

# April 2022

All Home Types  
Detached  
Attached

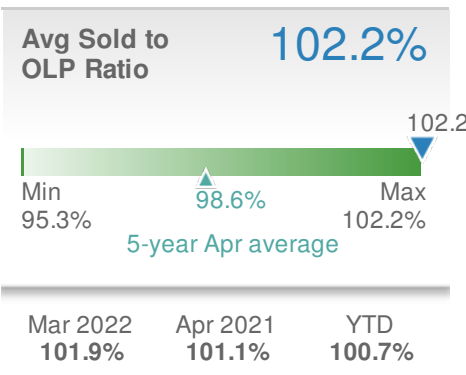
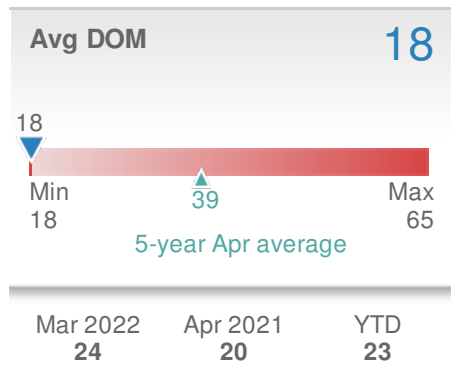
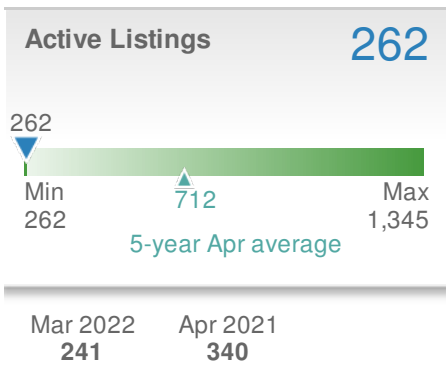
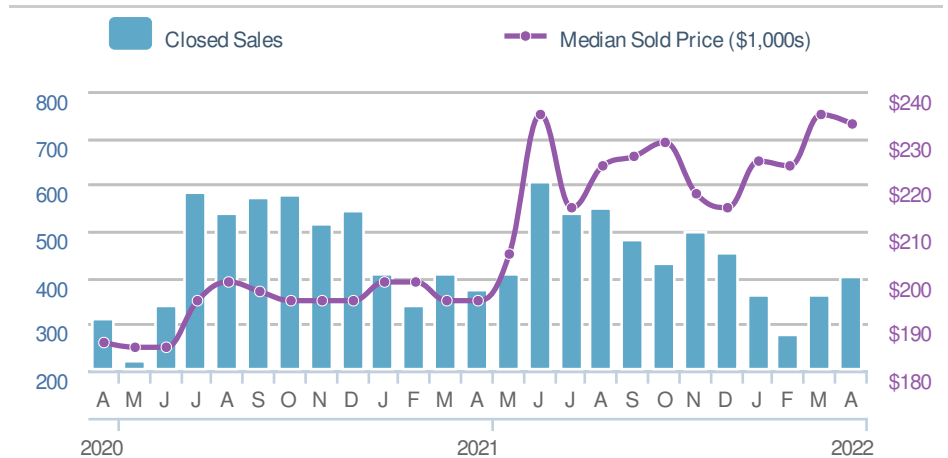
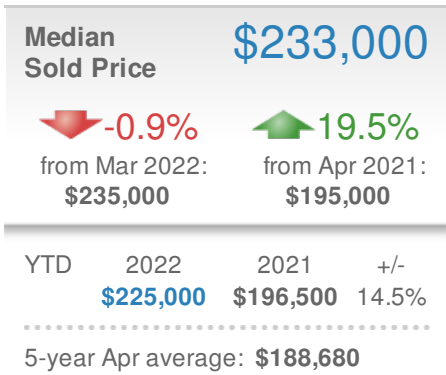
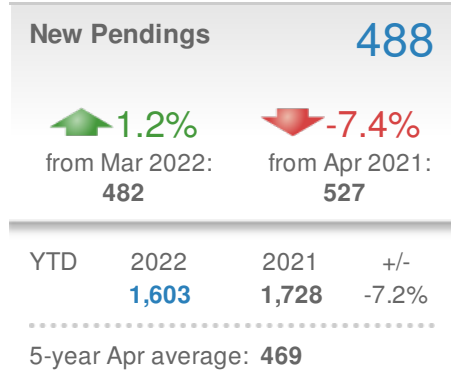
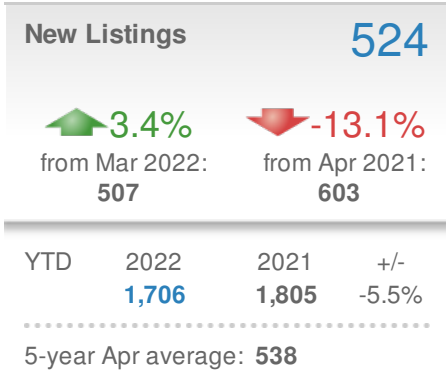
## Local Market Insight

### Berks County, PA

## April 2022

Berks County, PA

Email: info@tcsr.realtor

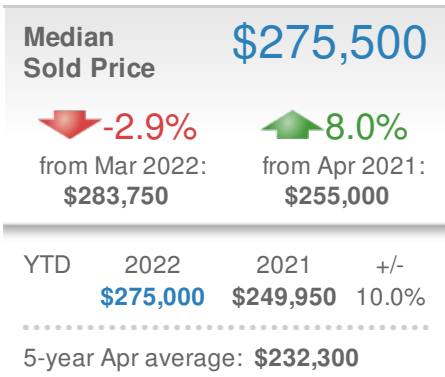
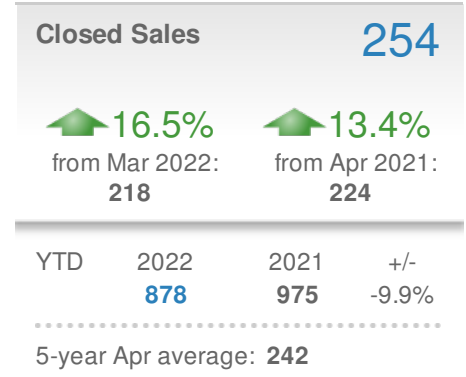
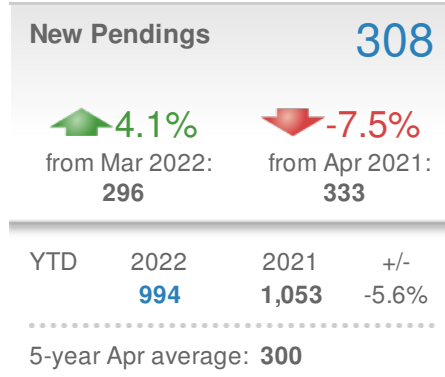


April 2022

Berks County, PA - Detached

Tri-County Suburban REALTORS

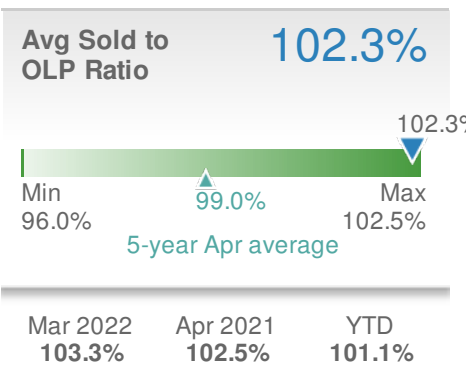
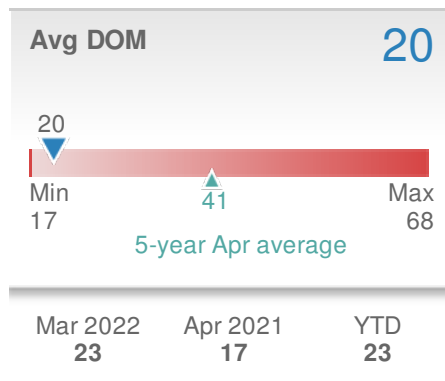
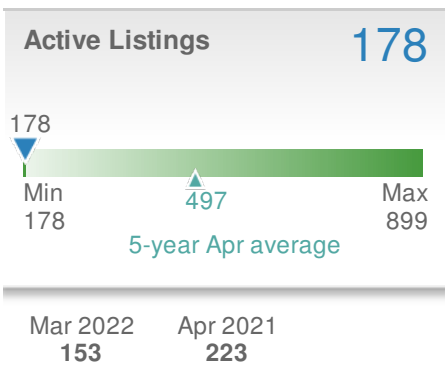
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**Summary**

In Berks County, PA, the median sold price for Detached properties for April was \$275,500, representing a decrease of 2.9% compared to last month and an increase of 8% from Apr 2021. The average days on market for units sold in April was 20 days, 51% below the 5-year April average of 41 days. There was a 4.1% month over month increase in new contract activity with 308 New Pendings; a 9.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 444; and a 16.3% increase in supply to 178 active units.

This activity resulted in a Contract Ratio of 2.49 pendings per active listing, down from 2.65 in March and an increase from 2.43 in April 2021. The Contract Ratio is 77% higher than the 5-year April 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.

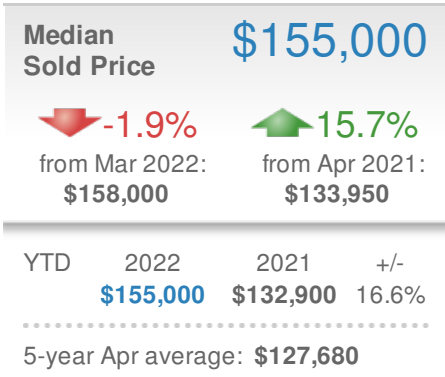
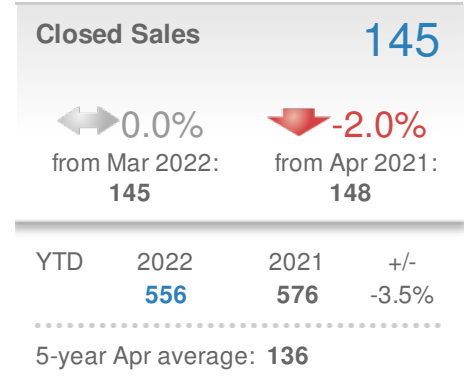
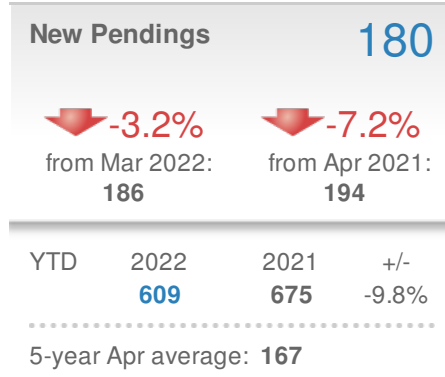
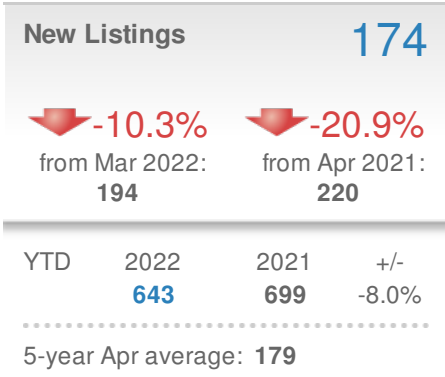


April 2022

Berks County, PA - Attached

Tri-County Suburban REALTORS

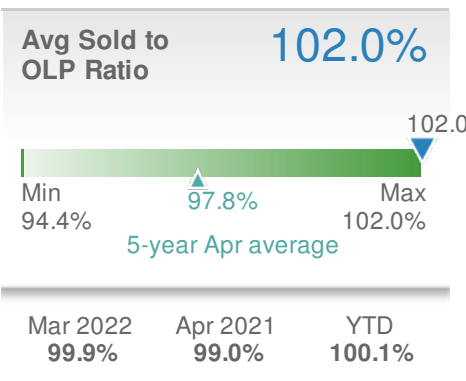
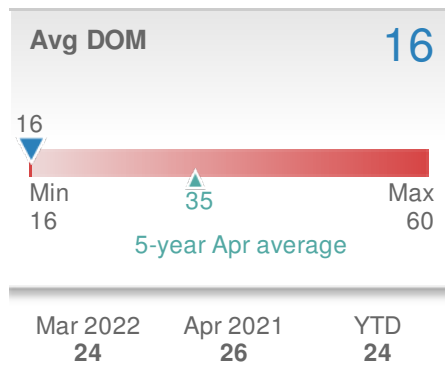
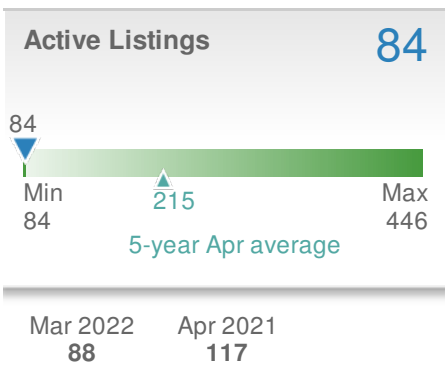
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**Summary**

In Berks County, PA, the median sold price for Attached properties for April was \$155,000, representing a decrease of 1.9% compared to last month and an increase of 15.7% from Apr 2021. The average days on market for units sold in April was 16 days, 54% below the 5-year April average of 35 days. There was a 3.2% month over month decrease in new contract activity with 180 New Pendings; a 2.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 253; and a 4.5% decrease in supply to 84 active units.

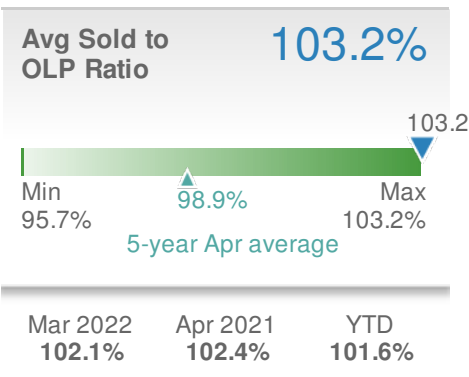
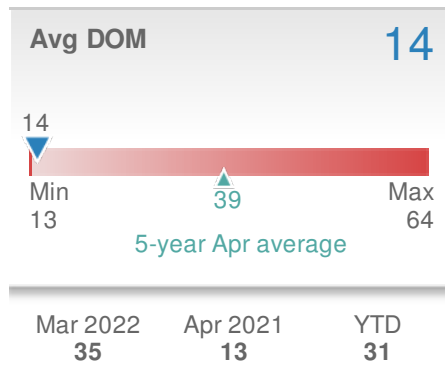
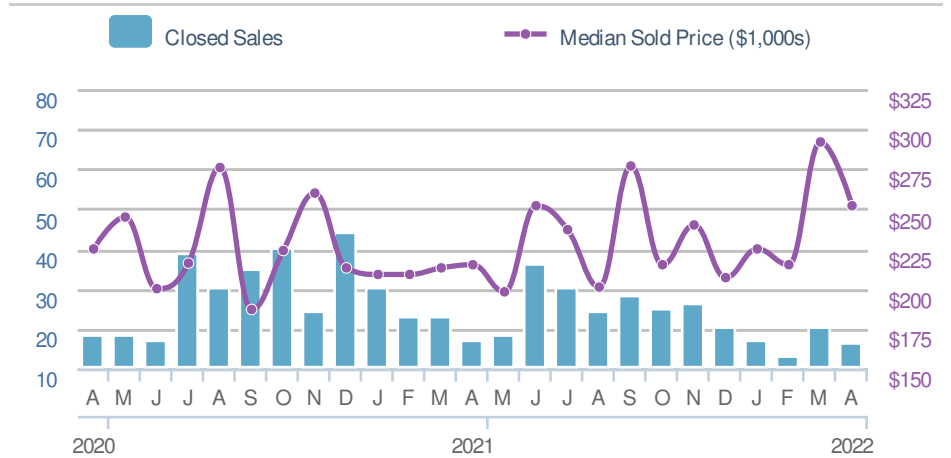
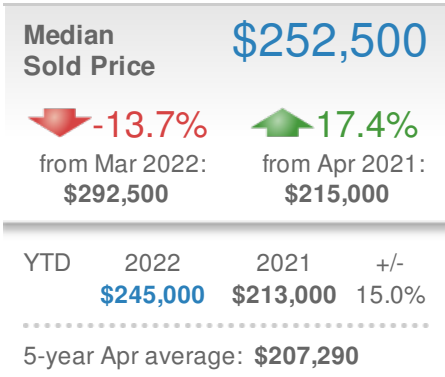
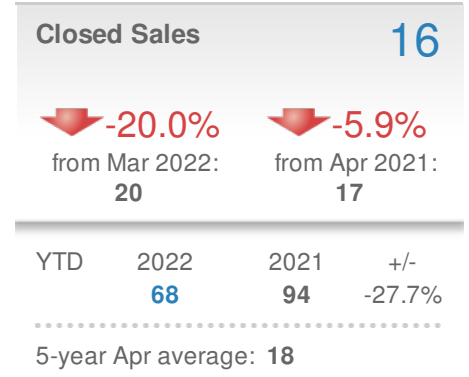
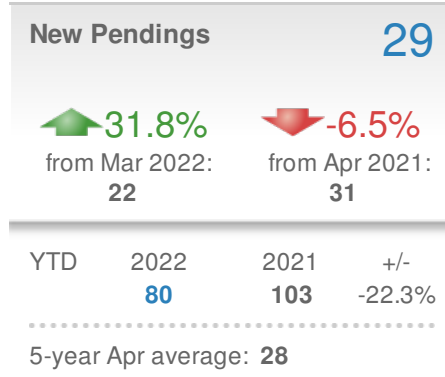
This activity resulted in a Contract Ratio of 3.01 pendings per active listing, up from 2.81 in March and an increase from 2.52 in April 2021. The Contract Ratio is 82% higher than the 5-year April average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2022

Boyertown Area (Berks, PA)

Email: info@tcsr.realtor

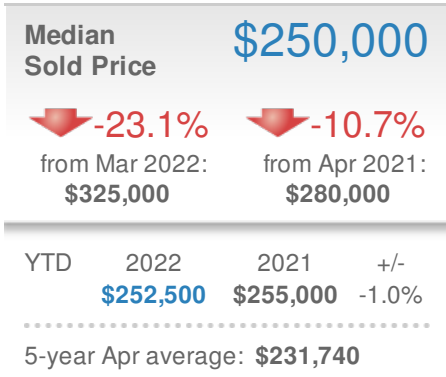
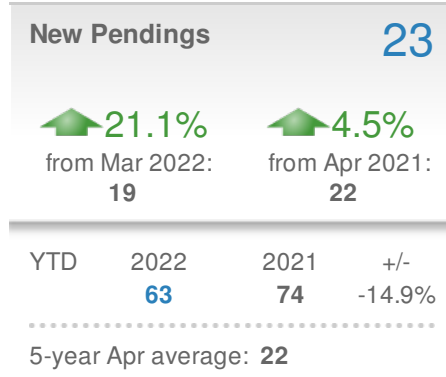
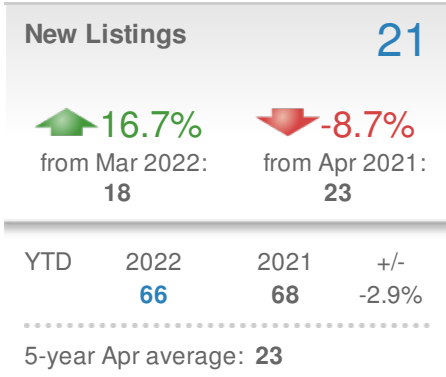


# April 2022

## Boyertown Area (Berks, PA) - Detached

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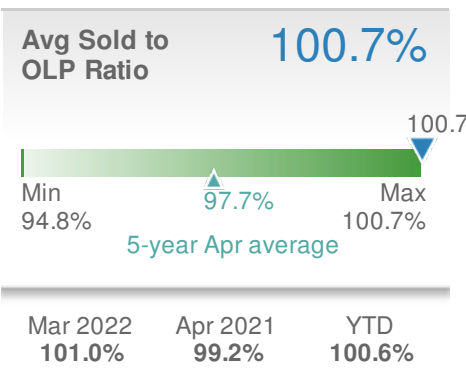
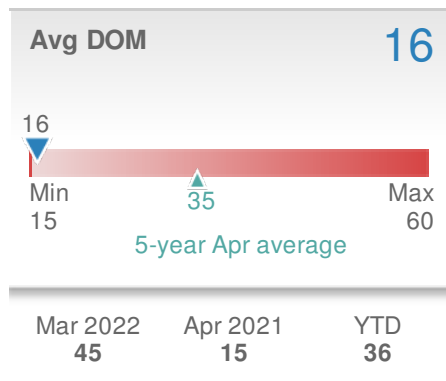
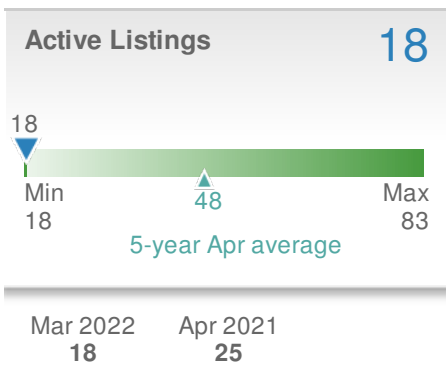
Email: info@tcsr.realtor



### Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for April was \$250,000, representing a decrease of 23.1% compared to last month and a decrease of 10.7% from Apr 2021. The average days on market for units sold in April was 16 days, 54% below the 5-year April average of 35 days. There was a 21.1% month over month increase in new contract activity with 23 New Pendings; a 39.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 32; and no change in supply with 18 active units.

This activity resulted in a Contract Ratio of 1.78 pendings per active listing, up from 1.28 in March and an increase from 1.60 in April 2021. The Contract Ratio is 74% higher than the 5-year April average of 1.02. 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.

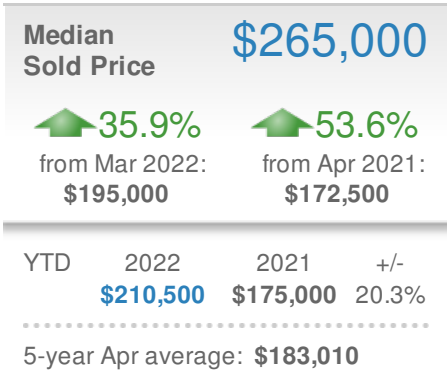
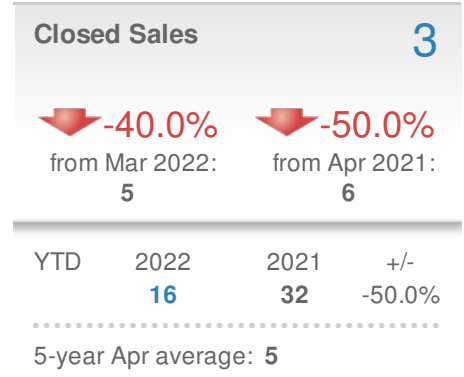
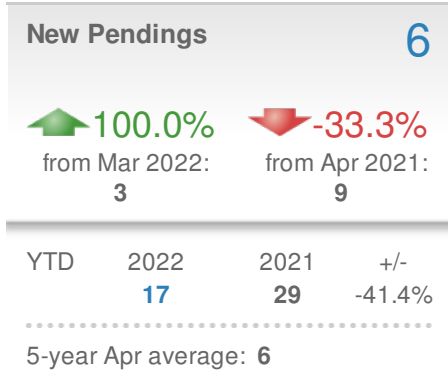
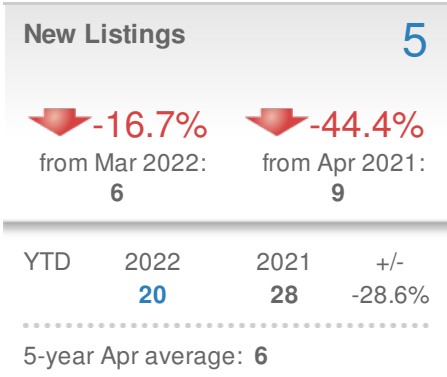


April 2022

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS

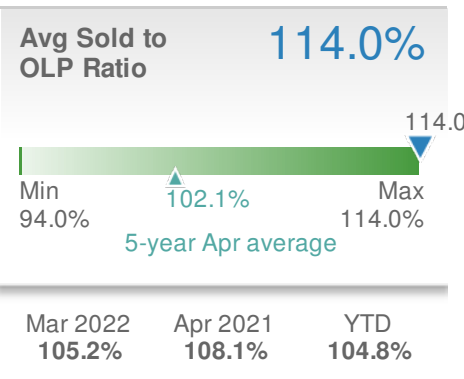
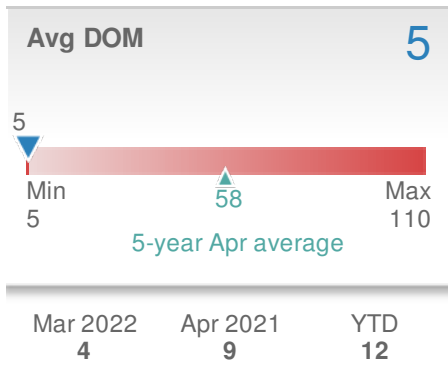
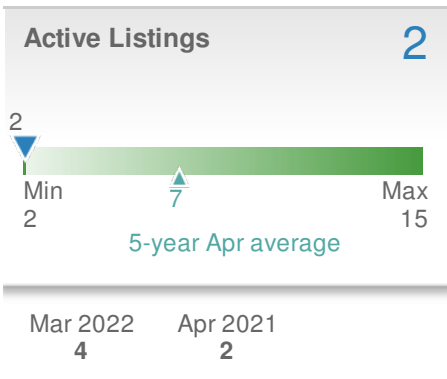
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### Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for April was \$265,000, representing an increase of 35.9% compared to last month and an increase of 53.6% from Apr 2021. The average days on market for units sold in April was 5 days, 91% below the 5-year April average of 58 days. There was a 100% month over month increase in new contract activity with 6 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from March) to 7; and a 50% decrease in supply to 2 active units.

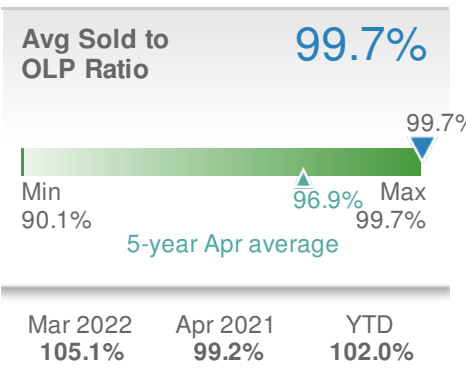
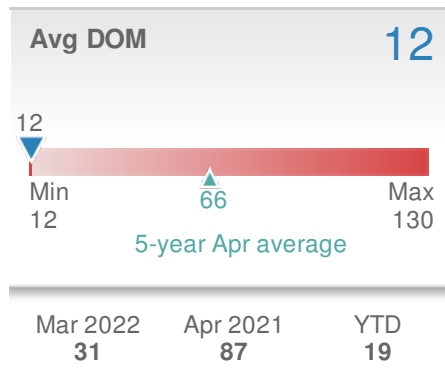
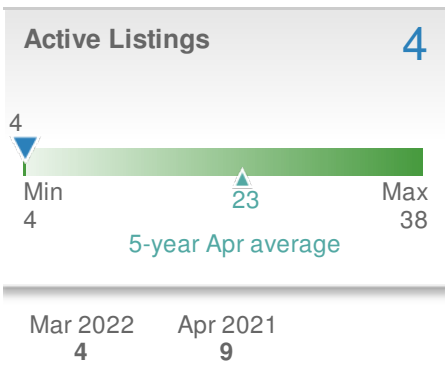
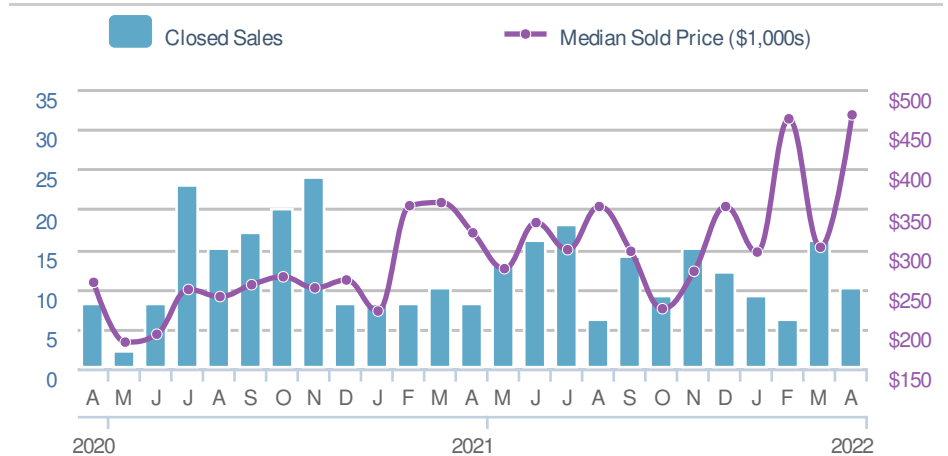
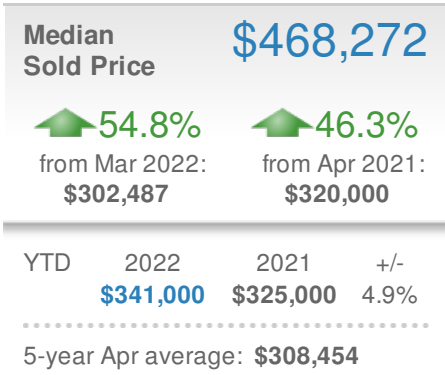
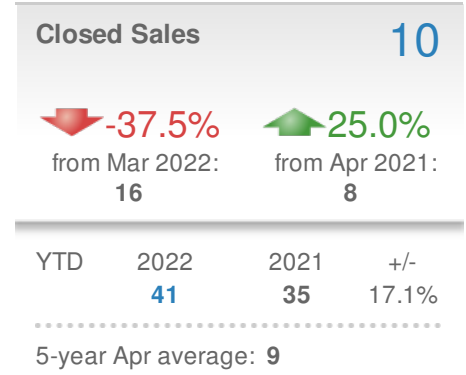
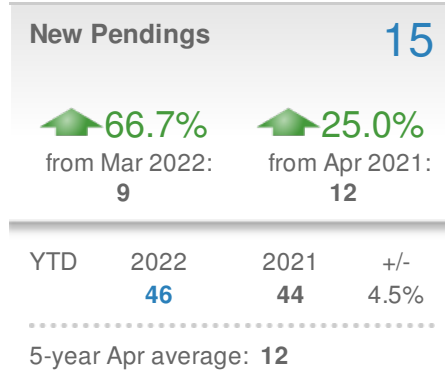
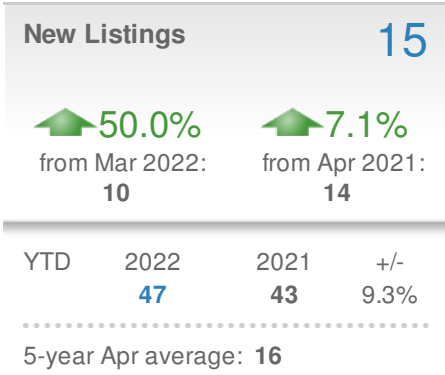
This activity resulted in a Contract Ratio of 3.50 pendings per active listing, up from 1.00 in March and a decrease from 5.50 in April 2021. The Contract Ratio is 60% higher than the 5-year April average of 2.19. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



## April 2022

### Twin Valley (Berks, PA)

Email: info@tcsr.realtor



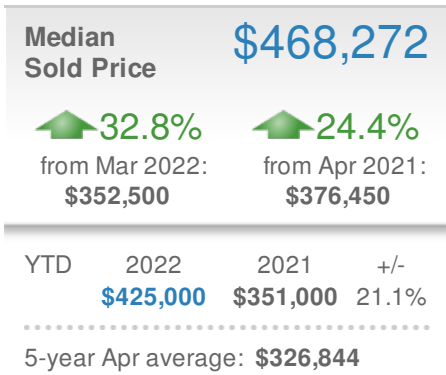
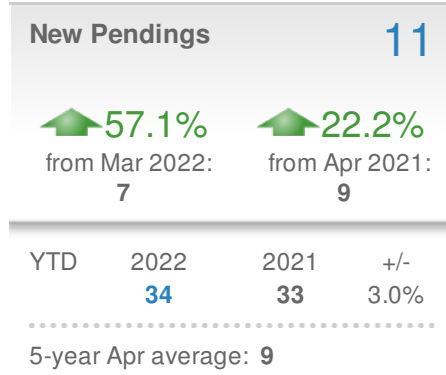
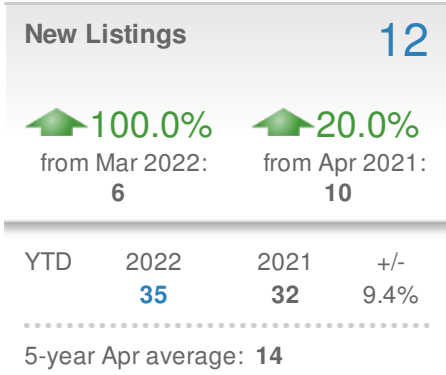


## April 2022

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

Tri-County Suburban REALTORS

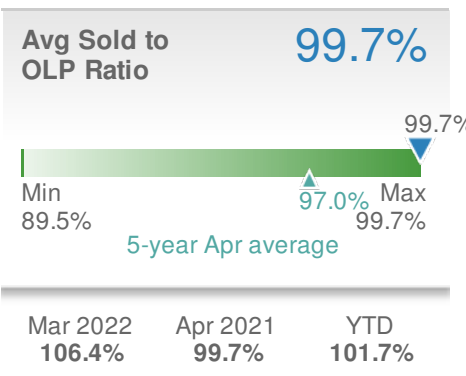
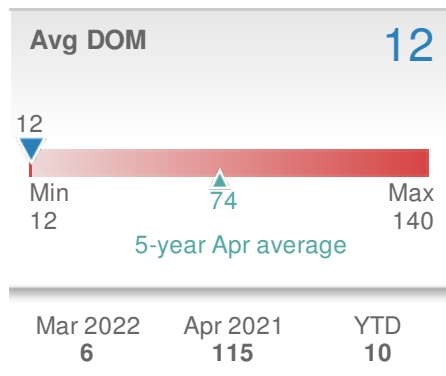
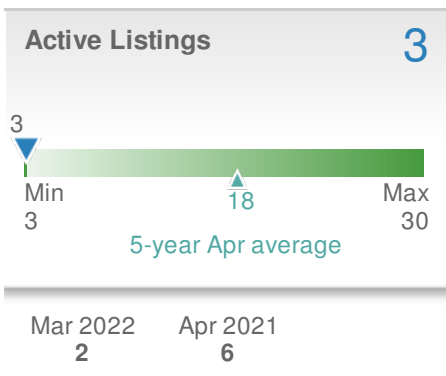
Email: info@tcsr.realtor



### Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for April was \$468,272, representing an increase of 32.8% compared to last month and an increase of 24.4% from Apr 2021. The average days on market for units sold in April was 12 days, 84% below the 5-year April average of 74 days. There was a 57.1% month over month increase in new contract activity with 11 New Pendings; a 5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 21; and a 50% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 7.00 pendings per active listing, down from 10.00 in March and an increase from 2.67 in April 2021. The Contract Ratio is 206% higher than the 5-year April average of 2.29. 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.

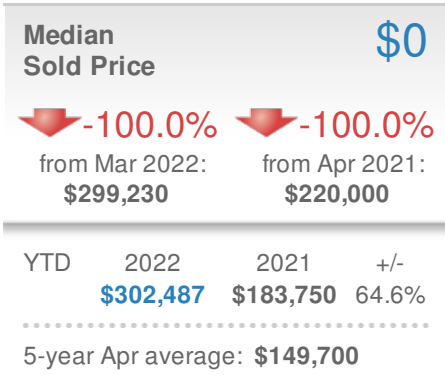
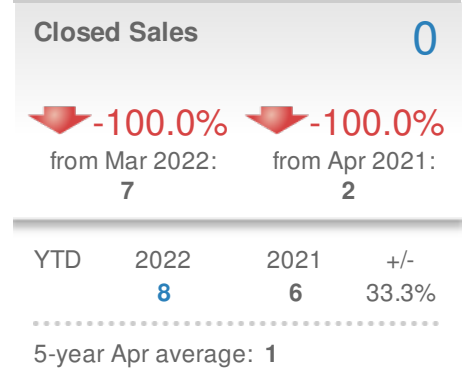
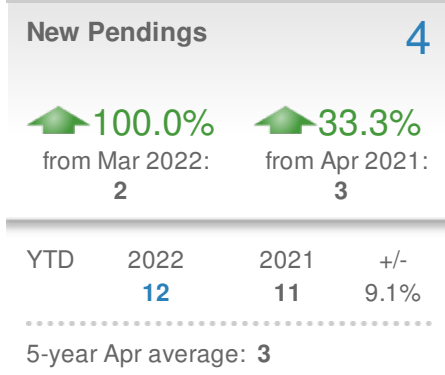
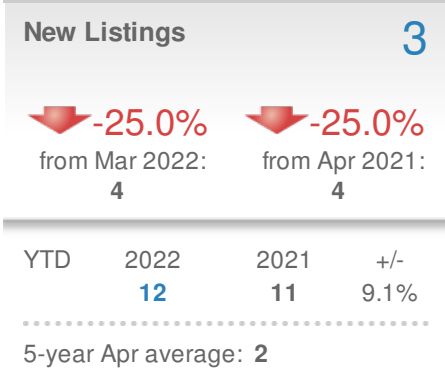


# April 2022

## Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

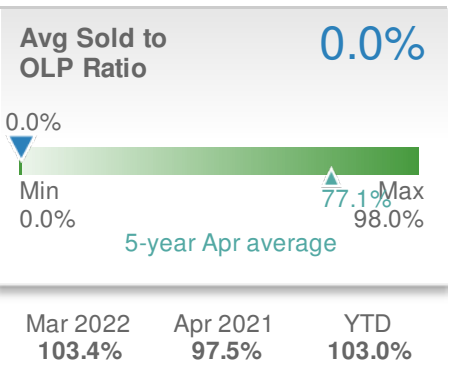
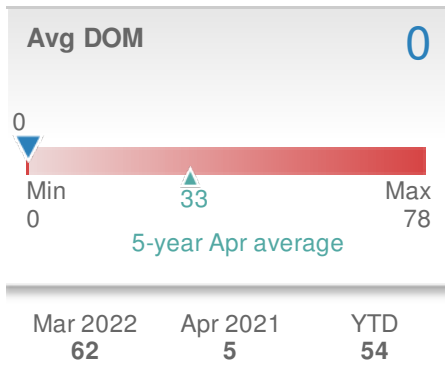
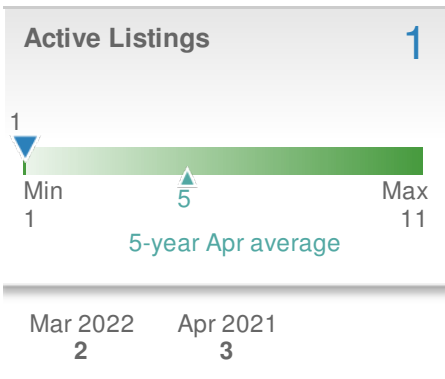
Email: info@tcsr.realtor



### Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for April was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Apr 2021. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 33 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from March) to 6; and a 50% decrease in supply to 1 active units.

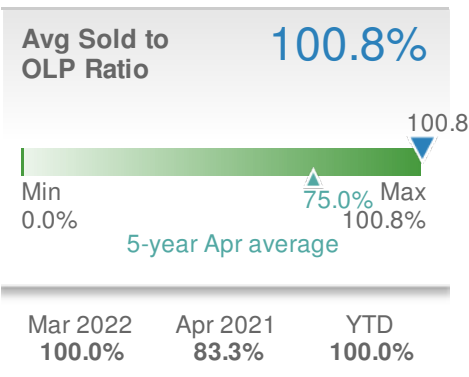
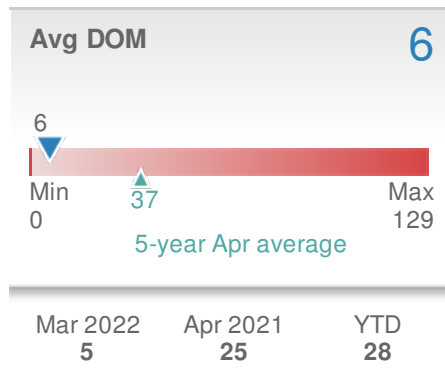
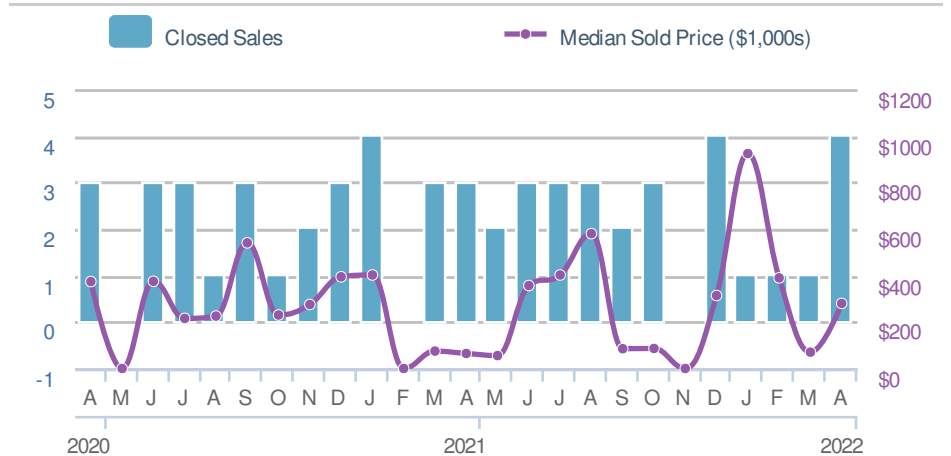
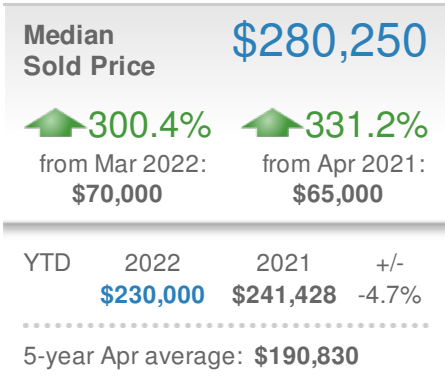
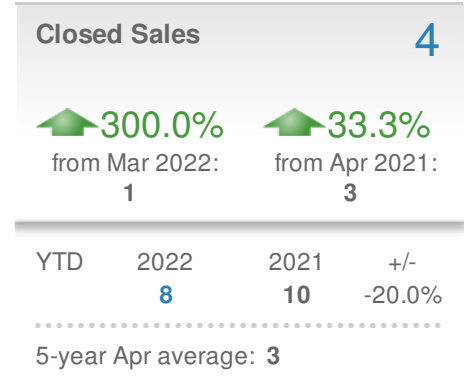
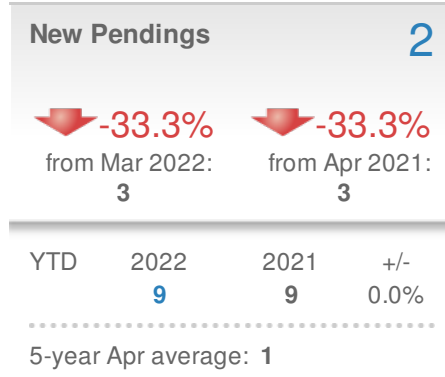
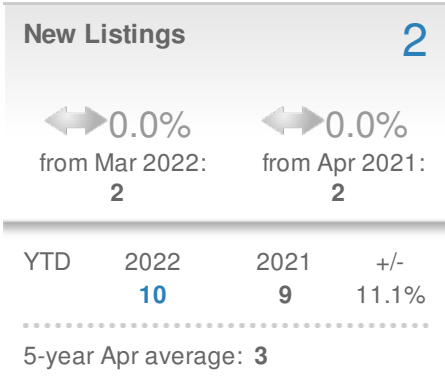
This activity resulted in a Contract Ratio of 6.00 pendings per active listing, up from 1.50 in March and an increase from 2.33 in April 2021. The Contract Ratio is 222% higher than the 5-year April average of 1.86. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2022**

Upper Perkiomen (Berks, PA)

Email: info@tcsr.realtor

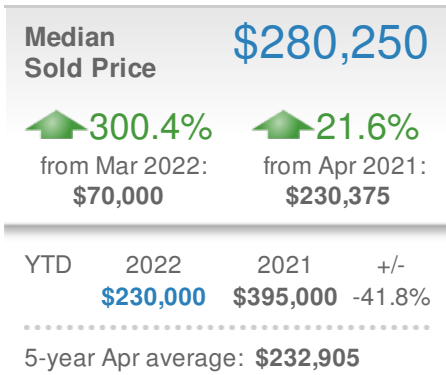
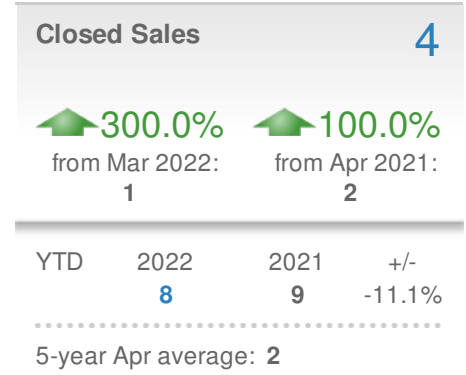
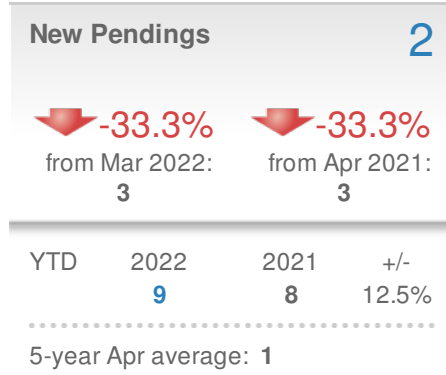
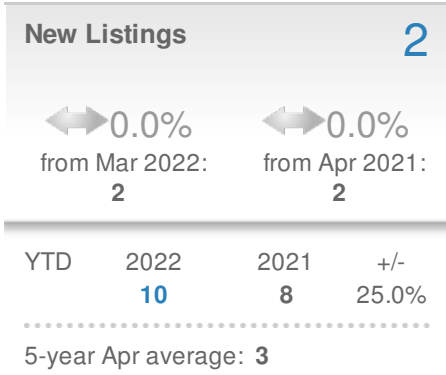


## April 2022

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

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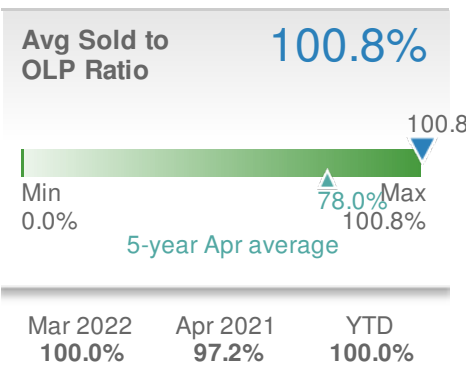
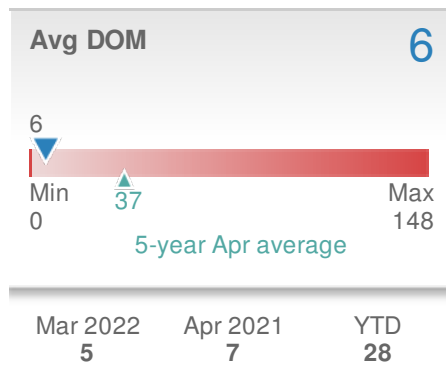
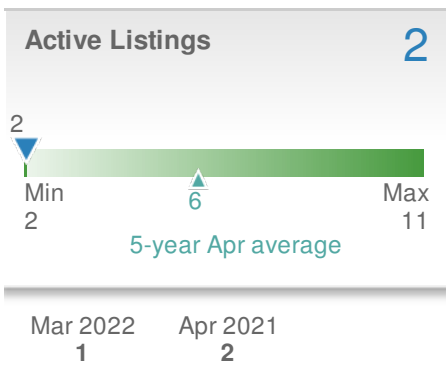
Email: info@tcsr.realtor



#### Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for April was \$280,250, representing an increase of 300.4% compared to last month and an increase of 21.6% from Apr 2021. The average days on market for units sold in April was 6 days, 84% below the 5-year April average of 37 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 60% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 2; and a 100% increase in supply to 2 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 5.00 in March and a decrease from 2.50 in April 2021. The Contract Ratio is 20% higher than the 5-year April average of 0.84. 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.

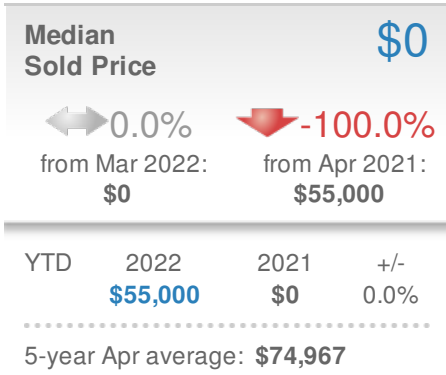
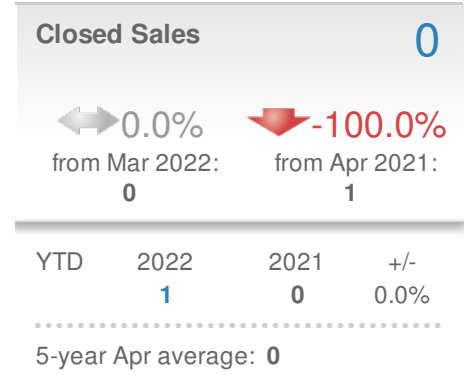
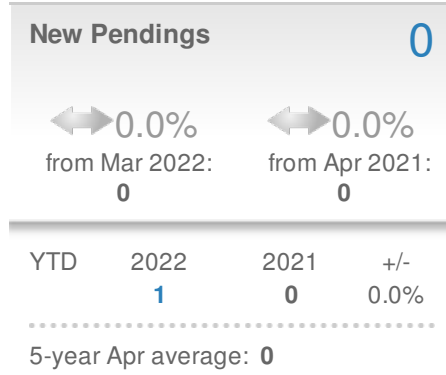
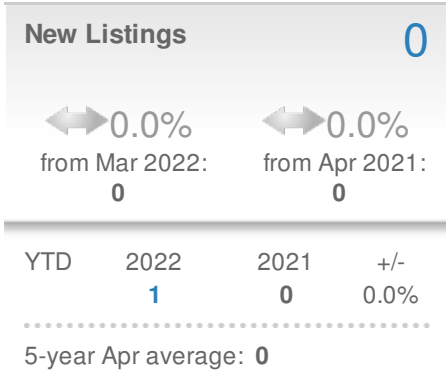


## April 2022

### 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 April was \$0, representing no change compared to last month and a decrease of 100% from Apr 2021. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 45 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 March) 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 March and a decrease from 0.00 in April 2021. The Contract Ratio is the same as the 5-year April 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.

