

March 2022

All Home Types
Detached
Attached

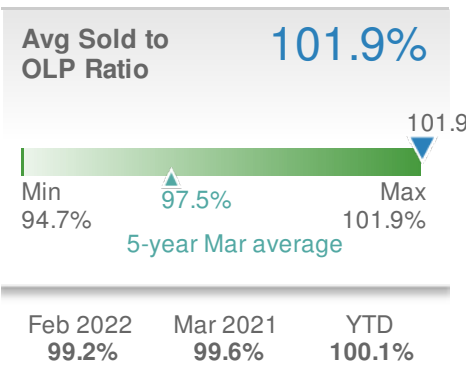
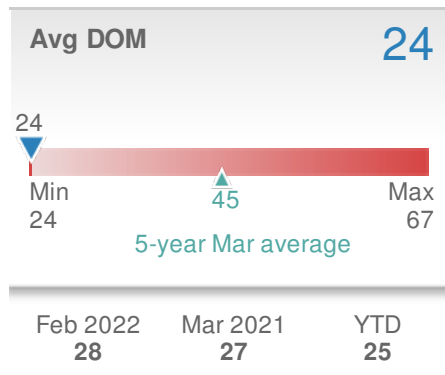
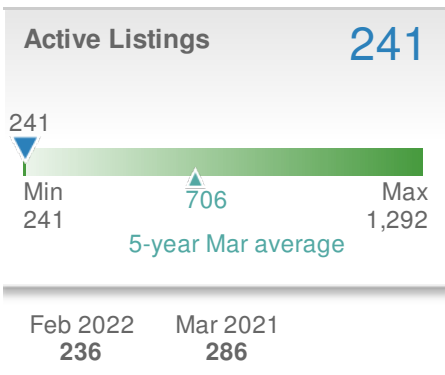
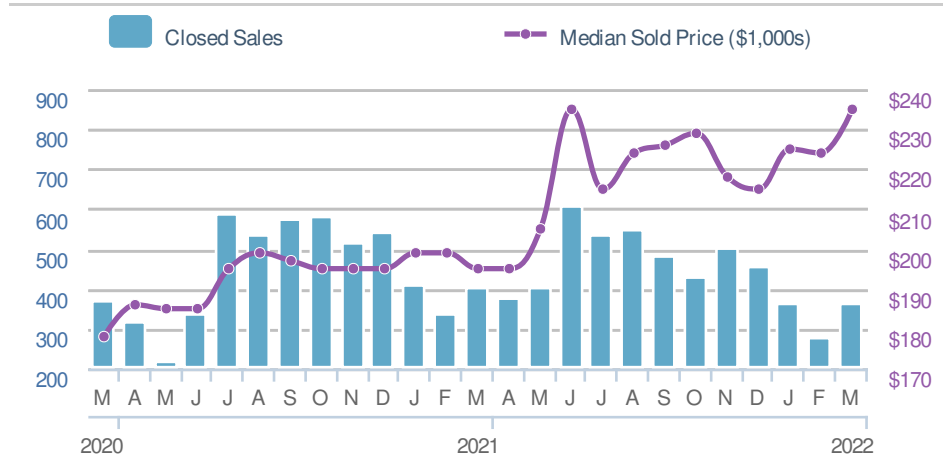
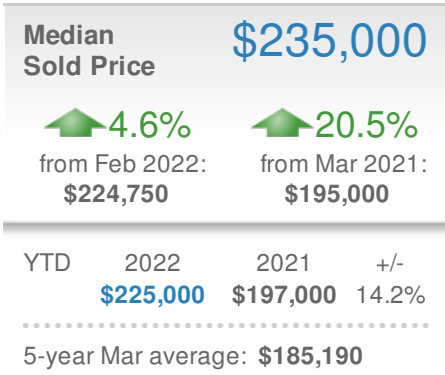
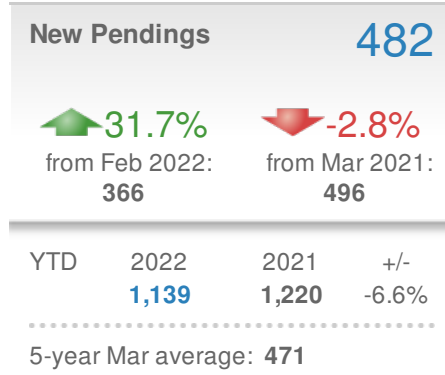
Local Market Insight

Berks County, PA

March 2022

Berks County, PA

Email: info@tcsr.realtor

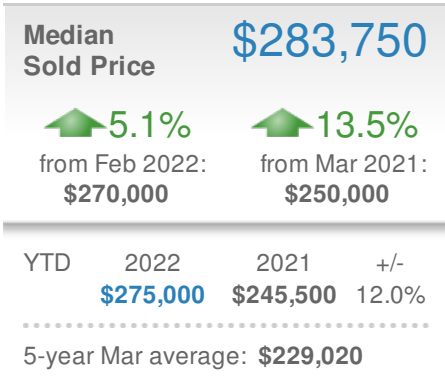
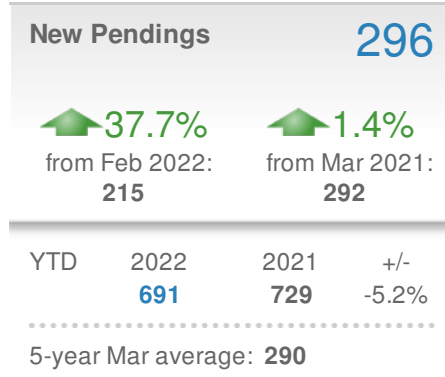
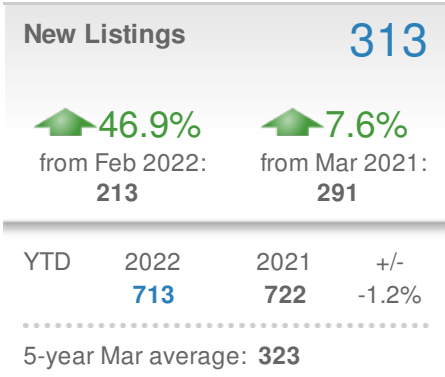


March 2022

Berks County, PA - Detached

Tri-County Suburban REALTORS

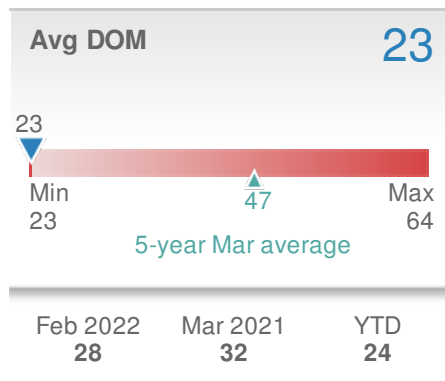
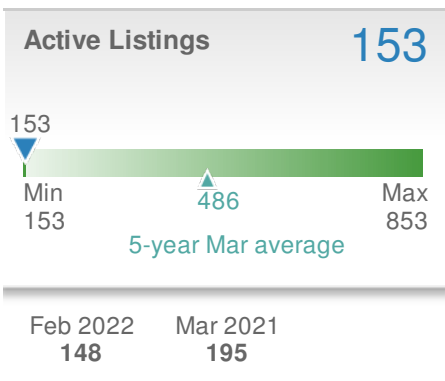
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Summary

In Berks County, PA, the median sold price for Detached properties for March was \$283,750, representing an increase of 5.1% compared to last month and an increase of 13.5% from Mar 2021. The average days on market for units sold in March was 23 days, 51% below the 5-year March average of 47 days. There was a 37.7% month over month increase in new contract activity with 296 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 405; and a 3.4% increase in supply to 153 active units.

This activity resulted in a Contract Ratio of 2.65 pendings per active listing, up from 2.34 in February and an increase from 2.30 in March 2021. The Contract Ratio is 89% higher than the 5-year March average of 1.40. 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.

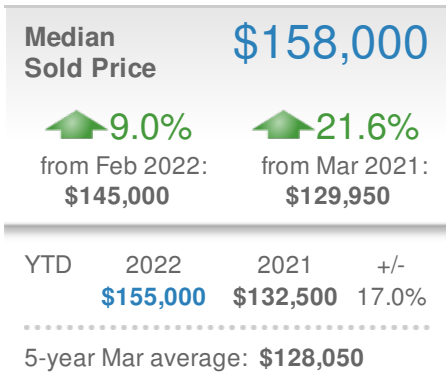
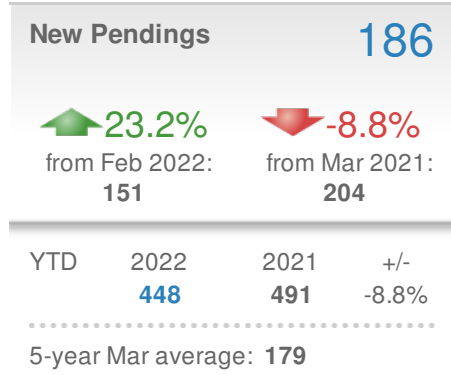


March 2022

Berks County, PA - Attached

Tri-County Suburban REALTORS

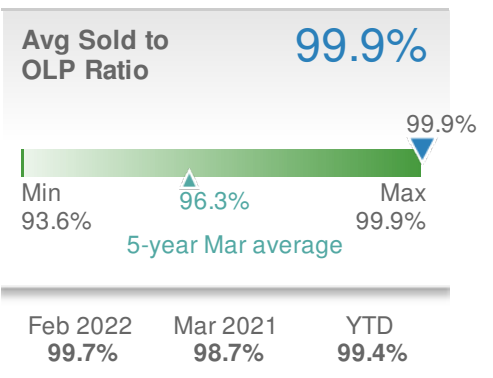
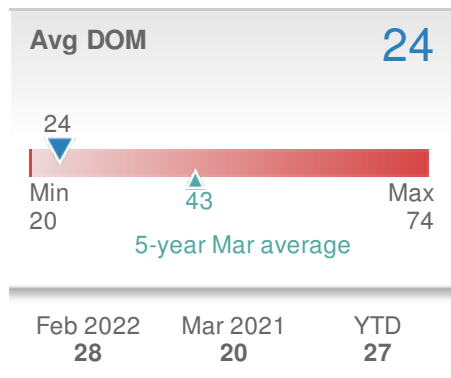
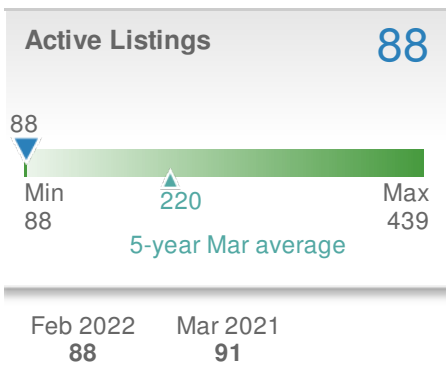
Email: info@tcsr.realtor



Summary

In Berks County, PA, the median sold price for Attached properties for March was \$158,000, representing an increase of 9% compared to last month and an increase of 21.6% from Mar 2021. The average days on market for units sold in March was 24 days, 44% below the 5-year March average of 43 days. There was a 23.2% month over month increase in new contract activity with 186 New Pendings; an 8.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 247; and no change in supply with 88 active units.

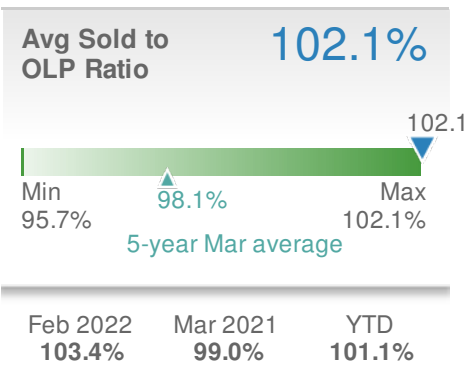
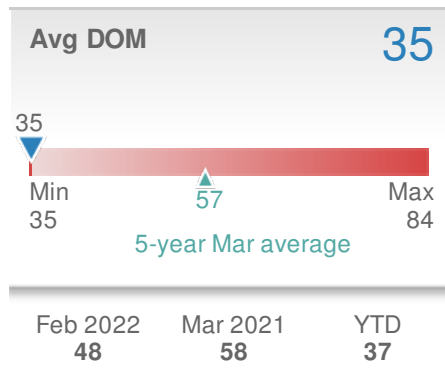
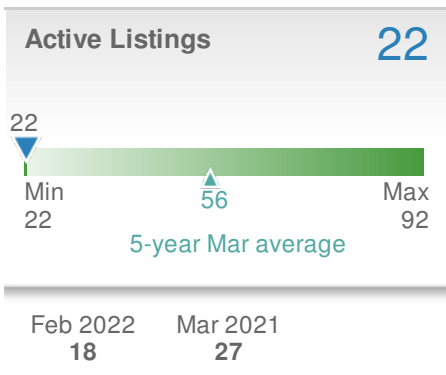
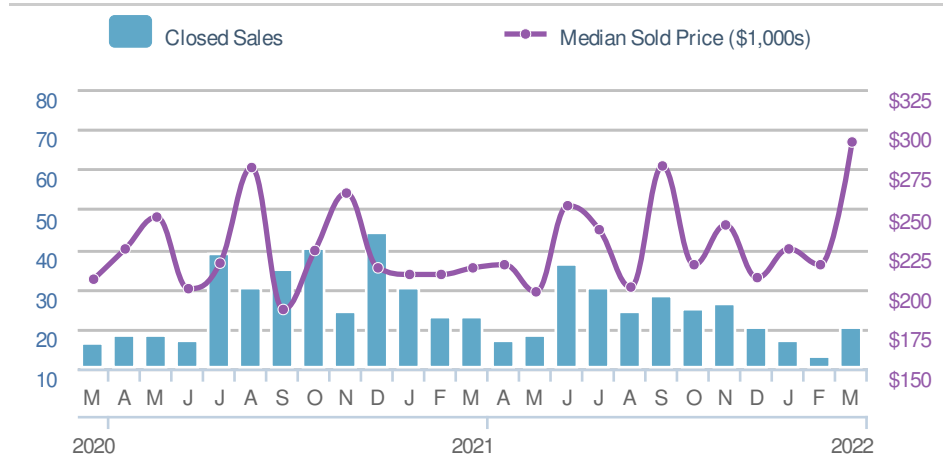
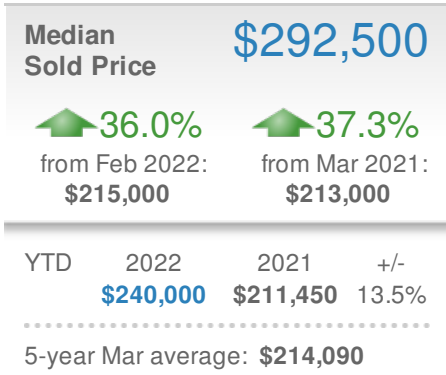
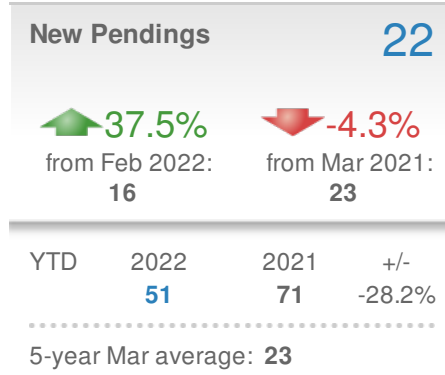
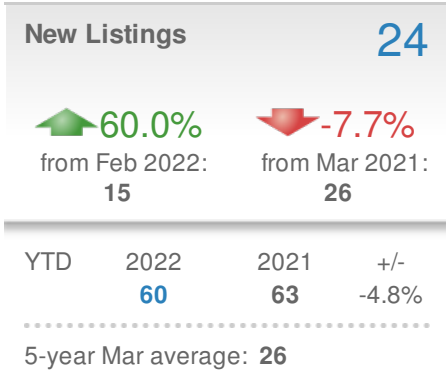
This activity resulted in a Contract Ratio of 2.81 pendings per active listing, up from 2.58 in February and a decrease from 2.89 in March 2021. The Contract Ratio is 71% higher than the 5-year March average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2022

Boyertown Area (Berks, PA)

Email: info@tcsr.realtor

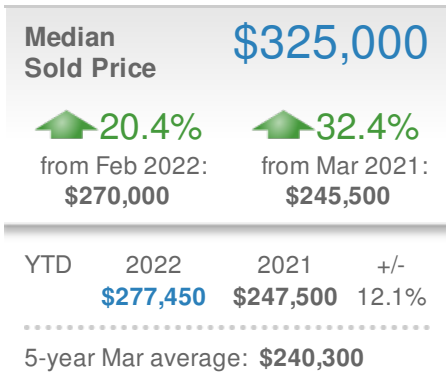
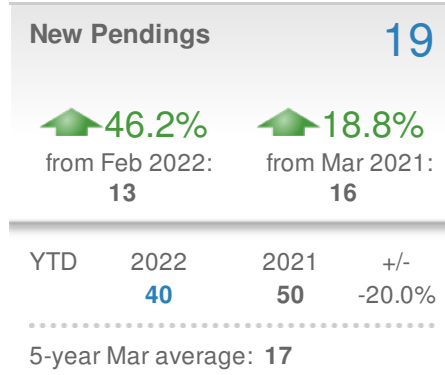
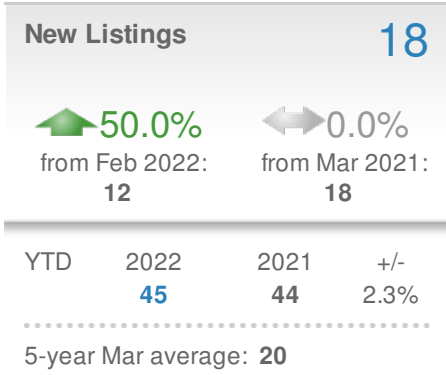


March 2022

Boyertown Area (Berks, PA) - Detached

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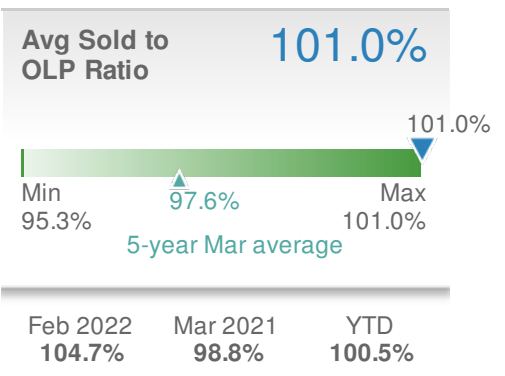
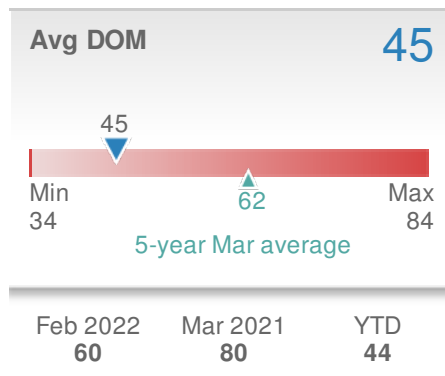
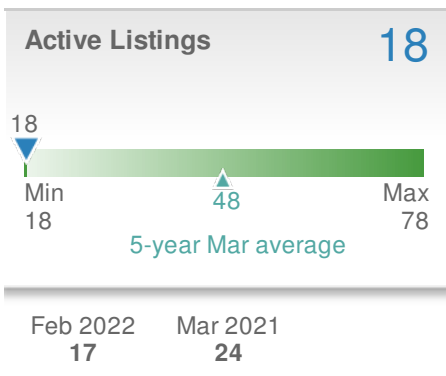
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Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for March was \$325,000, representing an increase of 20.4% compared to last month and an increase of 32.4% from Mar 2021. The average days on market for units sold in March was 45 days, 27% below the 5-year March average of 62 days. There was a 46.2% month over month increase in new contract activity with 19 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 23; and a 5.9% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.28 pendings per active listing, down from 1.35 in February and an increase from 1.21 in March 2021. The Contract Ratio is 60% higher than the 5-year March 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.

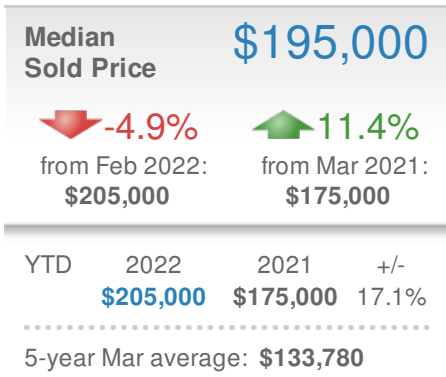
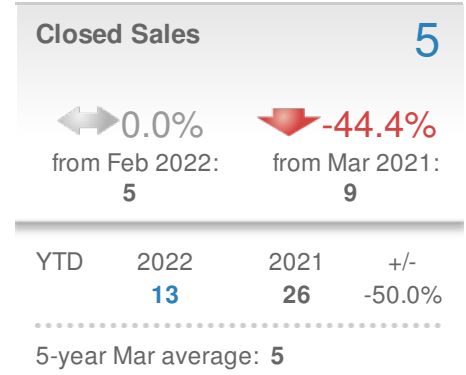
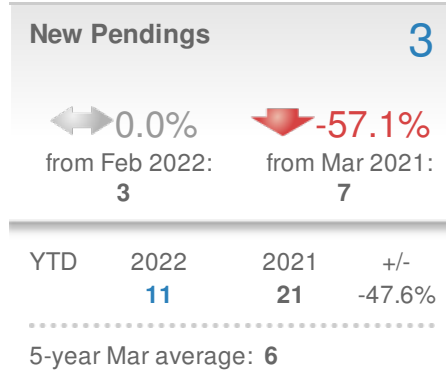
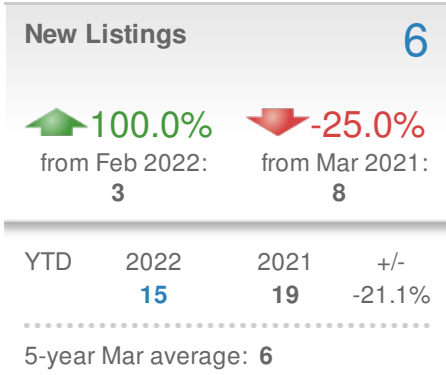


March 2022

Boyertown Area (Berks, PA) - Attached

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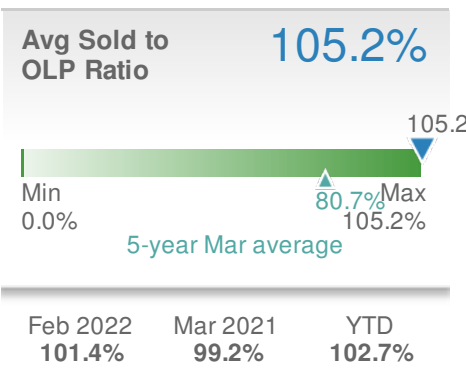
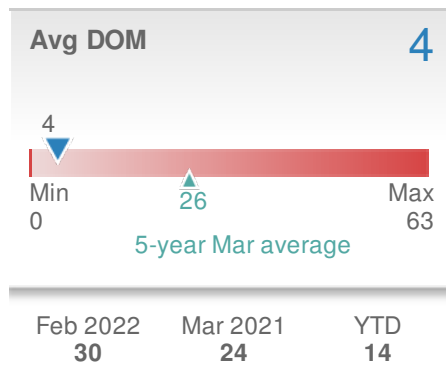
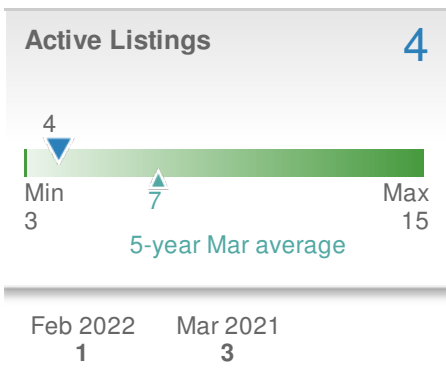
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for March was \$195,000, representing a decrease of 4.9% compared to last month and an increase of 11.4% from Mar 2021. The average days on market for units sold in March was 4 days, 85% below the 5-year March average of 26 days. There was no month over month change in new contract activity with 3 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 4; and a 300% increase in supply to 4 active units.

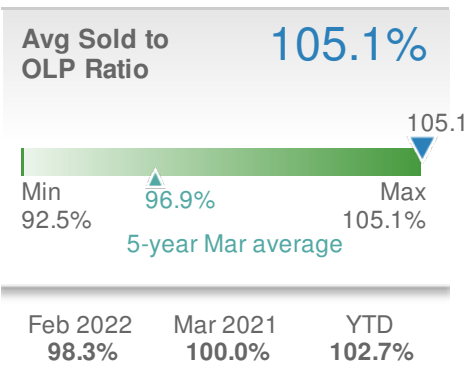
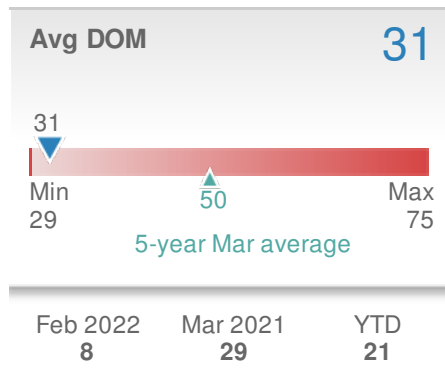
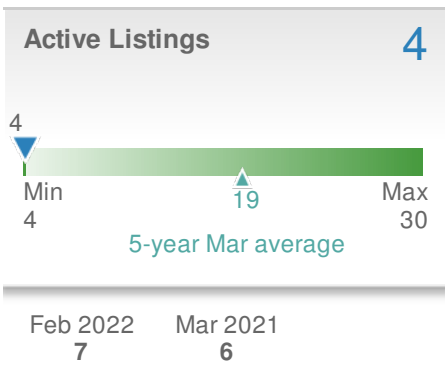
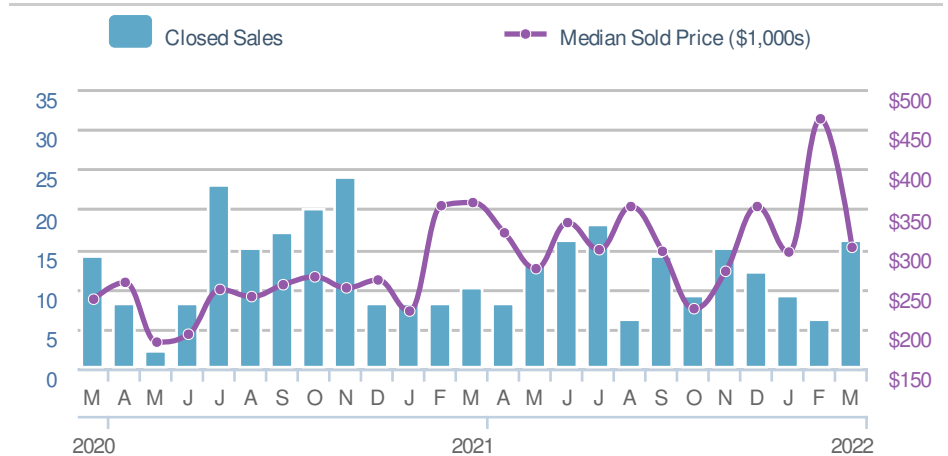
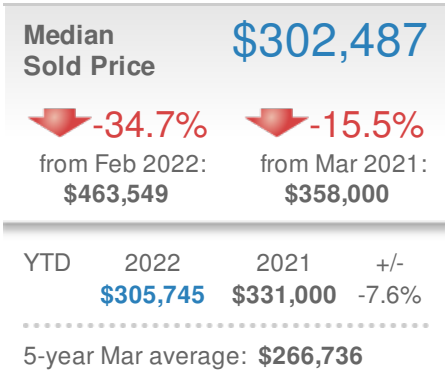
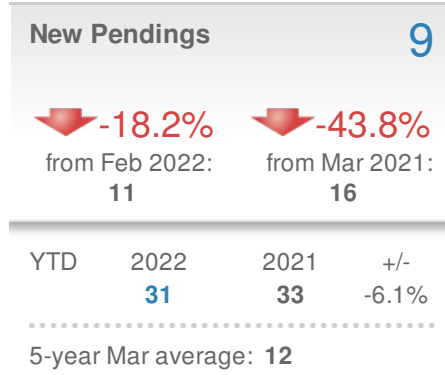
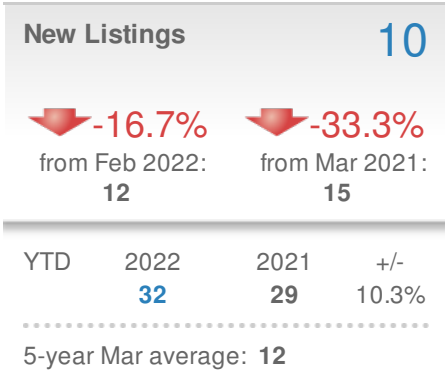
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 6.00 in February and a decrease from 3.00 in March 2021. The Contract Ratio is 30% lower than the 5-year March average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2022

Twin Valley (Berks, PA)

Email: info@tcsr.realtor

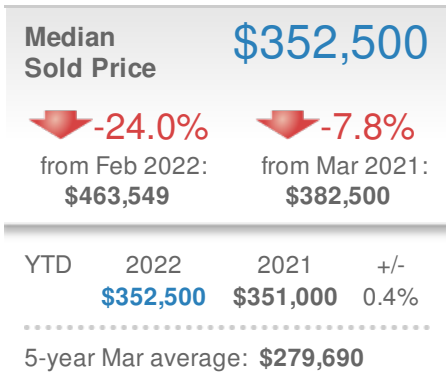
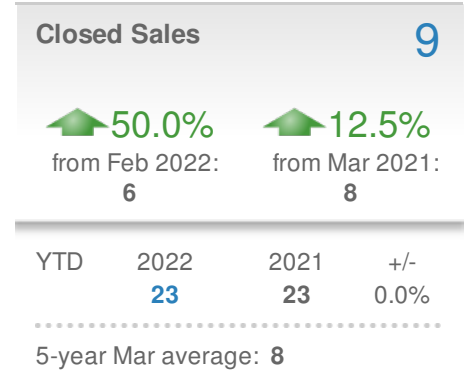
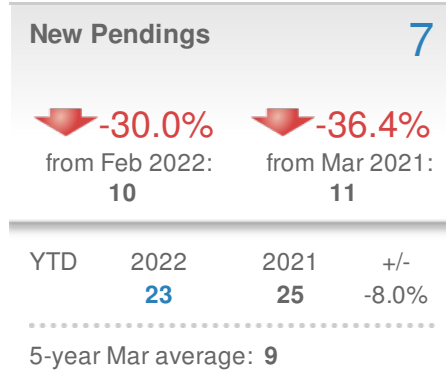
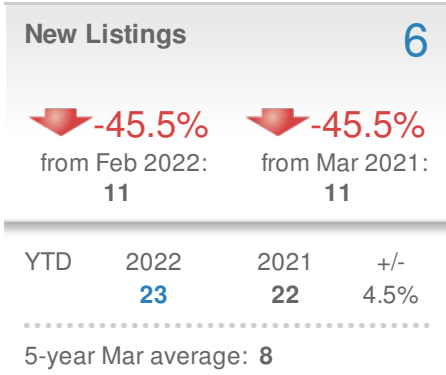


March 2022

Twin Valley (Berks, PA) - Detached

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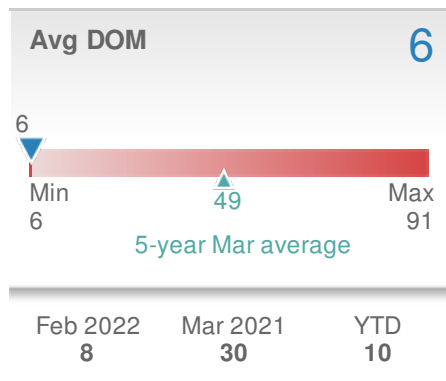
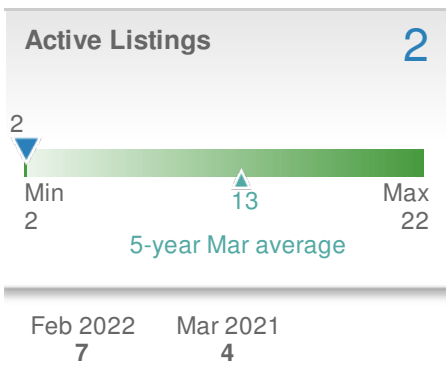
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Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for March was \$352,500, representing a decrease of 24% compared to last month and a decrease of 7.8% from Mar 2021. The average days on market for units sold in March was 6 days, 88% below the 5-year March average of 49 days. There was a 30% month over month decrease in new contract activity with 7 New Pendings; a 4.8% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 20; and a 71.4% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 10.00 pendings per active listing, up from 3.00 in February and an increase from 3.50 in March 2021. The Contract Ratio is 217% higher than the 5-year March average of 3.15. 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.

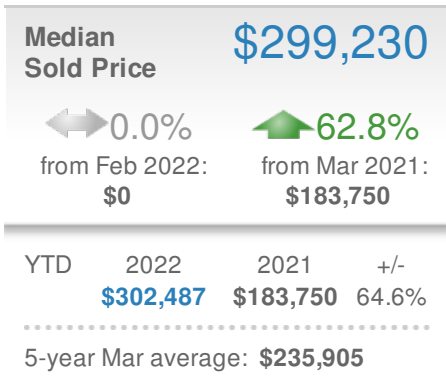
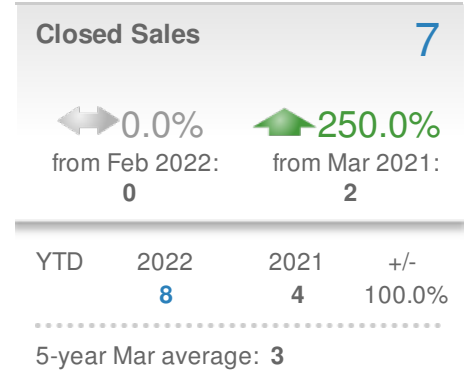
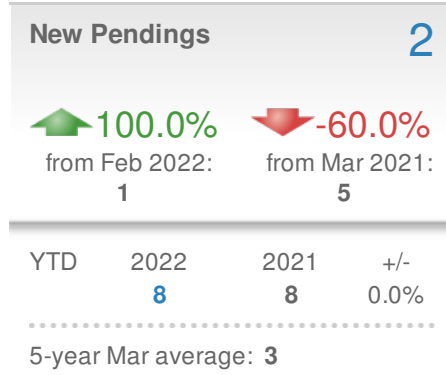
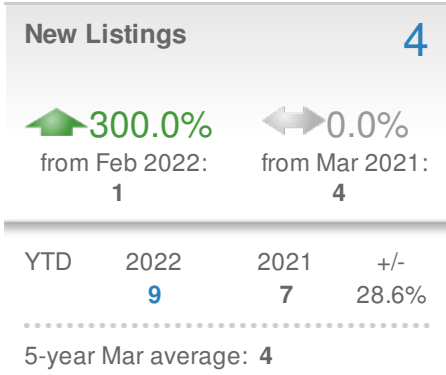


March 2022

Twin Valley (Berks, PA) - Attached

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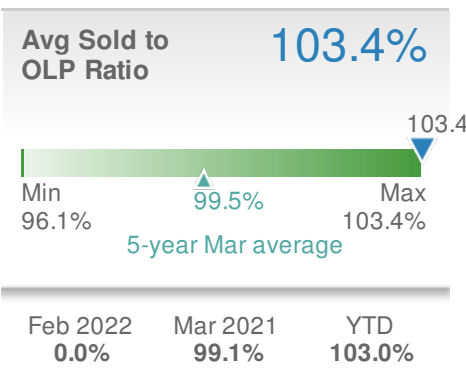
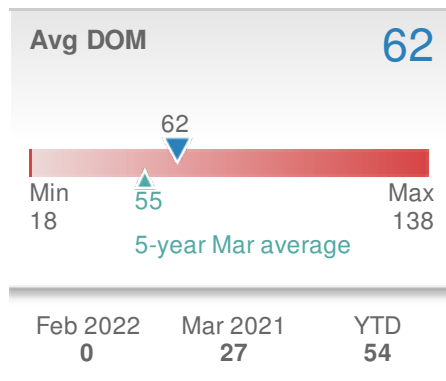
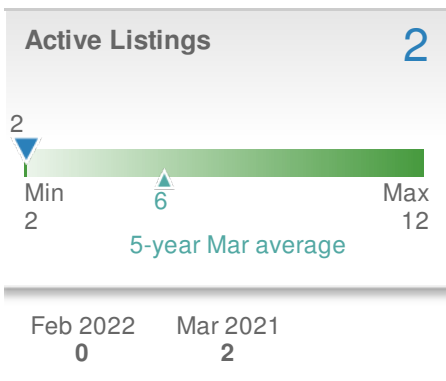
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Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for March was \$299,230, representing an increase of 0% compared to last month and an increase of 62.8% from Mar 2021. The average days on market for units sold in March was 62 days, 14% above the 5-year March average of 55 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 62.5% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 3; and a 0% increase in supply to 2 active units.

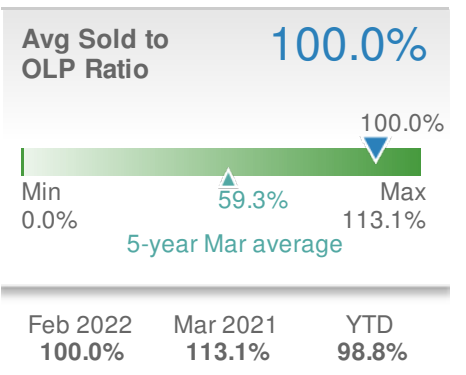
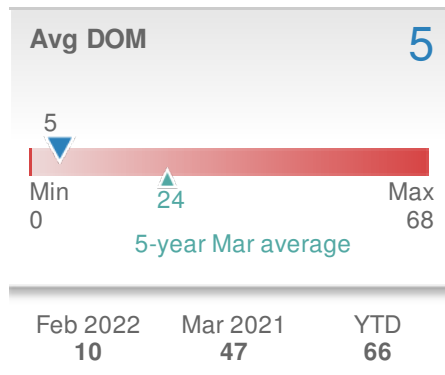
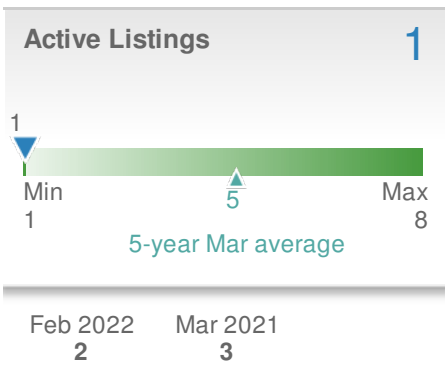
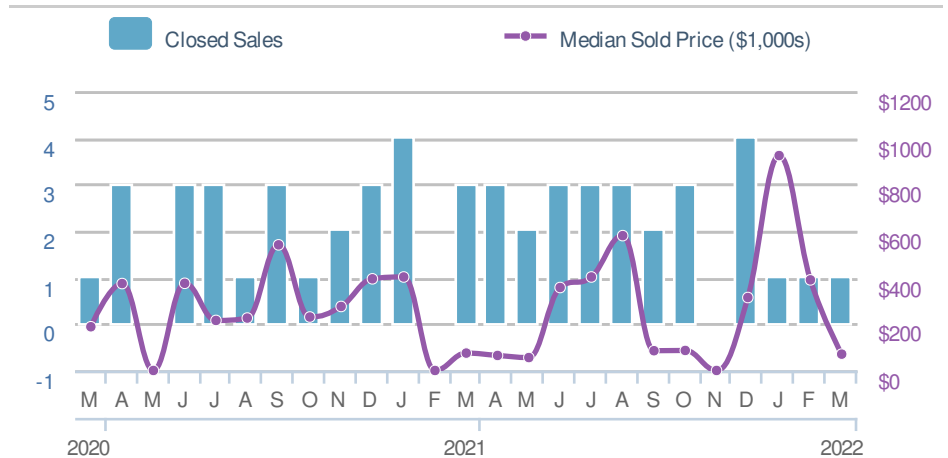
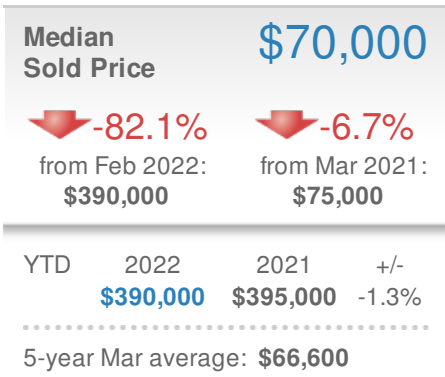
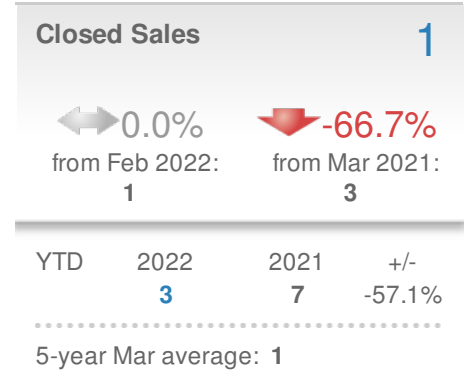
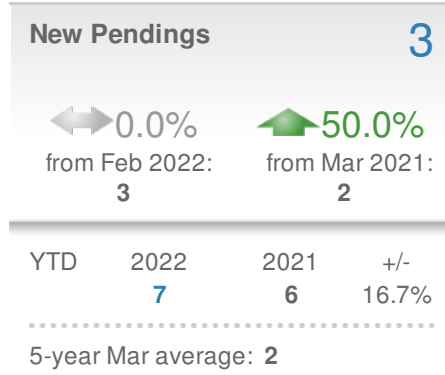
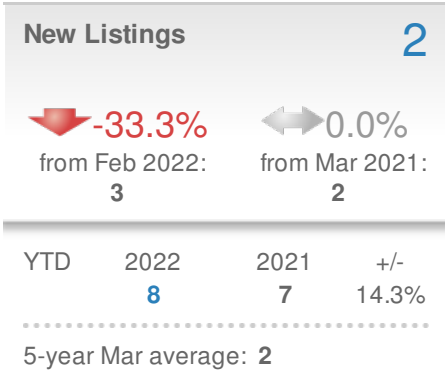
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.00 in February and a decrease from 3.00 in March 2021. The Contract Ratio is 45% higher than the 5-year March average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2022

Upper Perkiomen (Berks, PA)

Email: info@tcsr.realtor

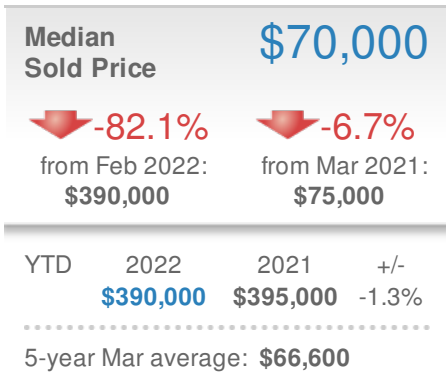
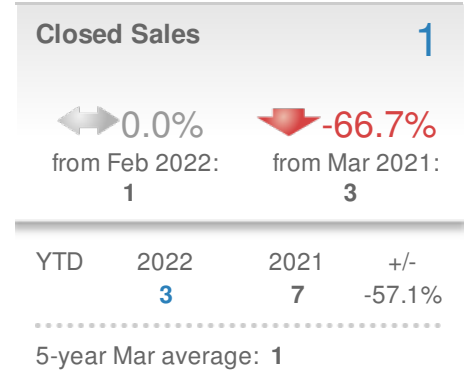
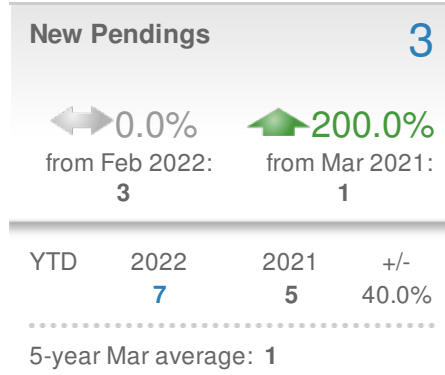
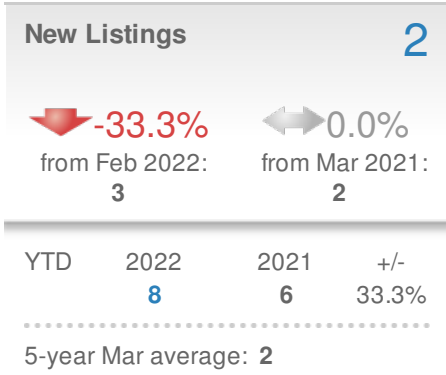


March 2022

Upper Perkiomen (Berks, PA) - Detached

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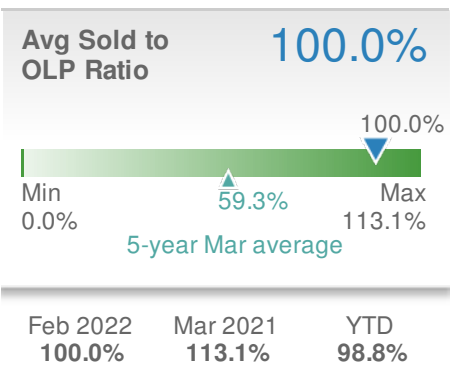
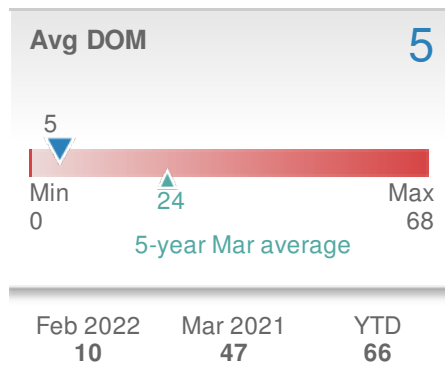
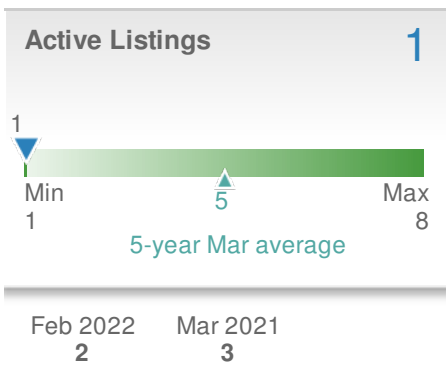
Email: info@tcsr.realtor



Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for March was \$70,000, representing a decrease of 82.1% compared to last month and a decrease of 6.7% from Mar 2021. The average days on market for units sold in March was 5 days, 79% below the 5-year March average of 24 days. There was no month over month change in new contract activity with 3 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from February) to 5; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 2.00 in February and an increase from 1.33 in March 2021. The Contract Ratio is 199% higher than the 5-year March average of 1.67. 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.

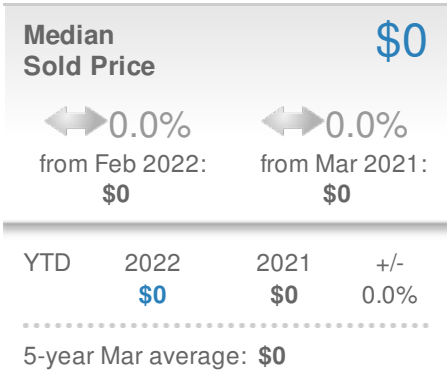
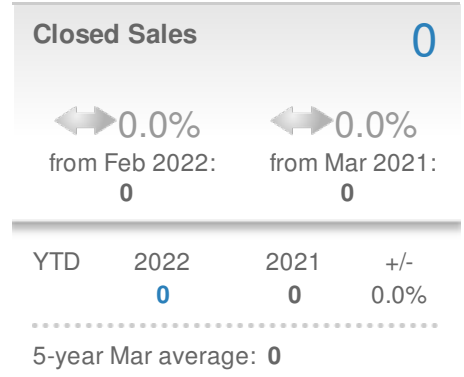
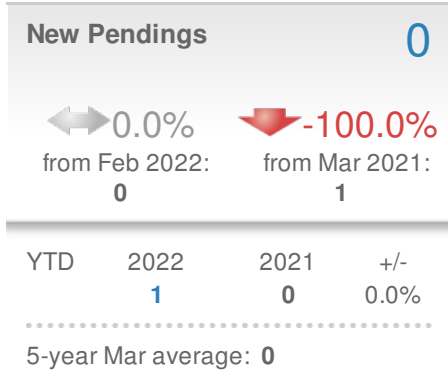
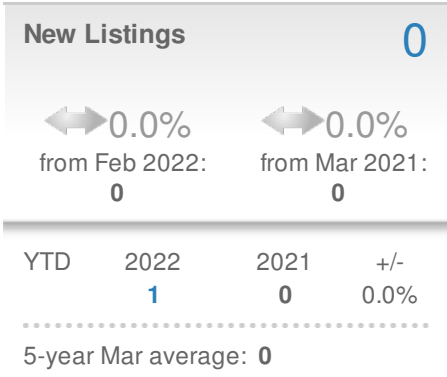


March 2022

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

