

February 2022

All Home Types
Detached
Attached

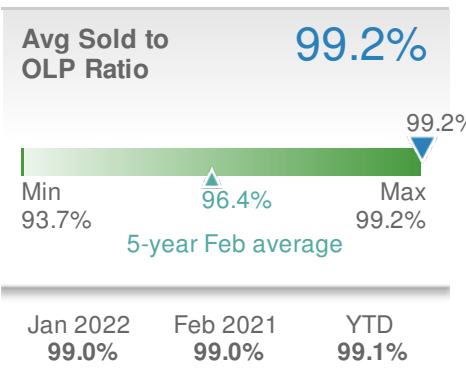
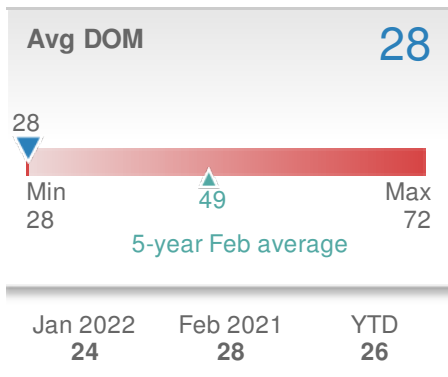
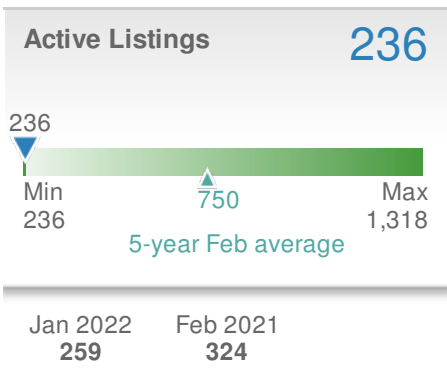
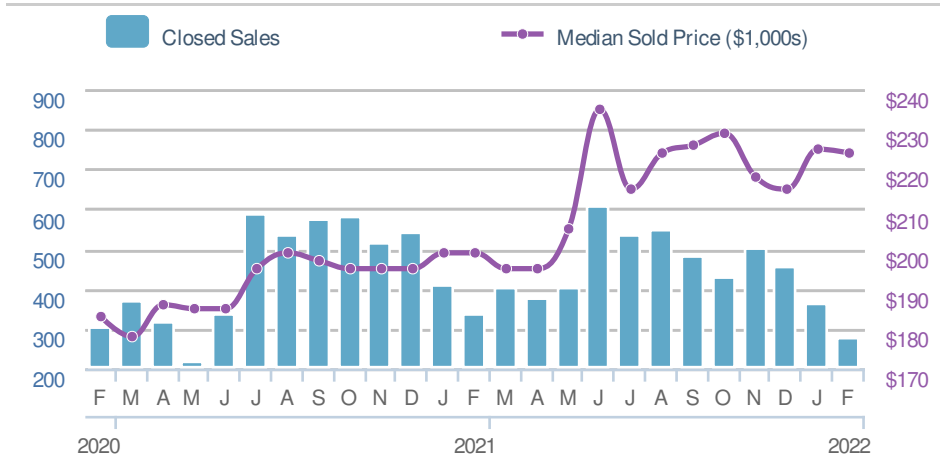
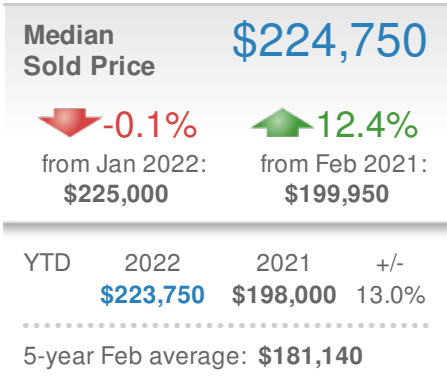
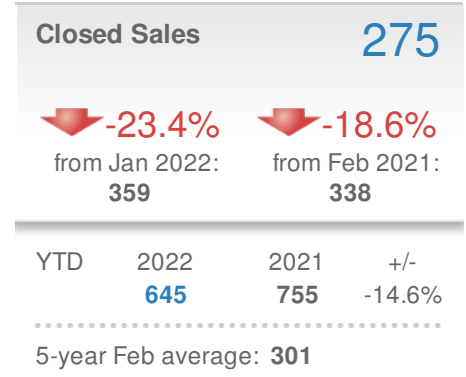
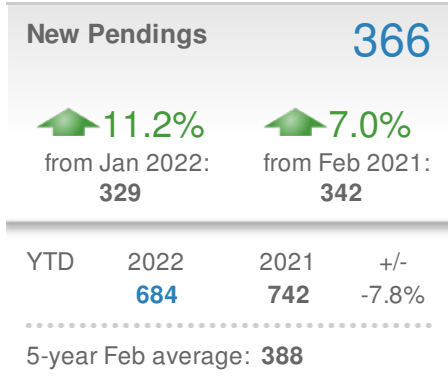
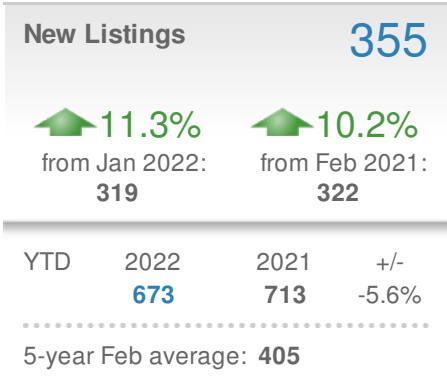
Local Market Insight

Berks County, PA

February 2022

Berks County, PA

Email: info@tcsr.realtor

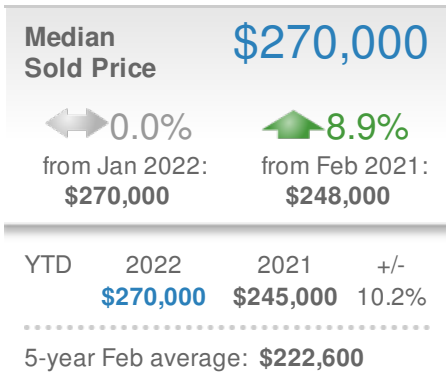
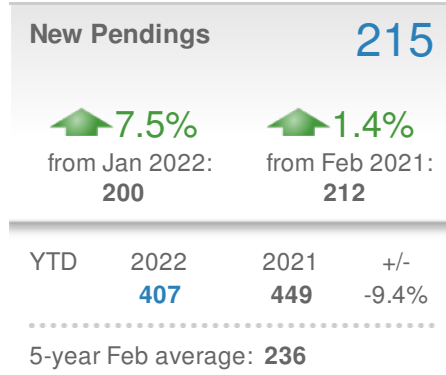


February 2022

Berks County, PA - Detached

Tri-County Suburban REALTORS

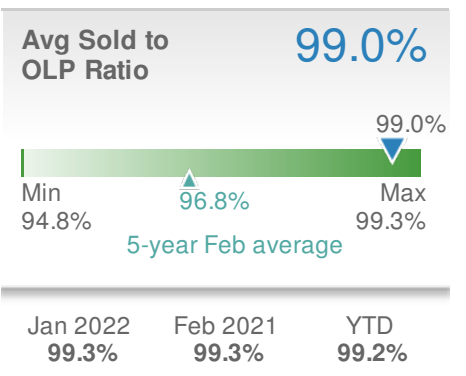
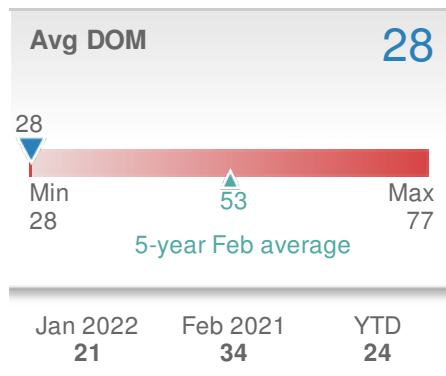
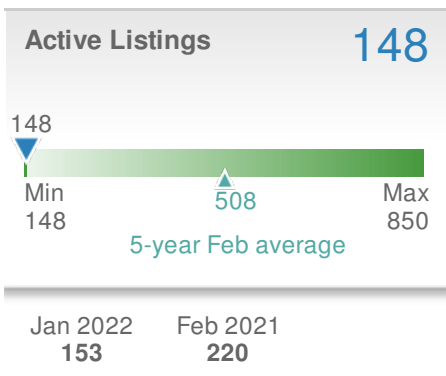
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Summary

In Berks County, PA, the median sold price for Detached properties for February was \$270,000, representing no change compared to last month and an increase of 8.9% from Feb 2021. The average days on market for units sold in February was 28 days, 47% below the 5-year February average of 53 days. There was a 7.5% month over month increase in new contract activity with 215 New Pendings; a 5.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 347; and a 3.3% decrease in supply to 148 active units.

This activity resulted in a Contract Ratio of 2.34 pendings per active listing, up from 2.15 in January and an increase from 1.95 in February 2021. The Contract Ratio is 93% higher than the 5-year February average of 1.21. 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.

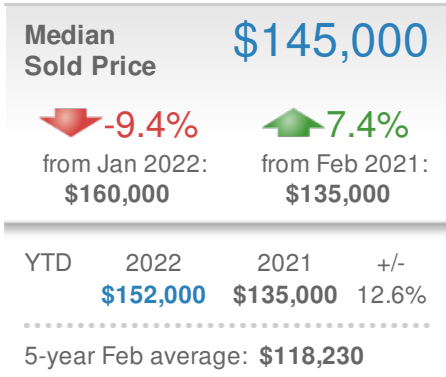
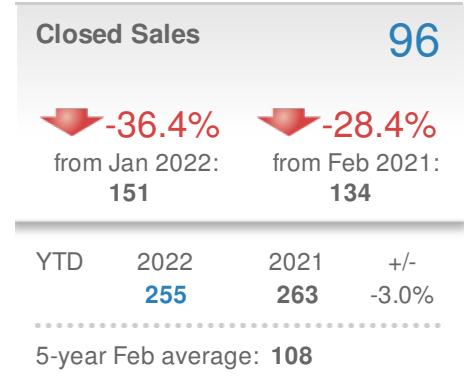
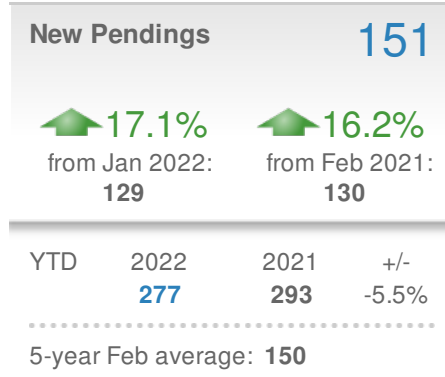
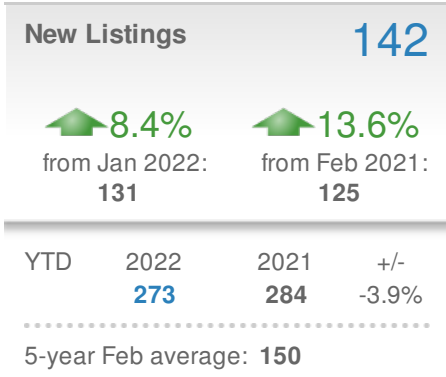


February 2022

Berks County, PA - Attached

Tri-County Suburban REALTORS

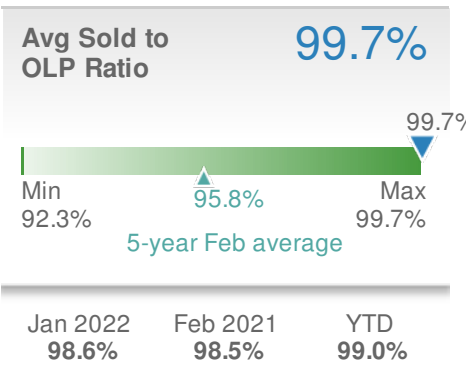
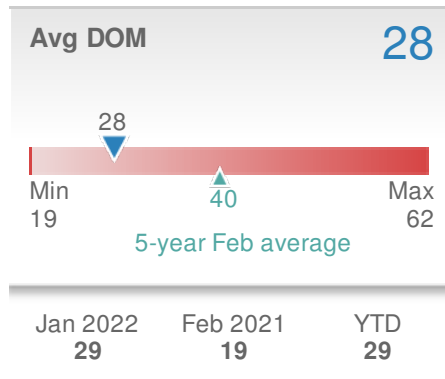
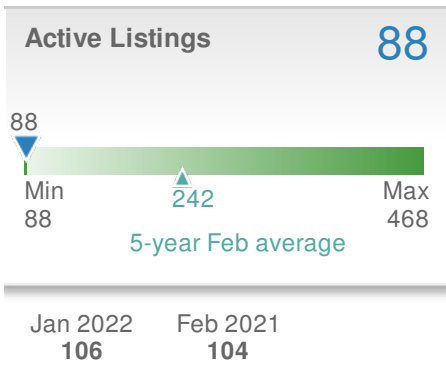
Email: info@tcsr.realtor



Summary

In Berks County, PA, the median sold price for Attached properties for February was \$145,000, representing a decrease of 9.4% compared to last month and an increase of 7.4% from Feb 2021. The average days on market for units sold in February was 28 days, 30% below the 5-year February average of 40 days. There was a 17.1% month over month increase in new contract activity with 151 New Pendings; a 20.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 227; and a 17% decrease in supply to 88 active units.

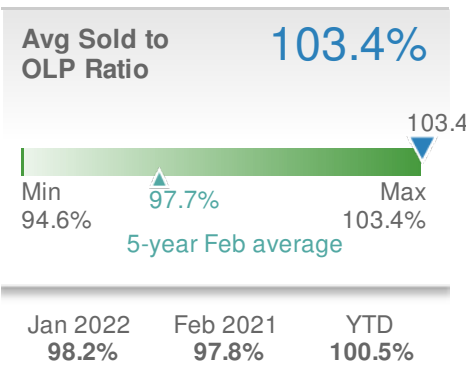
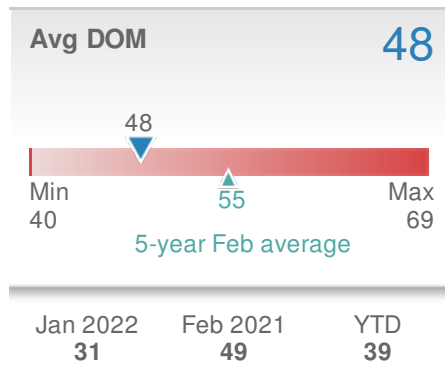
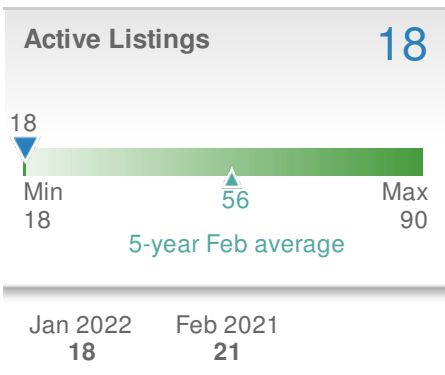
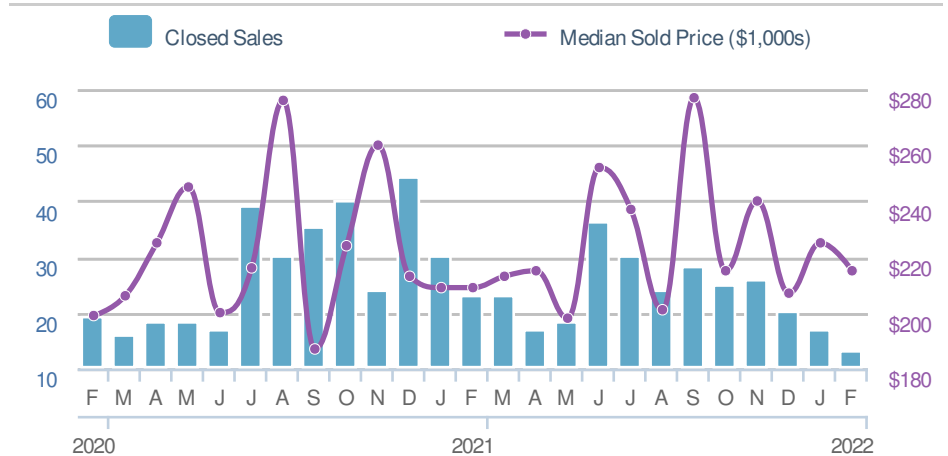
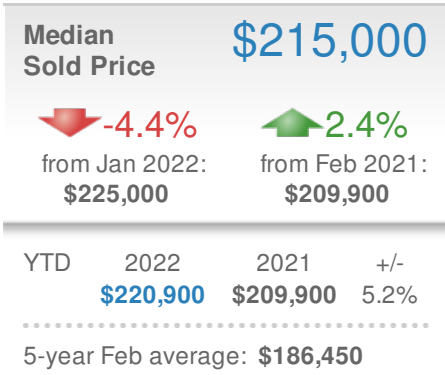
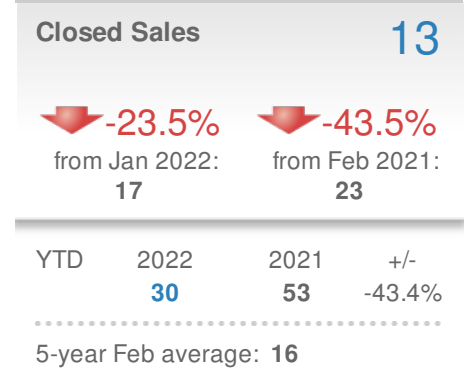
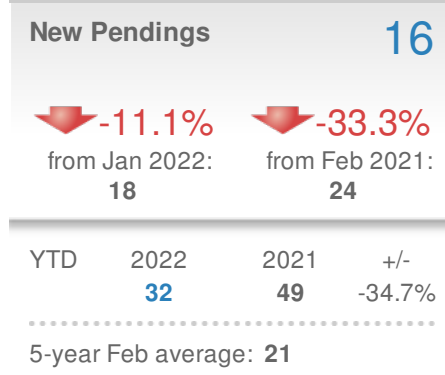
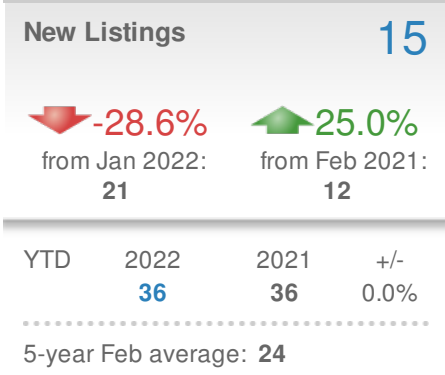
This activity resulted in a Contract Ratio of 2.58 pendings per active listing, up from 1.78 in January and an increase from 2.25 in February 2021. The Contract Ratio is 85% higher than the 5-year February average of 1.39. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2022

Boyertown Area (Berks, PA)

Email: info@tcsr.realtor

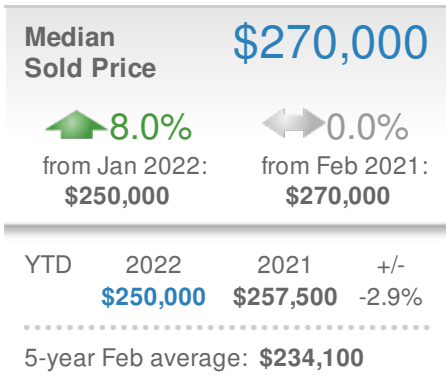
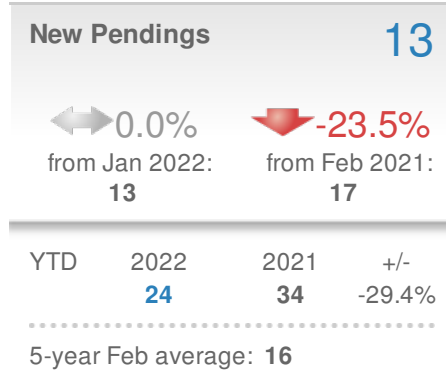


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Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS

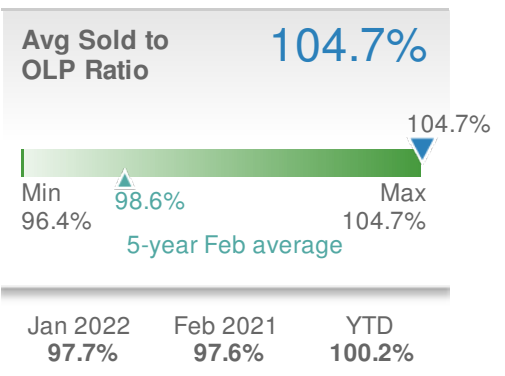
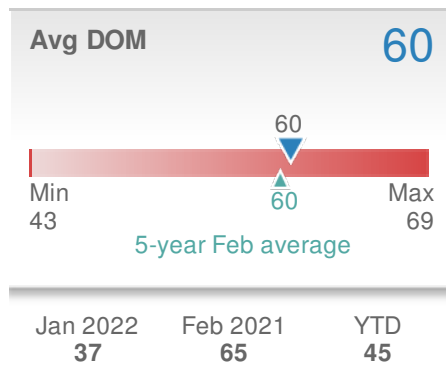
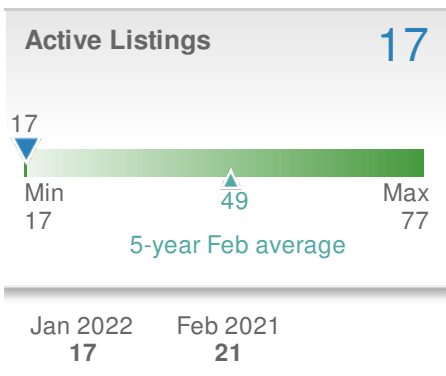
Email: info@tcsr.realtor



Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for February was \$270,000, representing an increase of 8% compared to last month and no change from Feb 2021. The average days on market for units sold in February was 60 days, the same as the 5-year February average of 60 days. There was no month over month change in new contract activity with 13 New Pendings; a 9.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 23; and no change in supply with 17 active units.

This activity resulted in a Contract Ratio of 1.35 pendings per active listing, up from 1.24 in January and an increase from 1.33 in February 2021. The Contract Ratio is 68% higher than the 5-year February average of 0.80. 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.

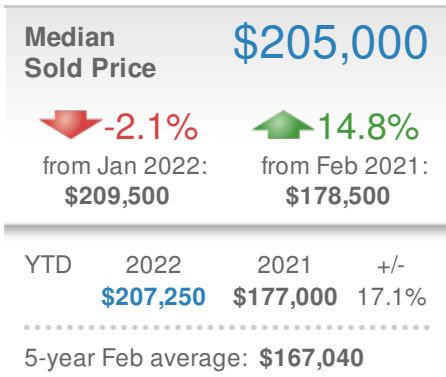
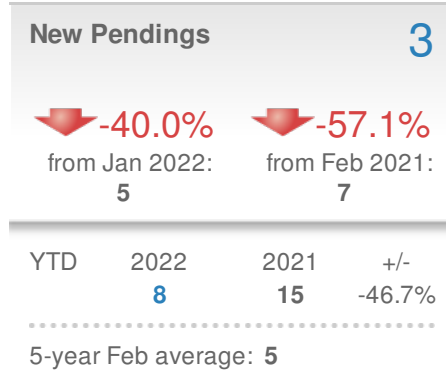
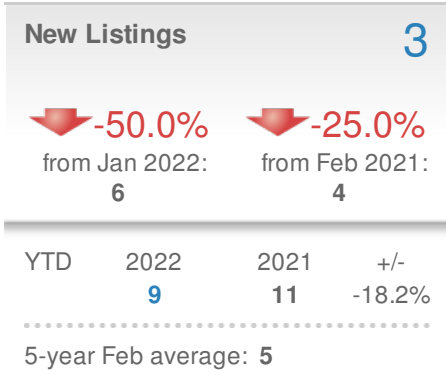


February 2022

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS

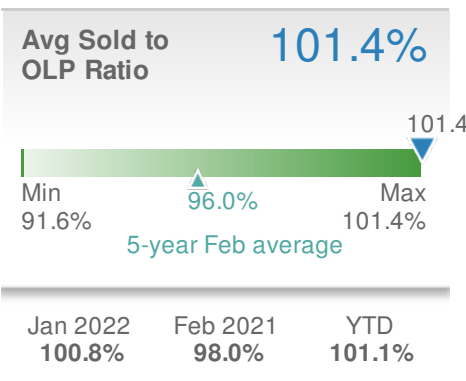
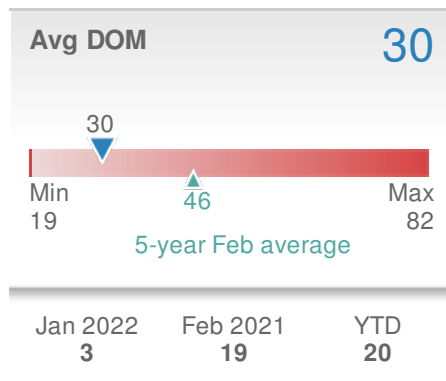
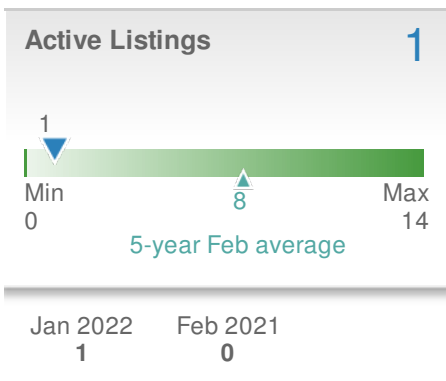
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for February was \$205,000, representing a decrease of 2.1% compared to last month and an increase of 14.8% from Feb 2021. The average days on market for units sold in February was 30 days, 34% below the 5-year February average of 46 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 6; and no change in supply with 1 active units.

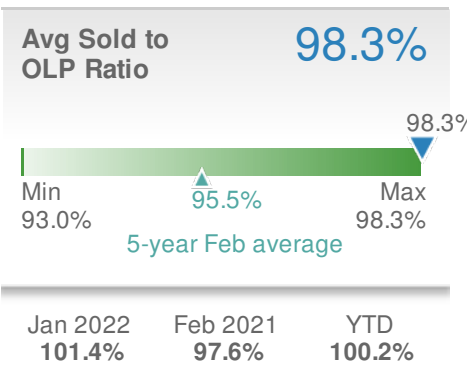
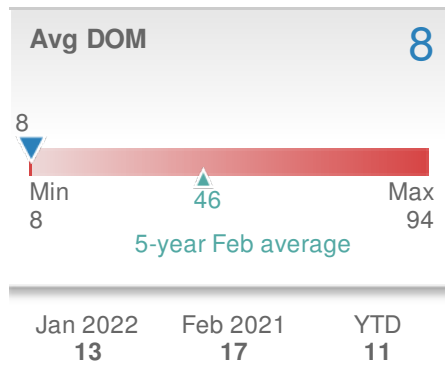
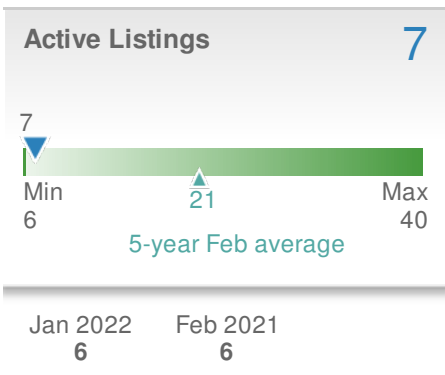
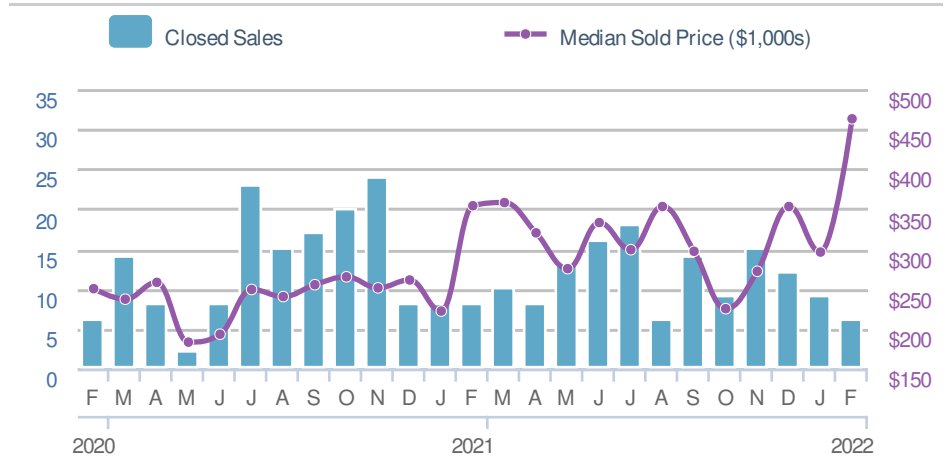
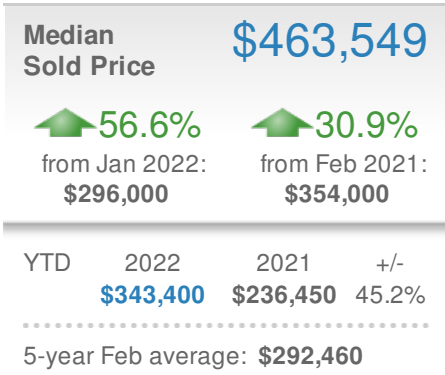
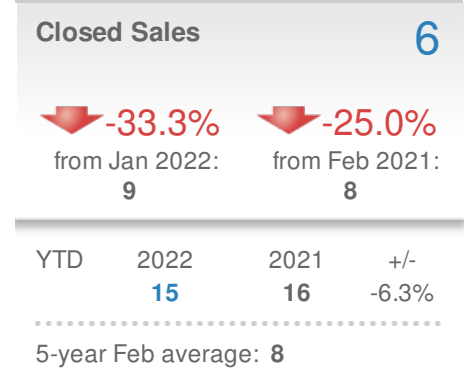
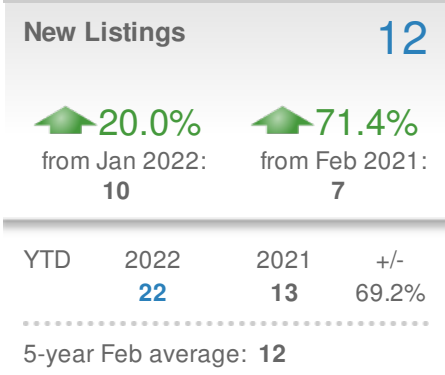
This activity resulted in a Contract Ratio of 6.00 pendings per active listing, down from 8.00 in January and an increase from 0.00 in February 2021. The Contract Ratio is 317% higher than the 5-year February average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity 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.



February 2022

Twin Valley (Berks, PA)

Email: info@tcsr.realtor

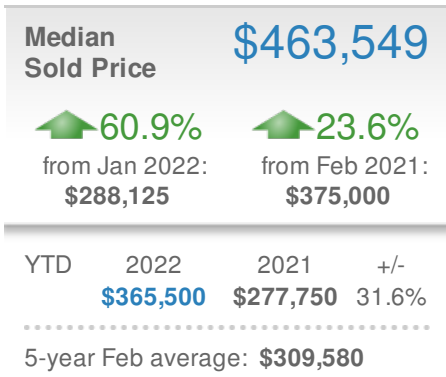
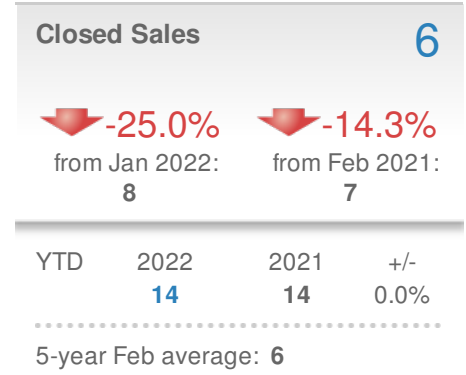
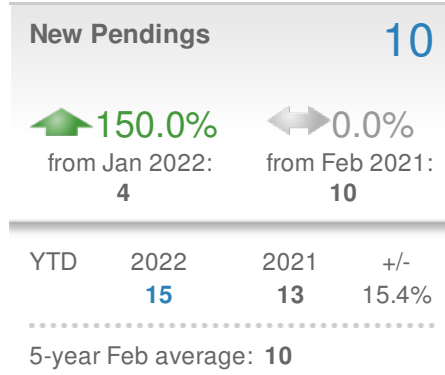
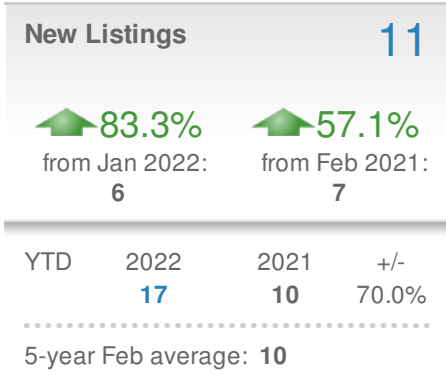


February 2022

Twin Valley (Berks, PA) - Detached

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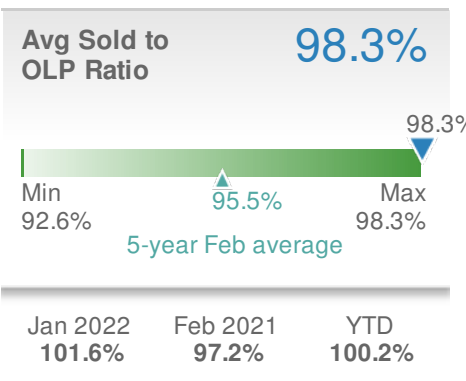
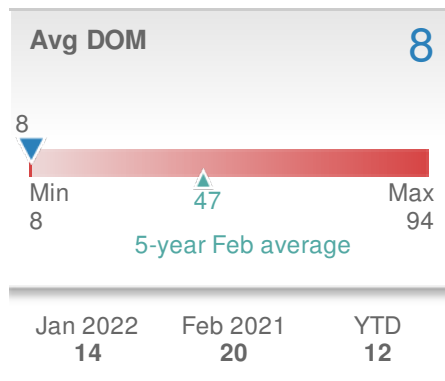
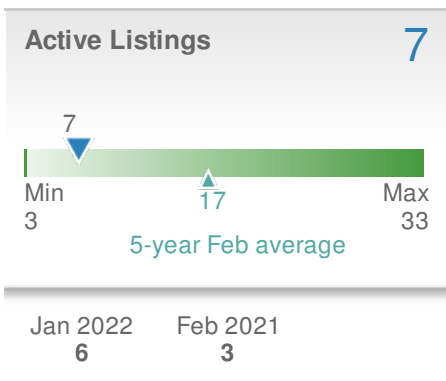
Email: info@tcsr.realtor



Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for February was \$463,549, representing an increase of 60.9% compared to last month and an increase of 23.6% from Feb 2021. The average days on market for units sold in February was 8 days, 83% below the 5-year February average of 47 days. There was a 150% month over month increase in new contract activity with 10 New Pendings; a 23.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 21; and a 16.7% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.83 in January and a decrease from 3.67 in February 2021. The Contract Ratio is 76% higher than the 5-year February average of 1.70. 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.

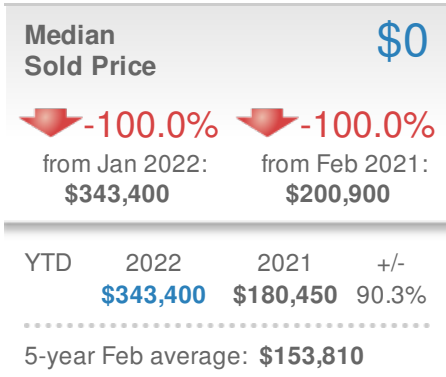
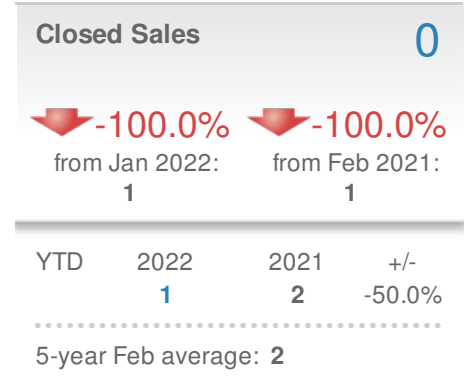
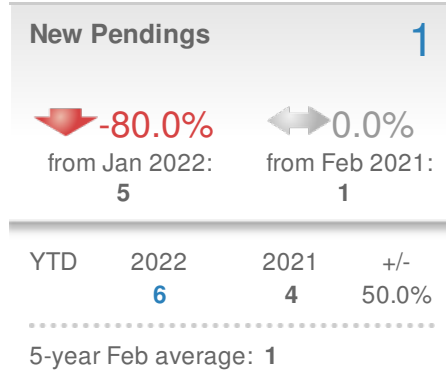
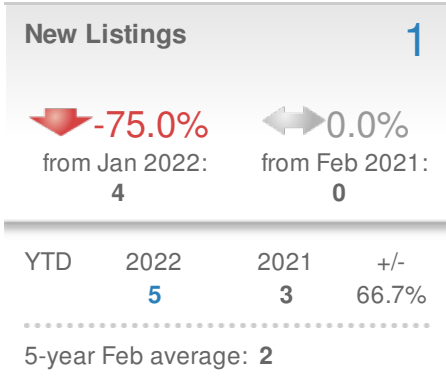


February 2022

Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

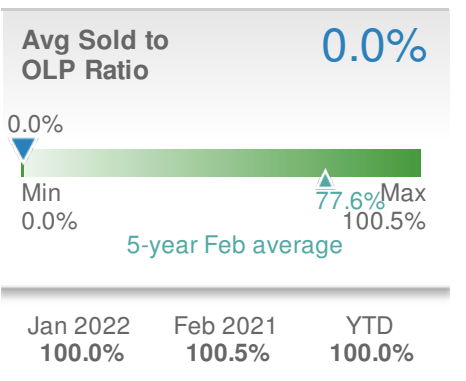
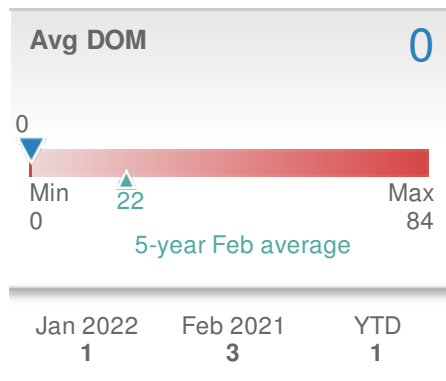
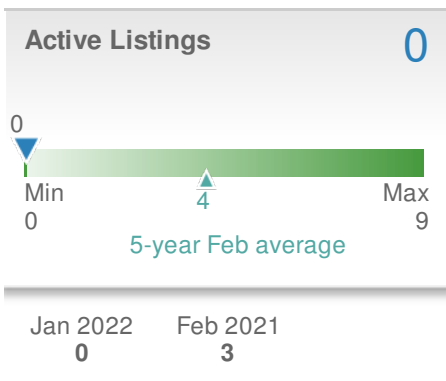
Email: info@tcsr.realtor



Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for February was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Feb 2021. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 22 days. There was an 80% month over month decrease in new contract activity with 1 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 8; and no change in supply with 0 active units.

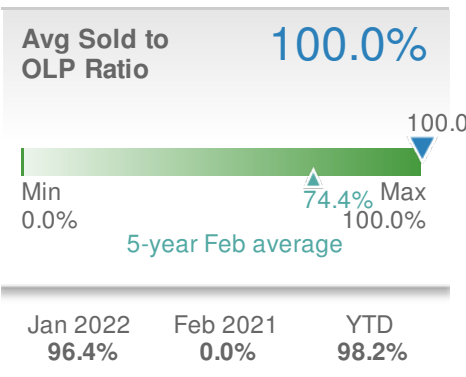
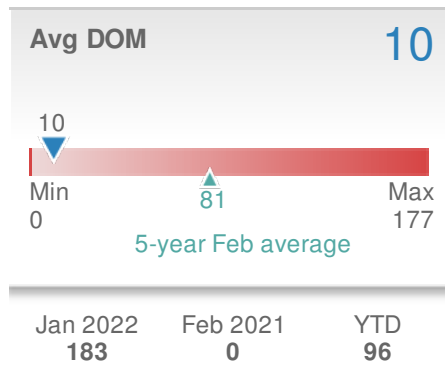
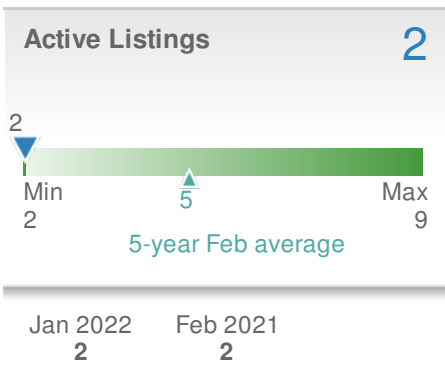
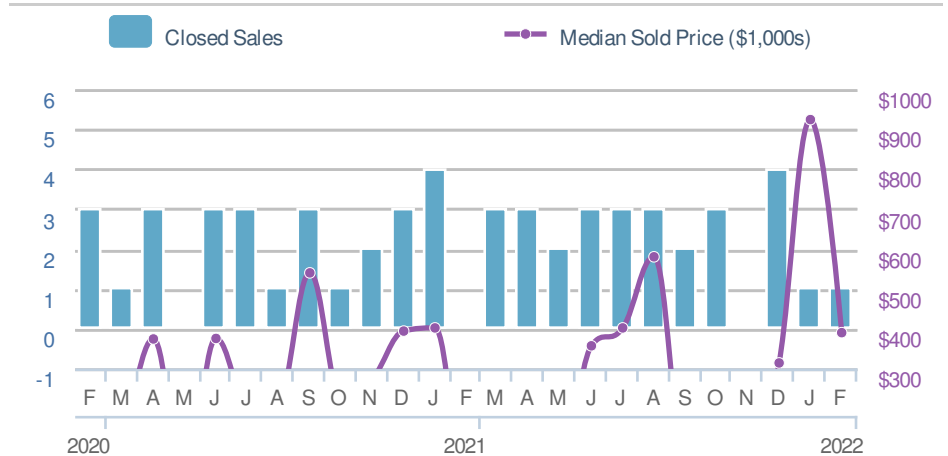
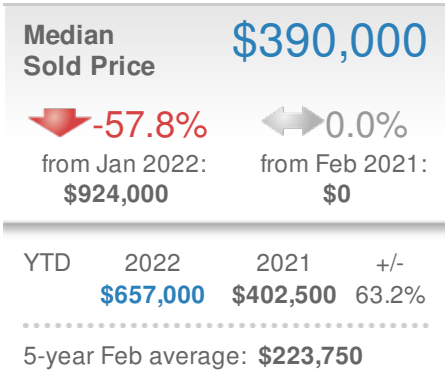
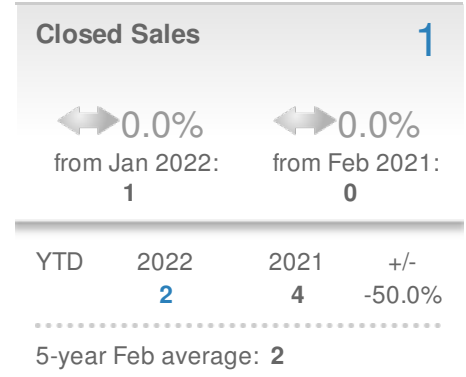
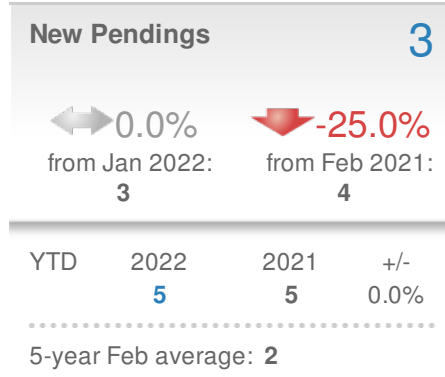
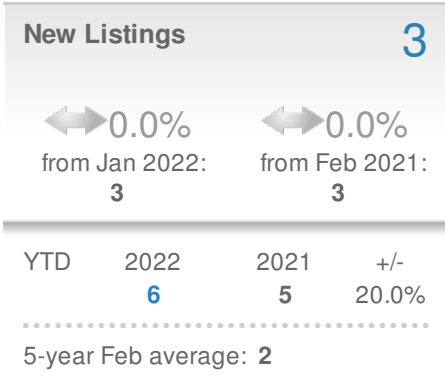
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and a decrease from 1.33 in February 2021. The Contract Ratio is 100% lower than the 5-year February average of 0.62. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2022

Upper Perkiomen (Berks, PA)

Email: info@tcsr.realtor

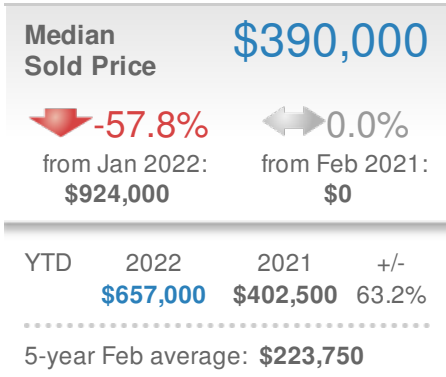
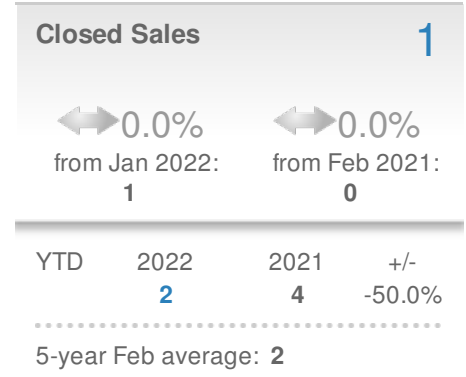
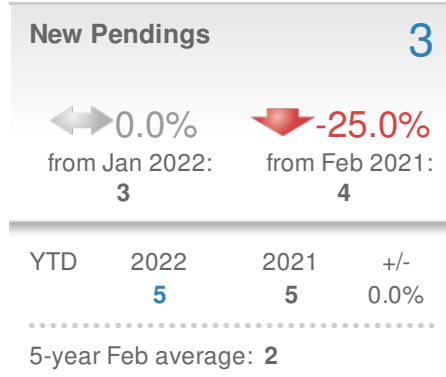
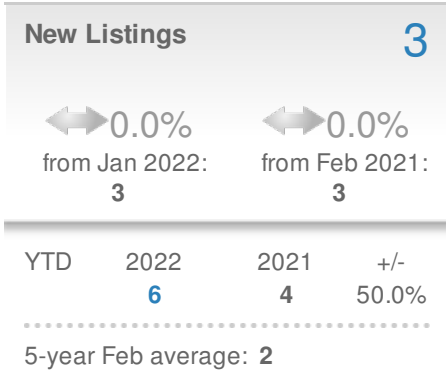


February 2022

Upper Perkiomen (Berks, PA) - Detached

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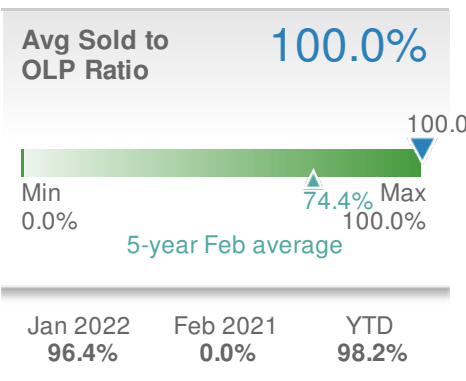
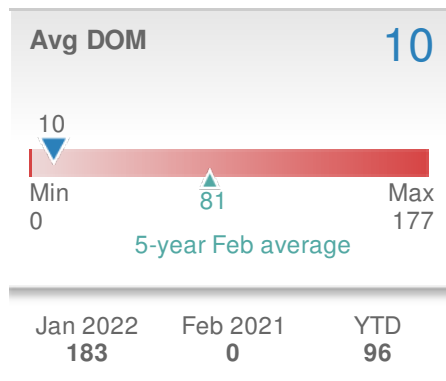
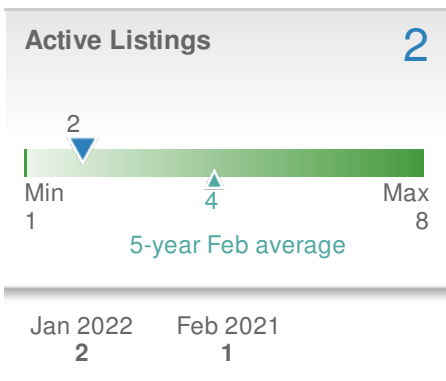
Email: info@tcsr.realtor



Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for February was \$390,000, representing a decrease of 57.8% compared to last month and an increase of 0% from Feb 2021. The average days on market for units sold in February was 10 days, 88% below the 5-year February average of 81 days. There was no month over month change in new contract activity with 3 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from January) 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, up from 1.50 in January and a decrease from 7.00 in February 2021. The Contract Ratio is 8% lower than the 5-year February average of 2.18. 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.

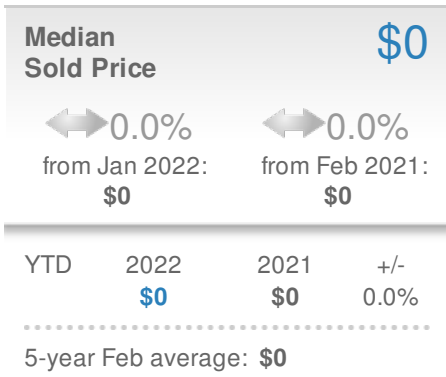
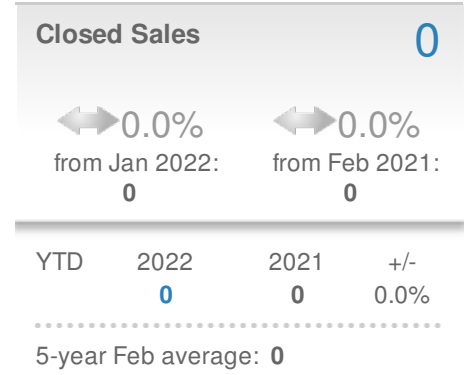
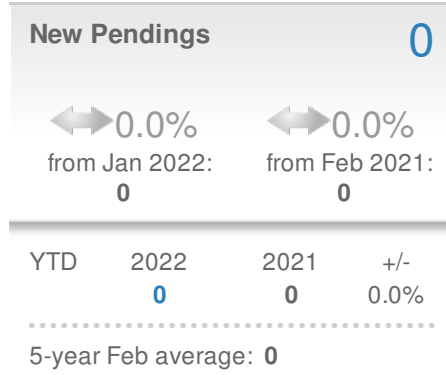
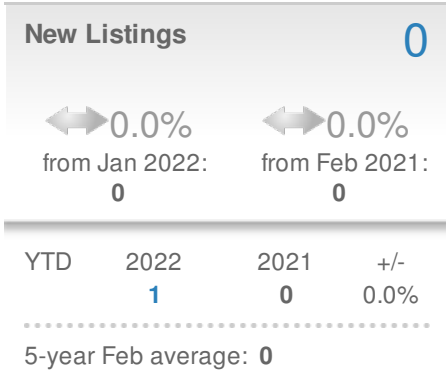


February 2022

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

