

January 2022

All Home Types
Detached
Attached

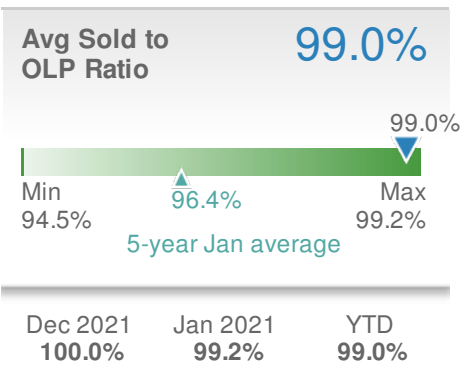
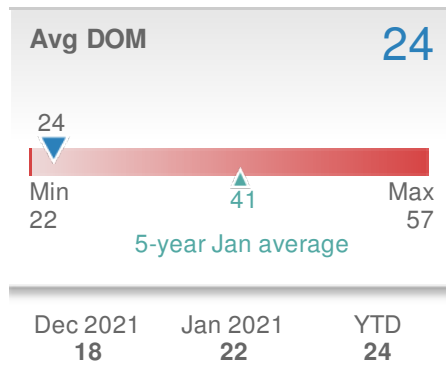
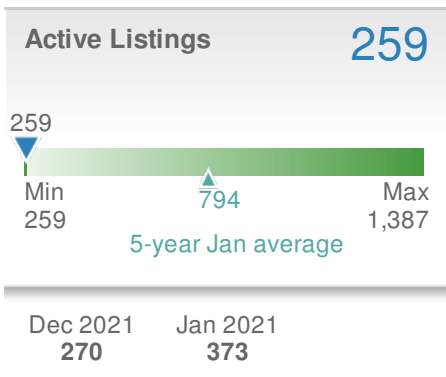
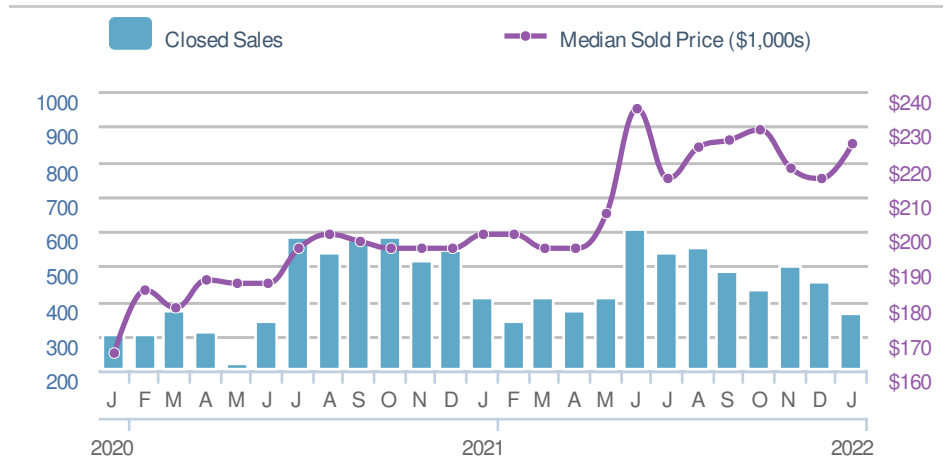
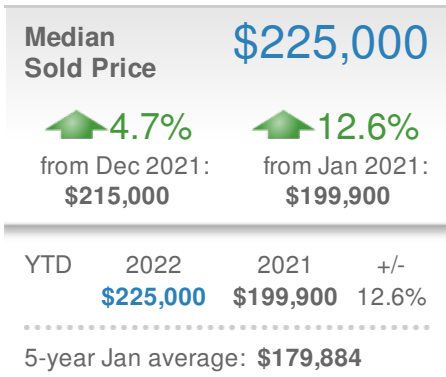
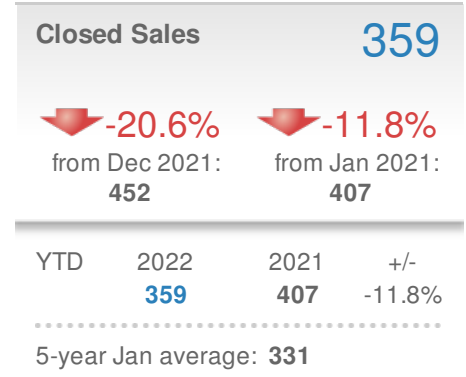
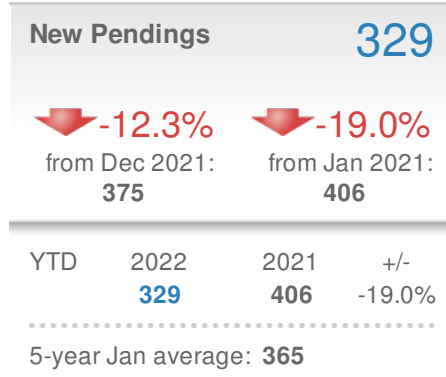
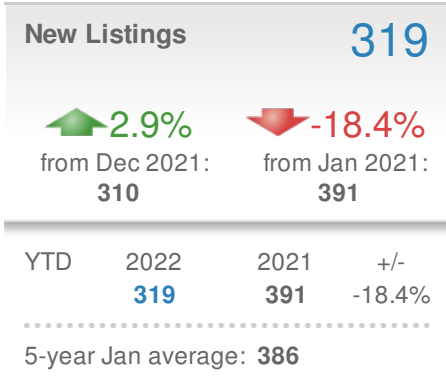
Local Market Insight

Berks County, PA

January 2022

Berks County, PA

Email: info@tcsr.realtor

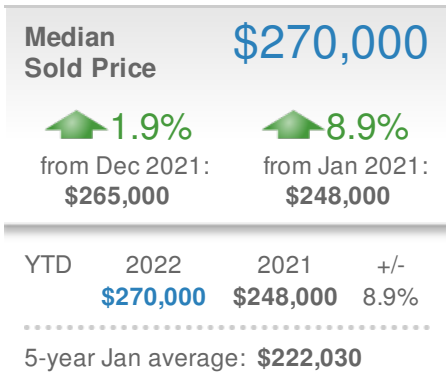
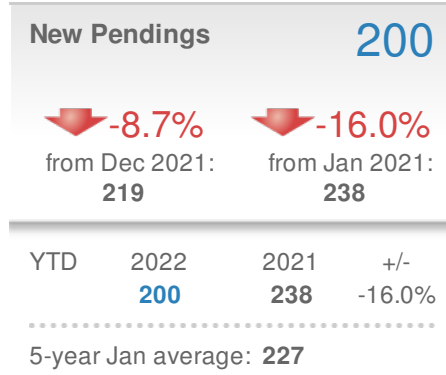
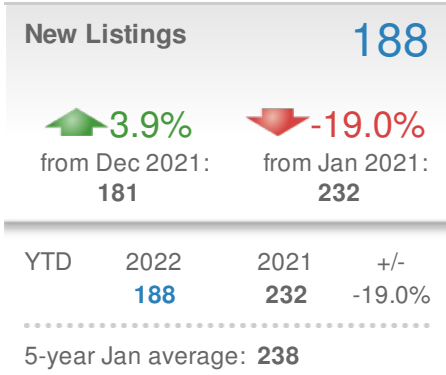


January 2022

Berks County, PA - Detached

Tri-County Suburban REALTORS

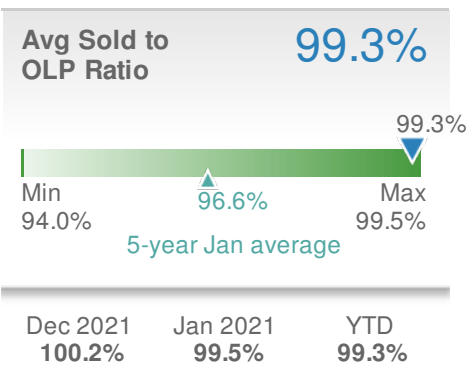
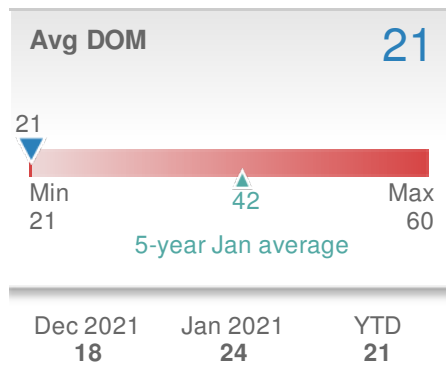
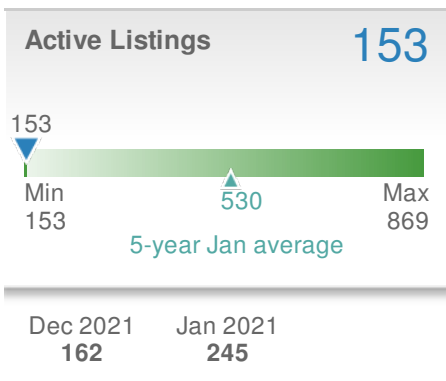
Email: info@tcsr.realtor



Summary

In Berks County, PA, the median sold price for Detached properties for January was \$270,000, representing an increase of 1.9% compared to last month and an increase of 8.9% from Jan 2021. The average days on market for units sold in January was 21 days, 51% below the 5-year January average of 42 days. There was an 8.7% month over month decrease in new contract activity with 200 New Pendings; a 10.1% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 329; and a 5.6% decrease in supply to 153 active units.

This activity resulted in a Contract Ratio of 2.15 pendings per active listing, down from 2.26 in December and an increase from 1.74 in January 2021. The Contract Ratio is 102% higher than the 5-year January 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.

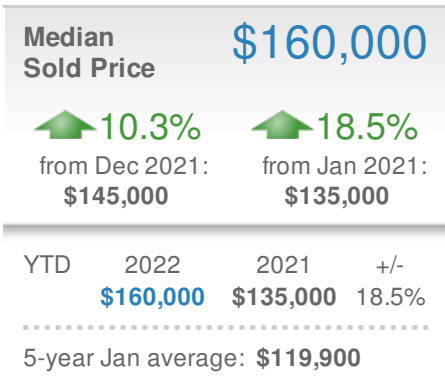
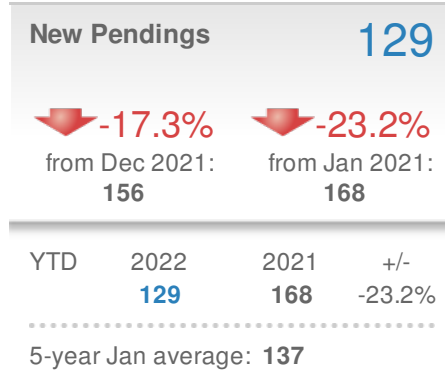


January 2022

Berks County, PA - Attached

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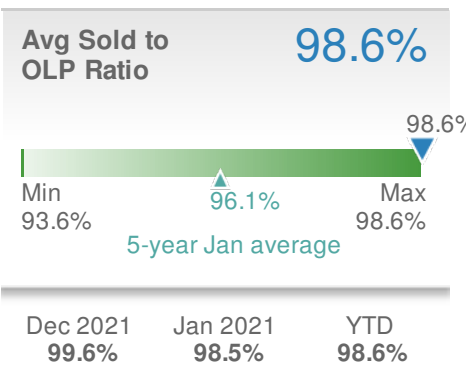
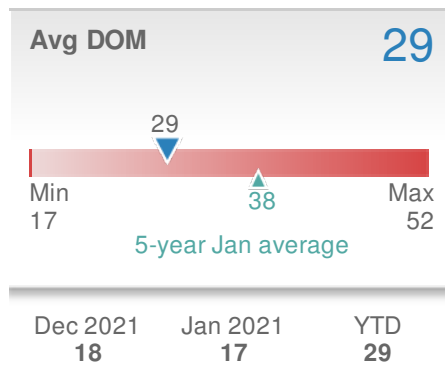
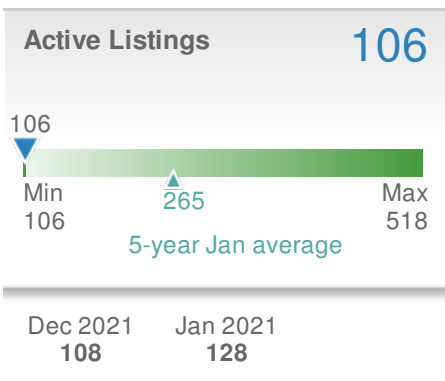
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Summary

In Berks County, PA, the median sold price for Attached properties for January was \$160,000, representing an increase of 10.3% compared to last month and an increase of 18.5% from Jan 2021. The average days on market for units sold in January was 29 days, 23% below the 5-year January average of 38 days. There was a 17.3% month over month decrease in new contract activity with 129 New Pendings; a 16% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 189; and a 1.9% decrease in supply to 106 active units.

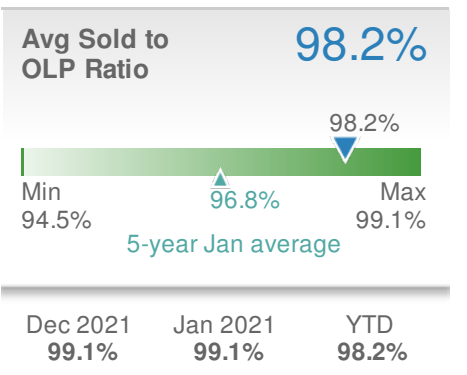
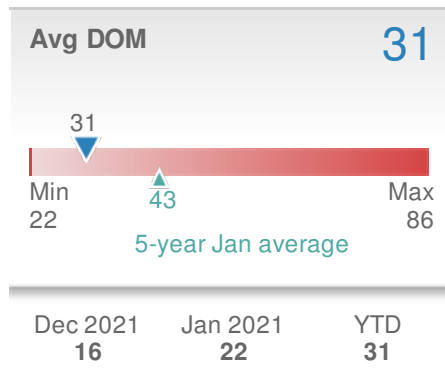
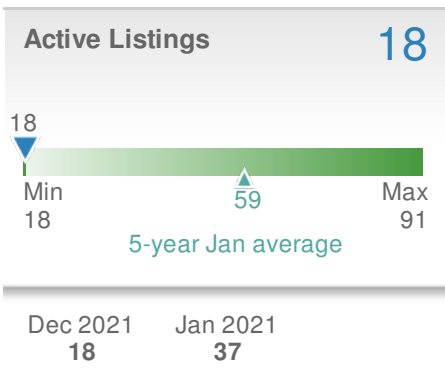
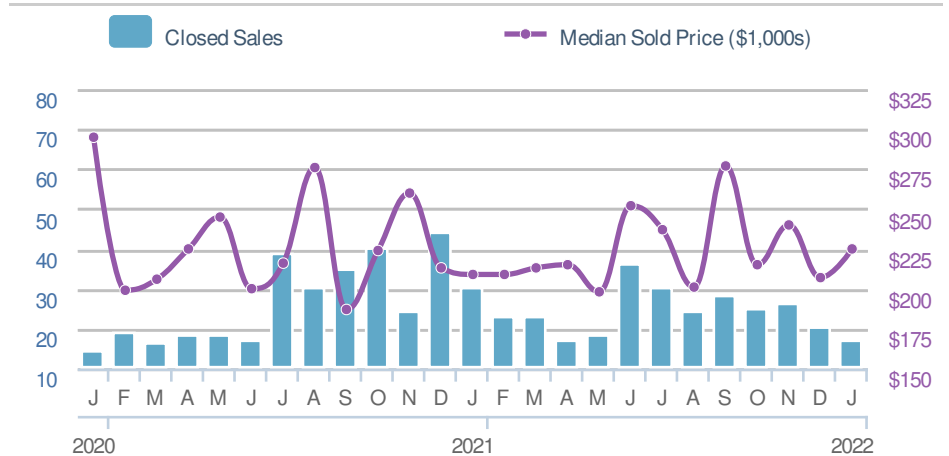
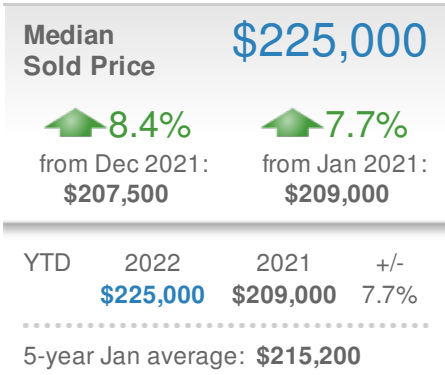
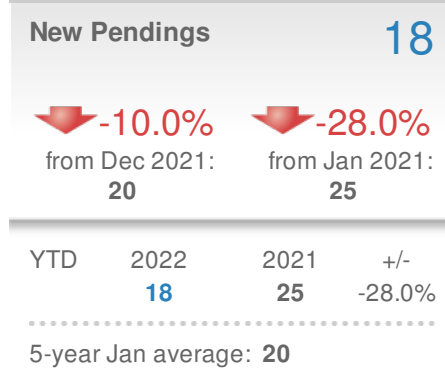
This activity resulted in a Contract Ratio of 1.78 pendings per active listing, down from 2.08 in December and a decrease from 1.95 in January 2021. The Contract Ratio is 69% higher than the 5-year January average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2022

Boyertown Area (Berks, PA)

Email: info@tcsr.realtor

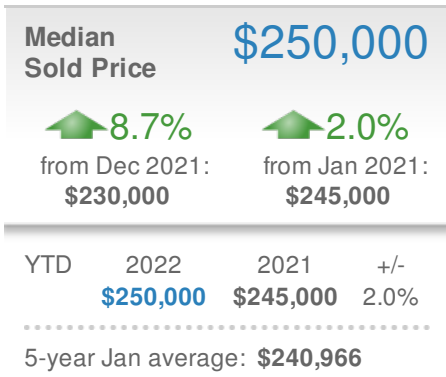
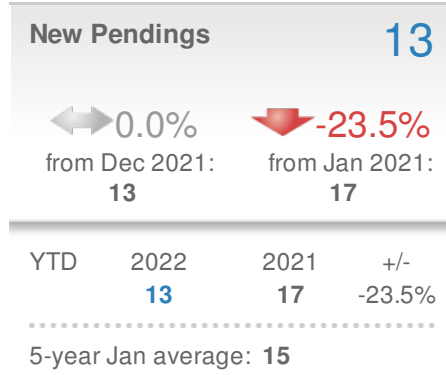


January 2022

Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS

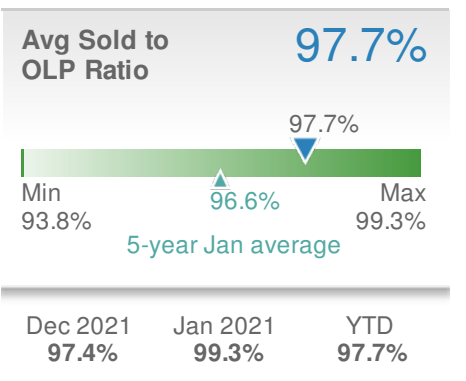
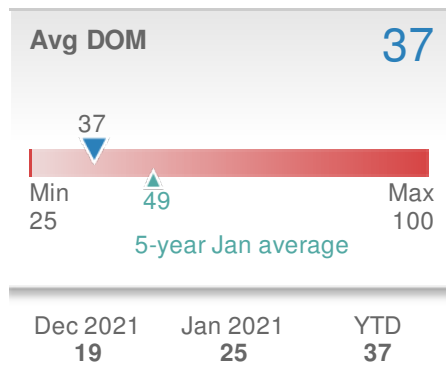
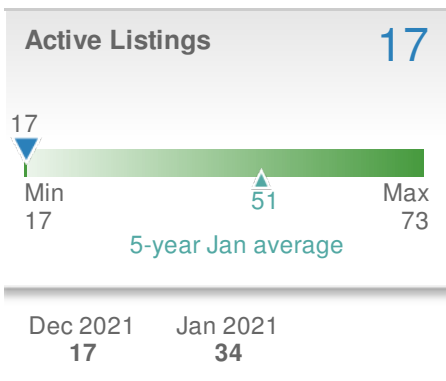
Email: info@tcsr.realtor



Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for January was \$250,000, representing an increase of 8.7% compared to last month and an increase of 2% from Jan 2021. The average days on market for units sold in January was 37 days, 25% below the 5-year January average of 49 days. There was no month over month change in new contract activity with 13 New Pendings; a 4.5% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 21; and no change in supply with 17 active units.

This activity resulted in a Contract Ratio of 1.24 pendings per active listing, down from 1.29 in December and an increase from 0.68 in January 2021. The Contract Ratio is 117% higher than the 5-year January 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.

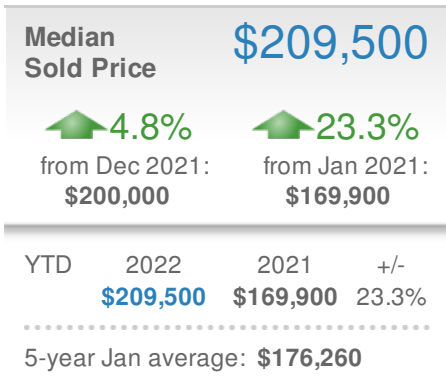
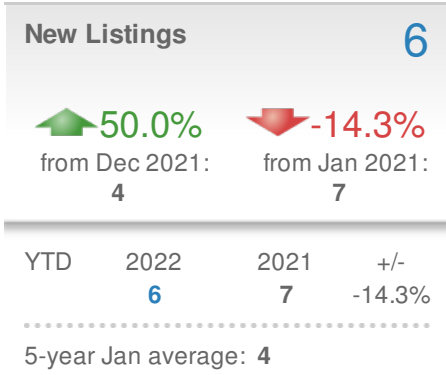


January 2022

Boyertown Area (Berks, PA) - Attached

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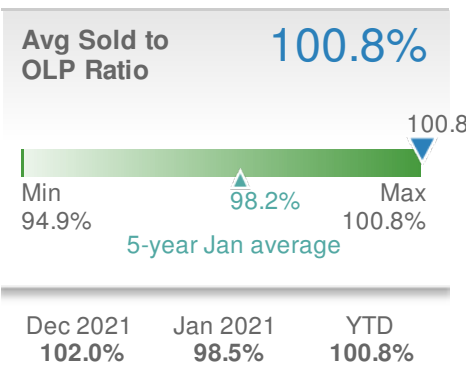
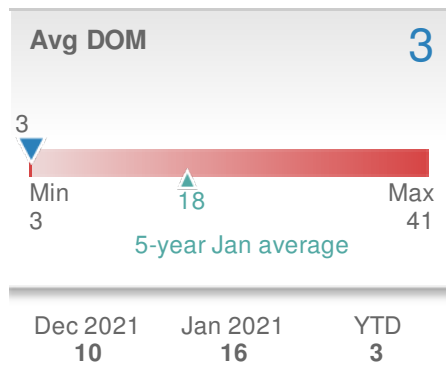
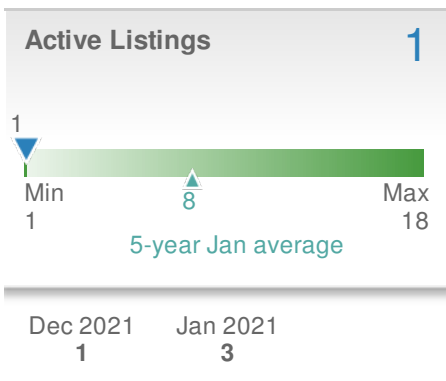
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for January was \$209,500, representing an increase of 4.8% compared to last month and an increase of 23.3% from Jan 2021. The average days on market for units sold in January was 3 days, 84% below the 5-year January average of 18 days. There was a 28.6% month over month decrease in new contract activity with 5 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 8; and no change in supply with 1 active units.

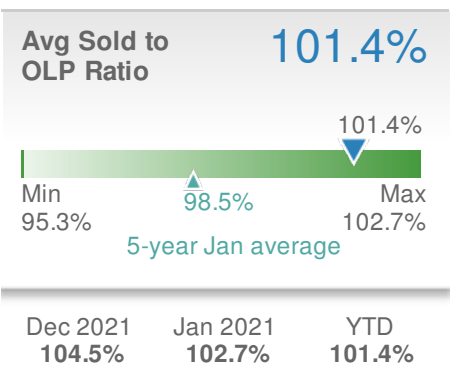
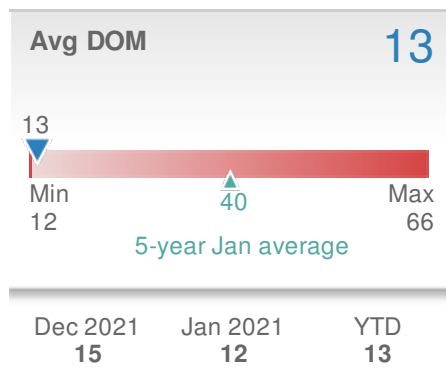
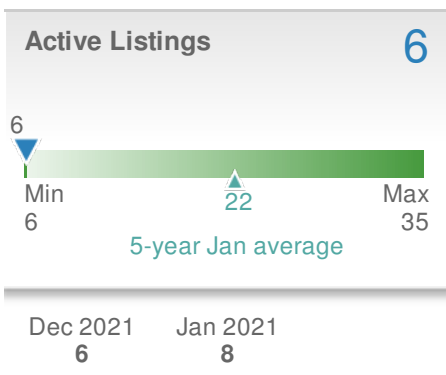
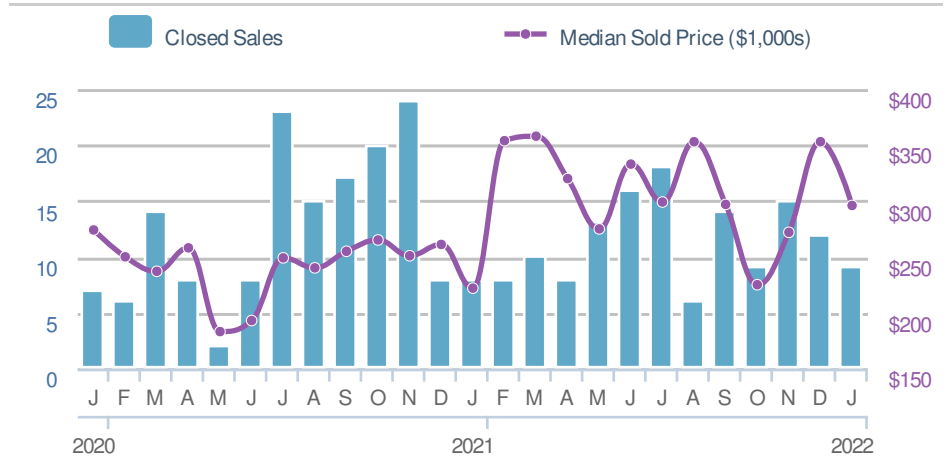
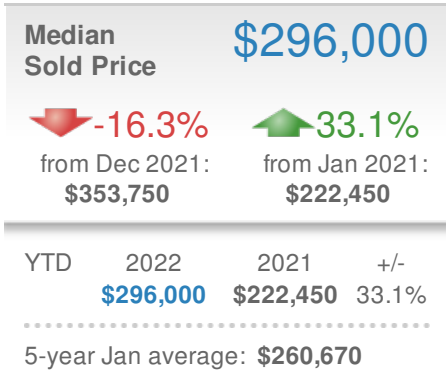
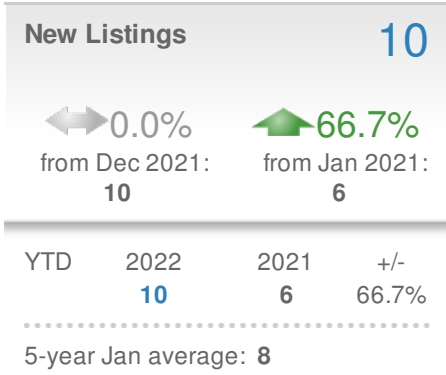
This activity resulted in a Contract Ratio of 8.00 pendings per active listing, up from 7.00 in December and an increase from 4.33 in January 2021. The Contract Ratio is 194% higher than the 5-year January average of 2.72. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2022

Twin Valley (Berks, PA)

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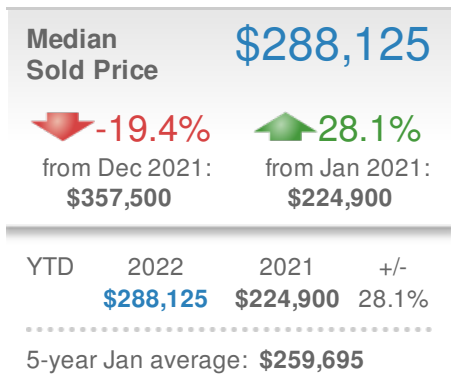
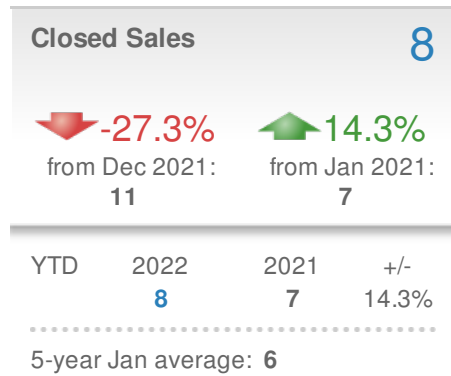
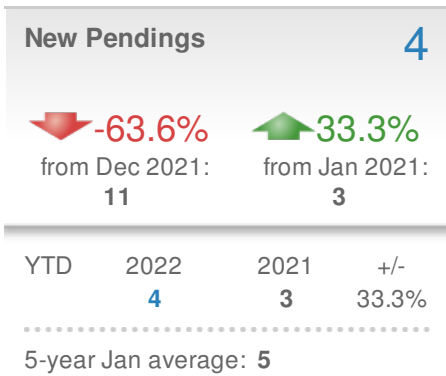
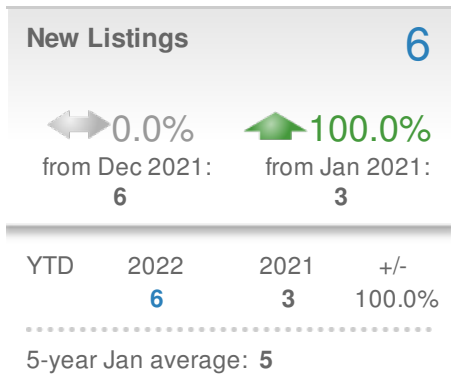


January 2022

Twin Valley (Berks, PA) - Detached

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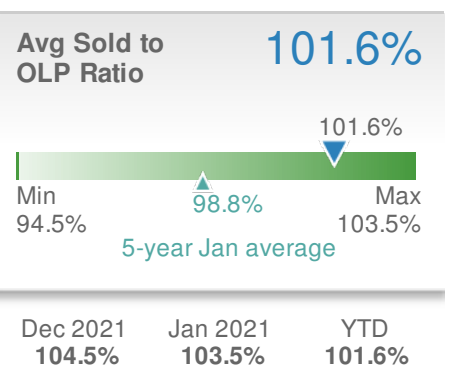
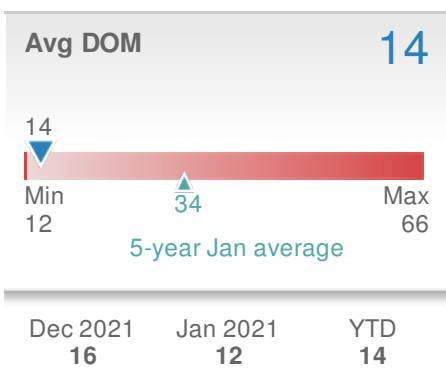
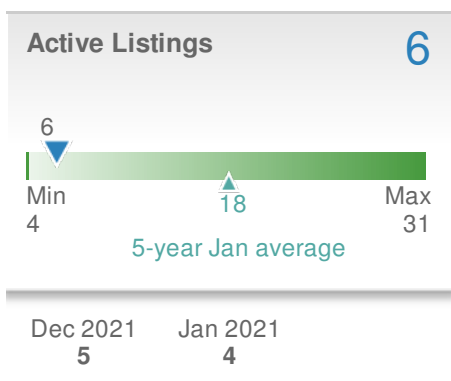
Email: info@tcsr.realtor



Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for January was \$288,125, representing a decrease of 19.4% compared to last month and an increase of 28.1% from Jan 2021. The average days on market for units sold in January was 14 days, 59% below the 5-year January average of 34 days. There was a 63.6% month over month decrease in new contract activity with 4 New Pendings; a 19% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 17; and a 20% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 2.83 pendings per active listing, down from 4.20 in December and an increase from 2.50 in January 2021. The Contract Ratio is 118% higher than the 5-year January average of 1.30. 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.

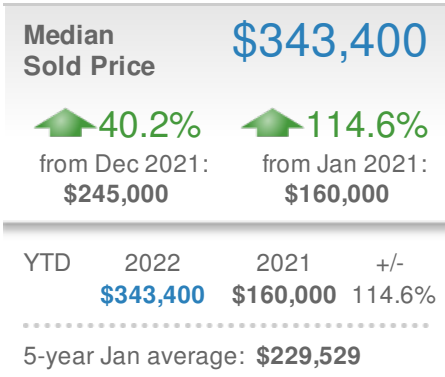
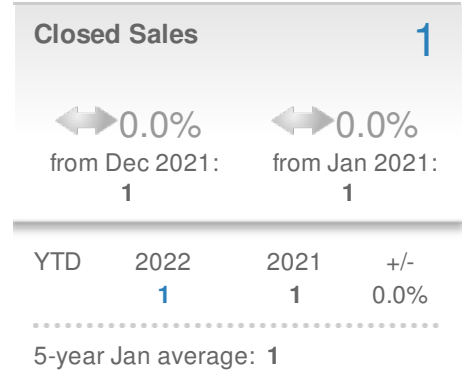
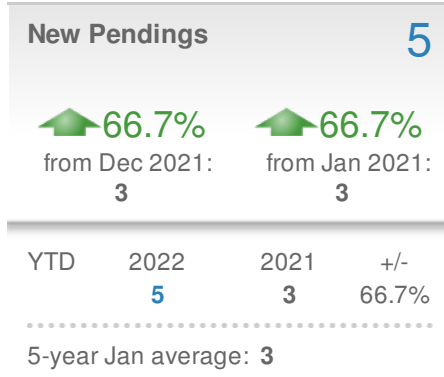
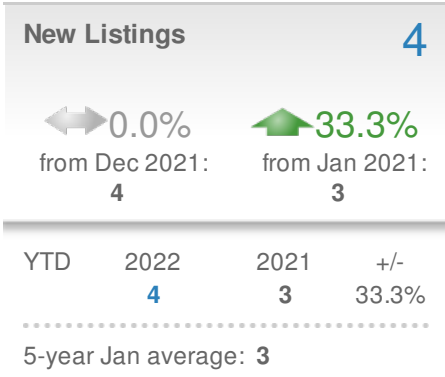


January 2022

Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

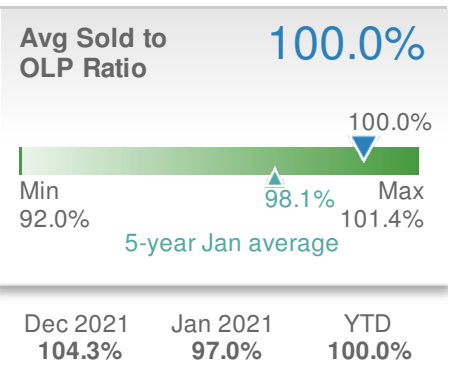
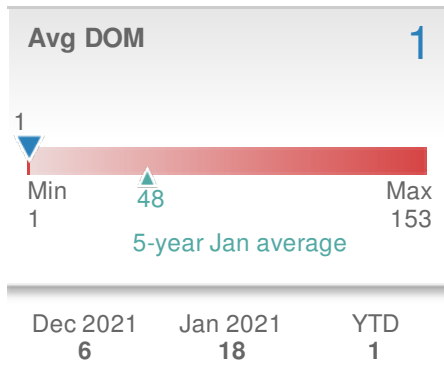
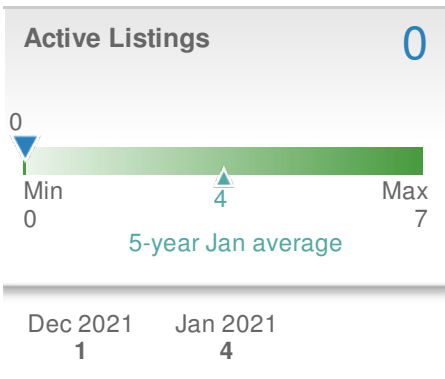
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Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for January was \$343,400, representing an increase of 40.2% compared to last month and an increase of 114.6% from Jan 2021. The average days on market for units sold in January was 1 days, 98% below the 5-year January average of 48 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 7; and a 100% decrease in supply to 0 active units.

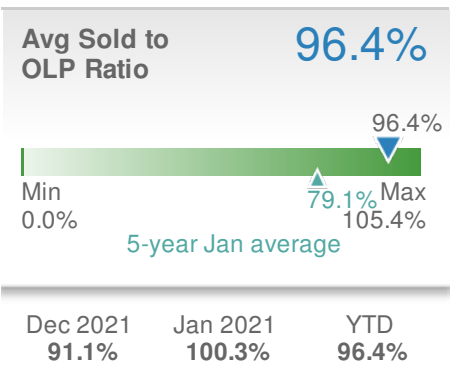
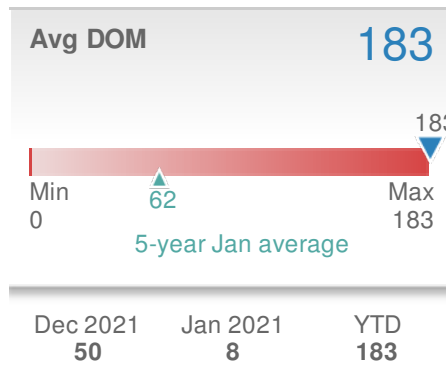
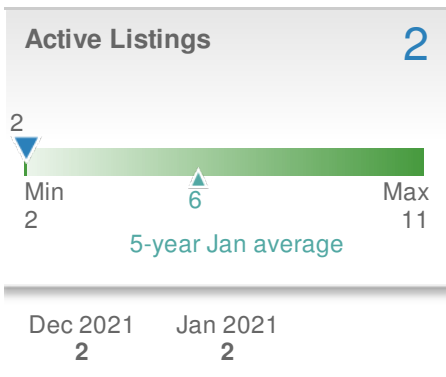
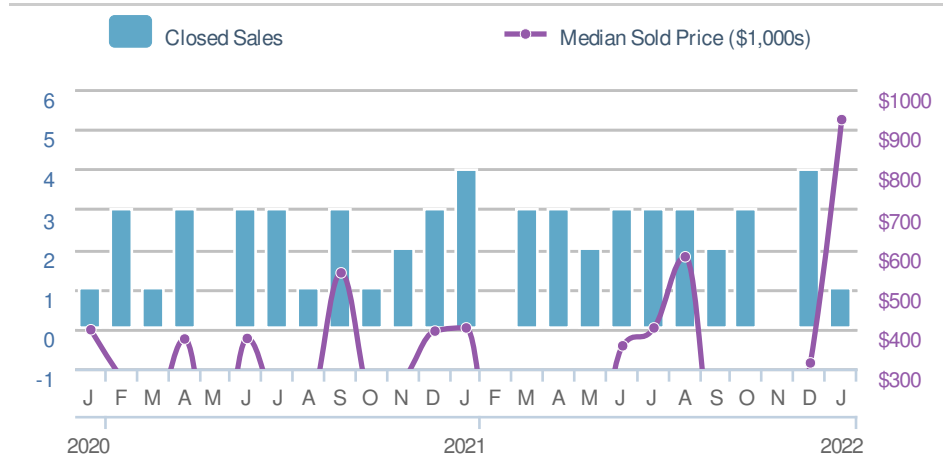
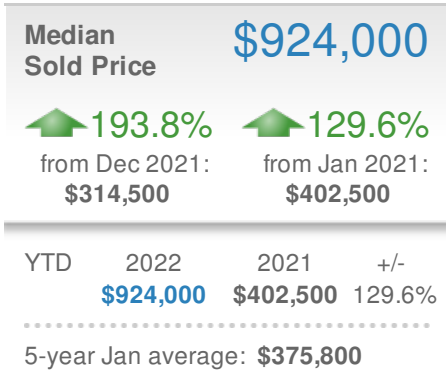
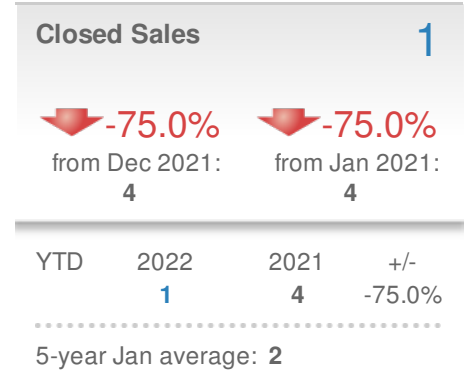
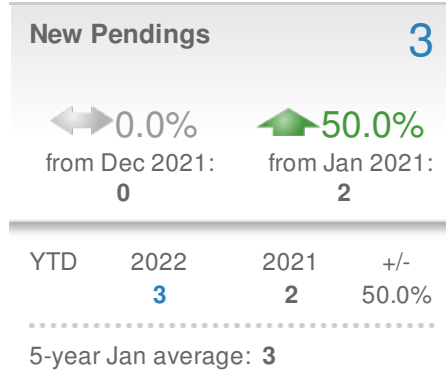
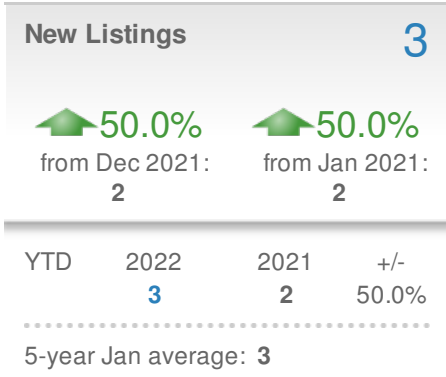
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 6.00 in December and a decrease from 1.00 in January 2021. The Contract Ratio is 100% lower than the 5-year January average of 0.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2022

Upper Perkiomen (Berks, PA)

Email: info@tcsr.realtor

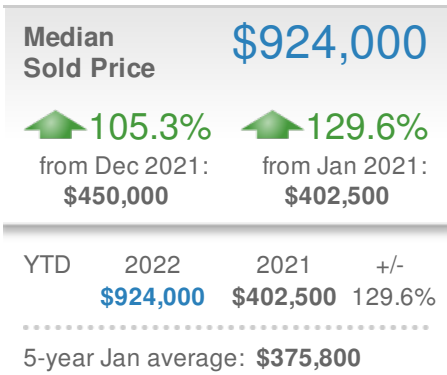
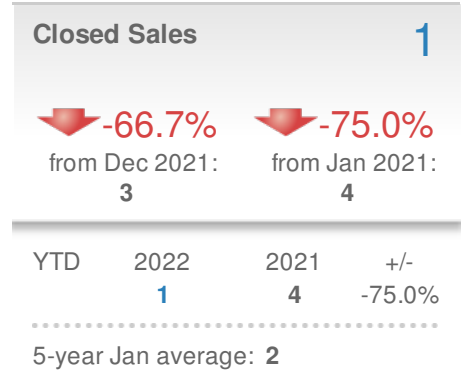
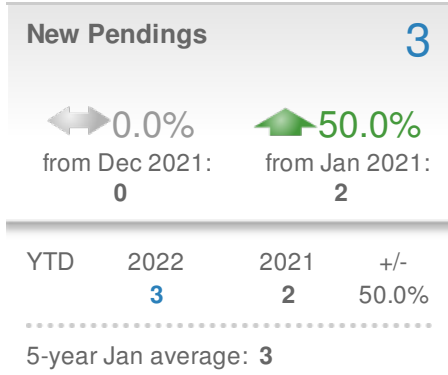
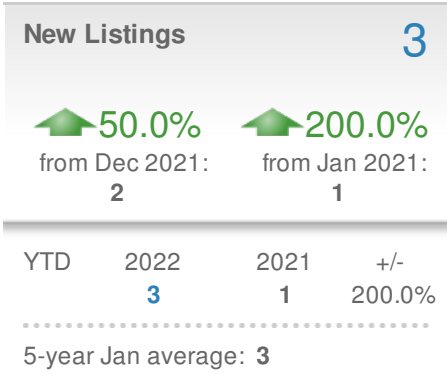


January 2022

Upper Perkiomen (Berks, PA) - Detached

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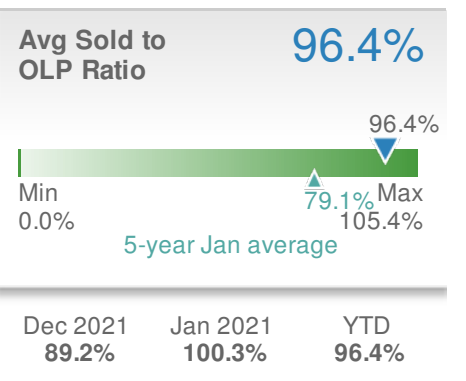
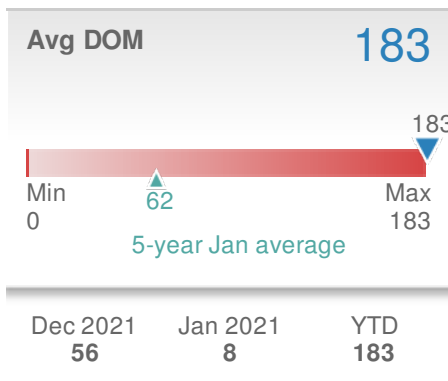
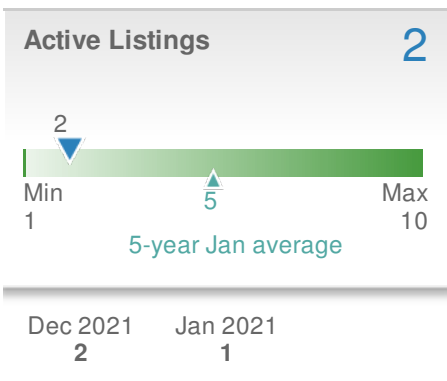
Email: info@tcsr.realtor



Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for January was \$924,000, representing an increase of 105.3% compared to last month and an increase of 129.6% from Jan 2021. The average days on market for units sold in January was 183 days, 197% above the 5-year January average of 62 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from December) to 3; and no change in supply with 2 active units.

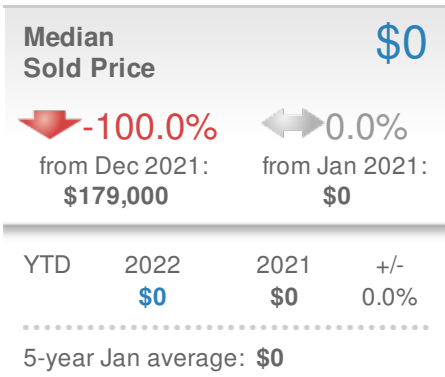
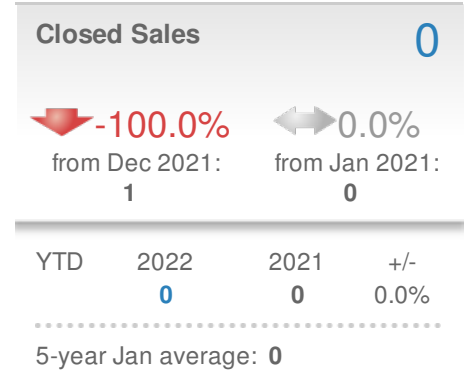
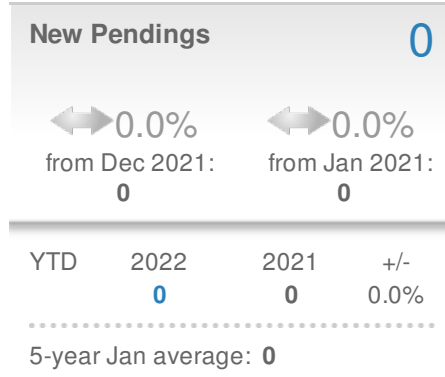
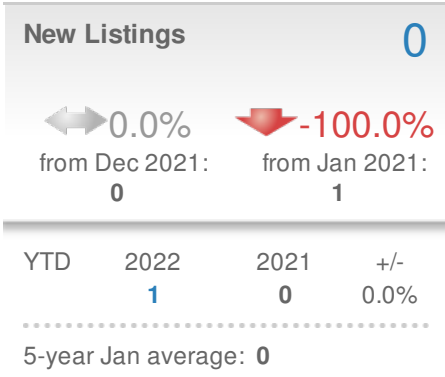
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.50 in December and a decrease from 4.00 in January 2021. The Contract Ratio is 4% higher than the 5-year January average of 1.45. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2022

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 January was \$0, representing a decrease of 100% compared to last month and no change from Jan 2021. The average days on market for units sold in January was 0 days, the same as the 5-year January 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 December) 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, down from 0.00 in December and a decrease from 0.00 in January 2021. The Contract Ratio is the same as the 5-year January 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.

