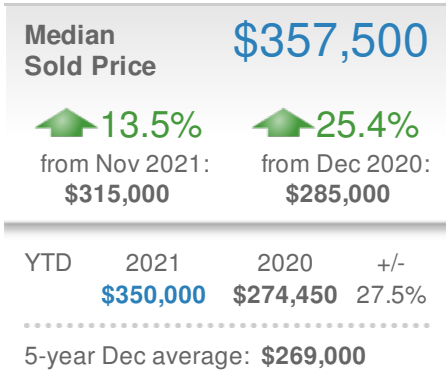
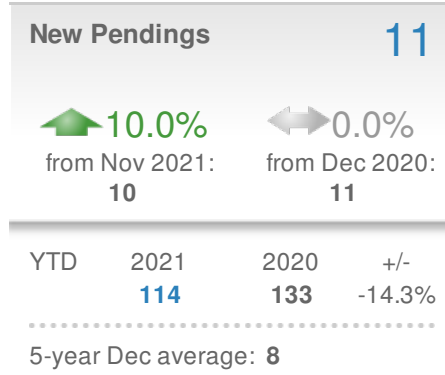
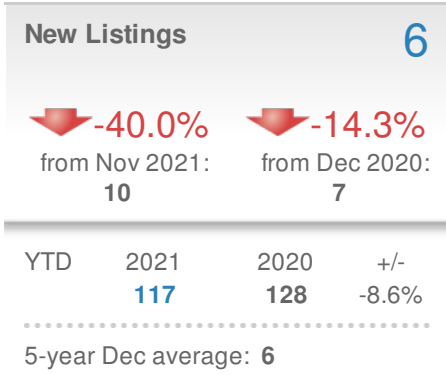


## December 2021

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

Tri-County Suburban REALTORS

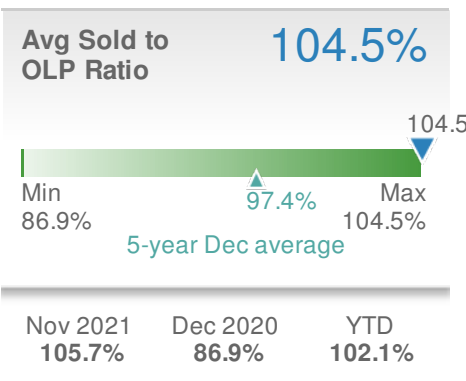
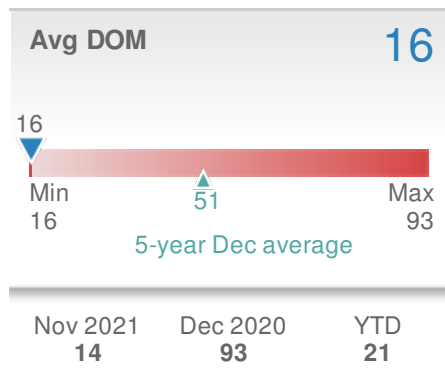
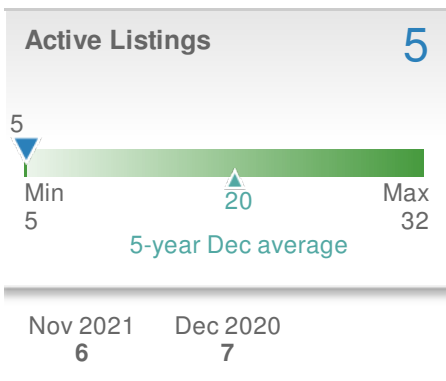
Email: info@tcsr.realtor



### Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for December was \$357,500, representing an increase of 13.5% compared to last month and an increase of 25.4% from Dec 2020. The average days on market for units sold in December was 16 days, 68% below the 5-year December average of 51 days. There was a 10% month over month increase in new contract activity with 11 New Pendings; an 8.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 21; and a 16.7% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 4.20 pendencies per active listing, up from 3.83 in November and an increase from 2.00 in December 2020. The Contract Ratio is 187% higher than the 5-year December average of 1.47. 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.

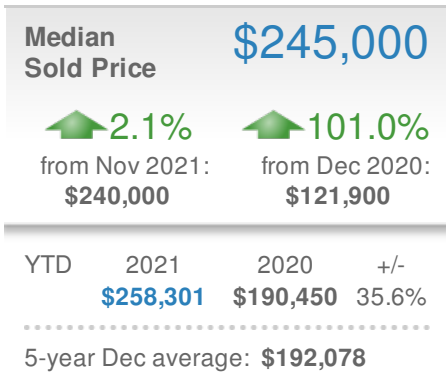
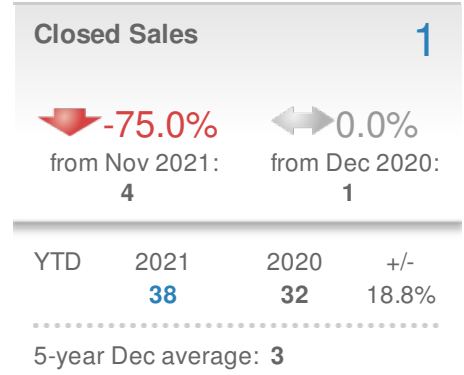
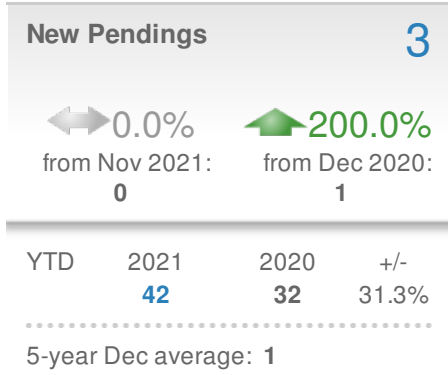
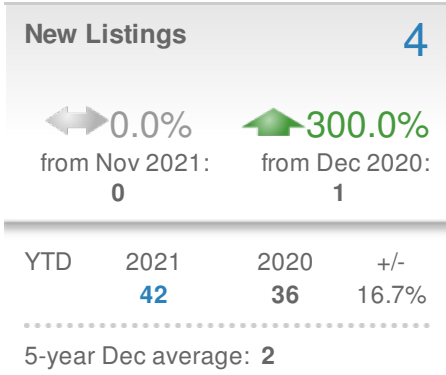


## December 2021

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

Tri-County Suburban REALTORS

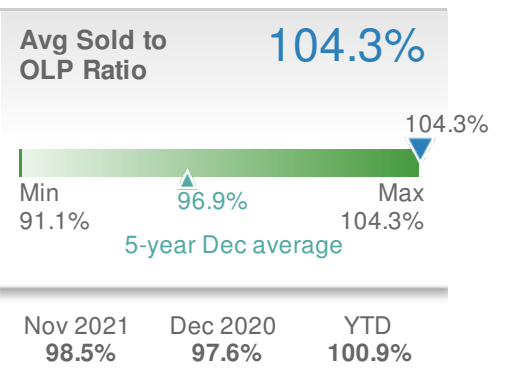
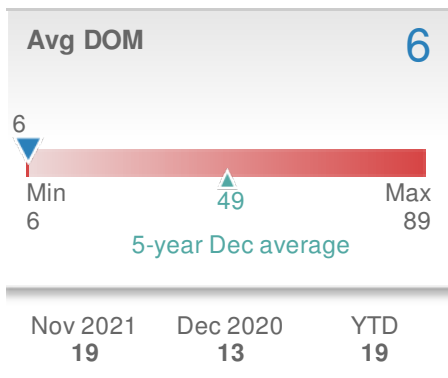
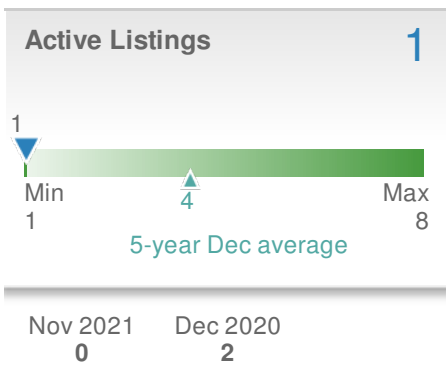
Email: info@tcsr.realtor



### Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for December was \$245,000, representing an increase of 2.1% compared to last month and an increase of 101% from Dec 2020. The average days on market for units sold in December was 6 days, 88% below the 5-year December average of 49 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from November) to 6; and a 0% increase in supply to 1 active units.

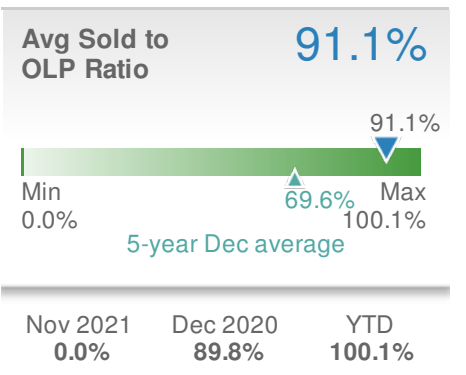
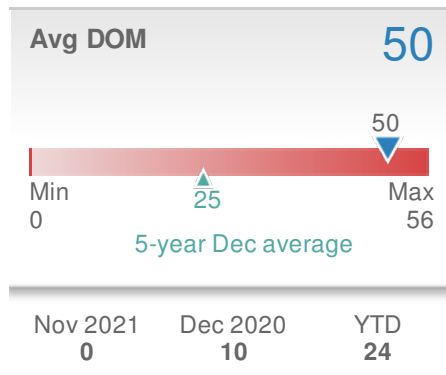
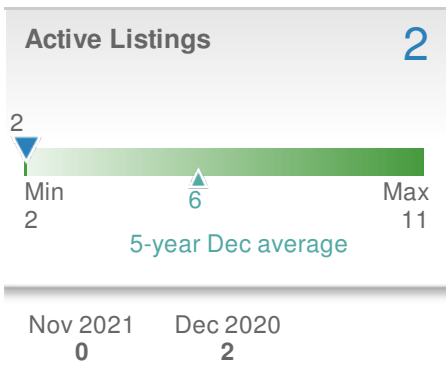
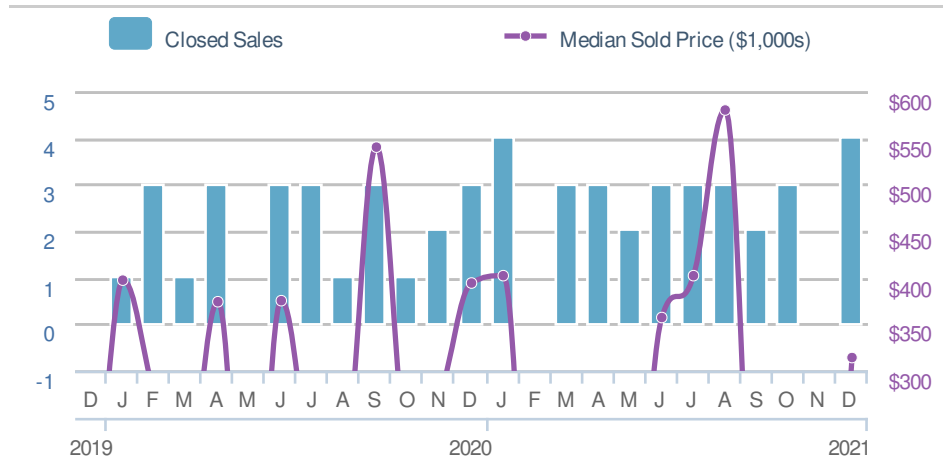
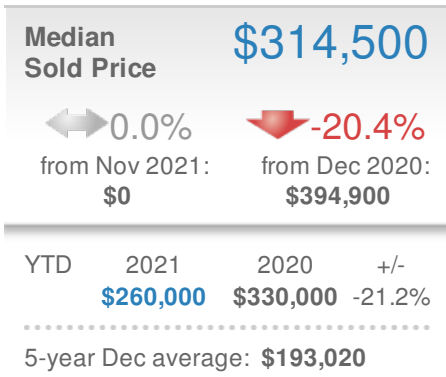
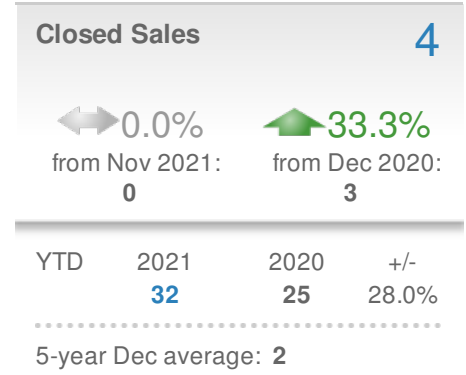
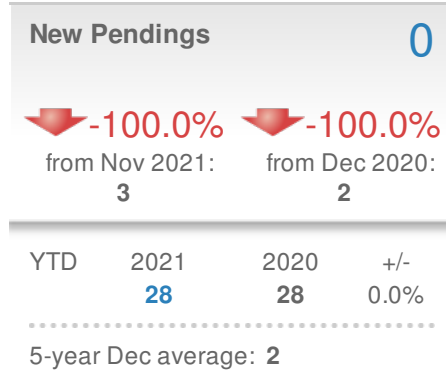
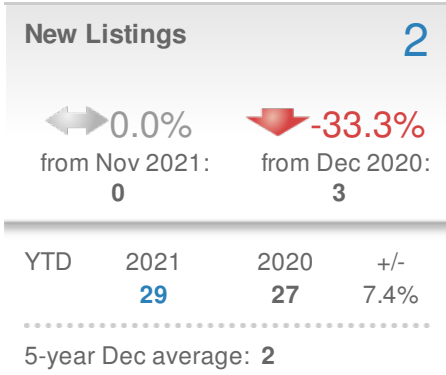
This activity resulted in a Contract Ratio of 6.00 pendings per active listing, up from 0.00 in November and an increase from 1.00 in December 2020. The Contract Ratio is 270% higher than the 5-year December average of 1.62. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



## December 2021

### Upper Perkiomen (Berks, PA)

Email: info@tcsr.realtor

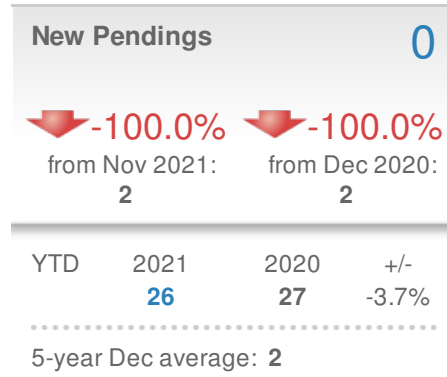
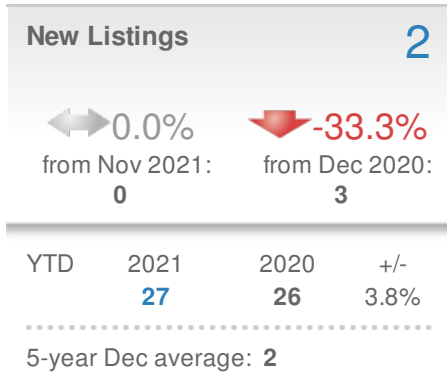


## December 2021

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

Tri-County Suburban REALTORS

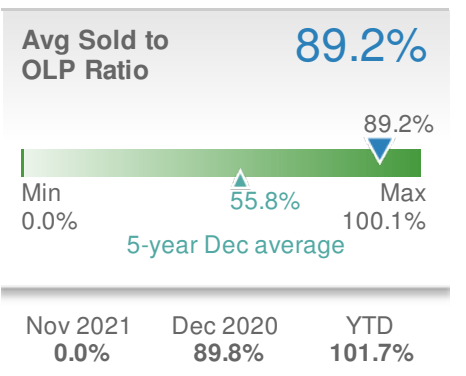
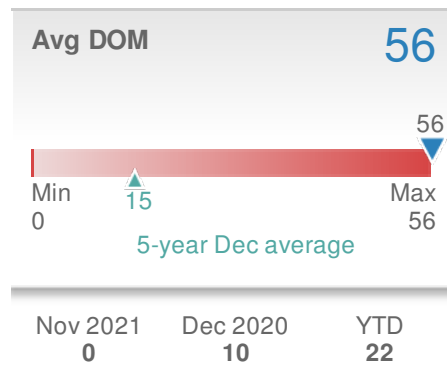
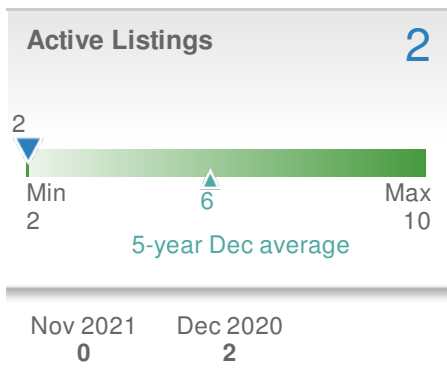
Email: info@tcsr.realtor



### Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for December was \$450,000, representing an increase of 0% compared to last month and an increase of 14% from Dec 2020. The average days on market for units sold in December was 56 days, 268% above the 5-year December average of 15 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; an 80% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 1; and a 0% increase in supply to 2 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.00 in November and a decrease from 3.00 in December 2020. The Contract Ratio is 46% lower than the 5-year December average of 0.92. 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.

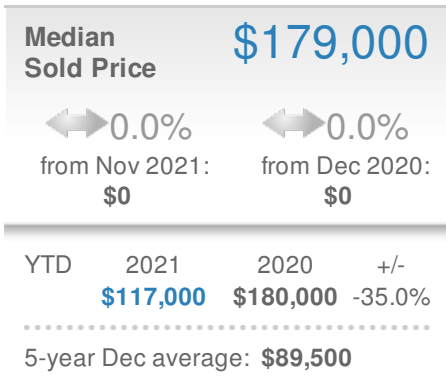
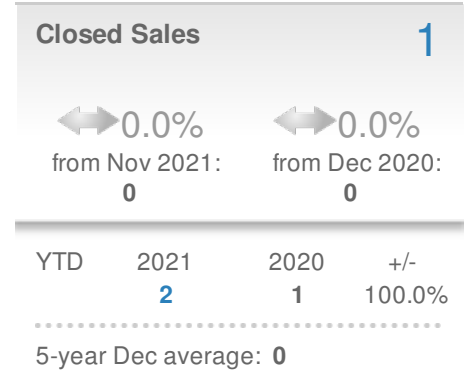
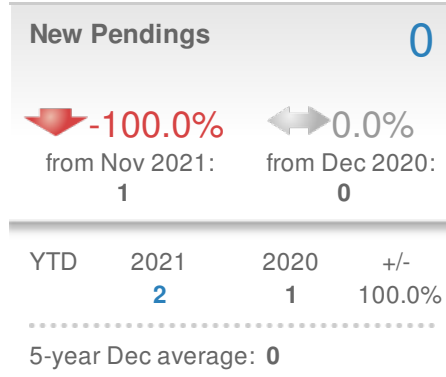
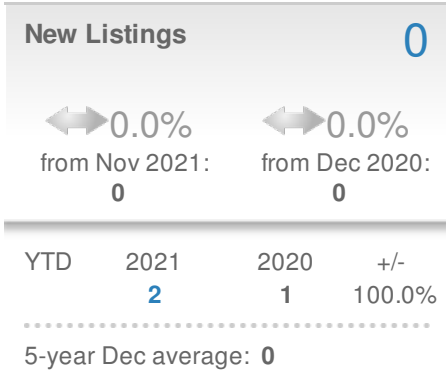


**December 2021**

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 December was \$179,000, representing an increase of 0% compared to last month and an increase of 0% from Dec 2020. The average days on market for units sold in December was 33 days, 100% above the 5-year December average of 17 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 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 November and an increase from 0.00 in December 2020. The Contract Ratio is the same as the 5-year December 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.

