

# May 2022

All Home Types  
Detached  
Attached

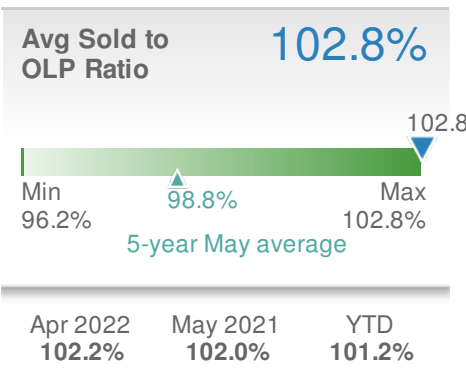
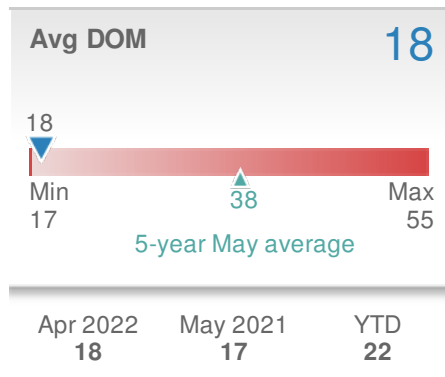
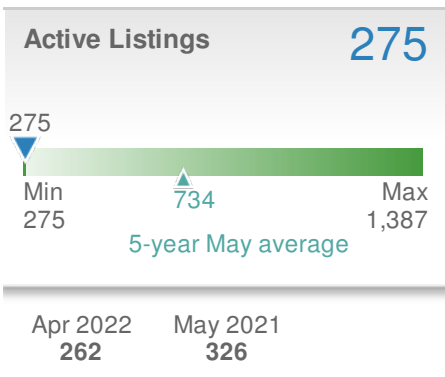
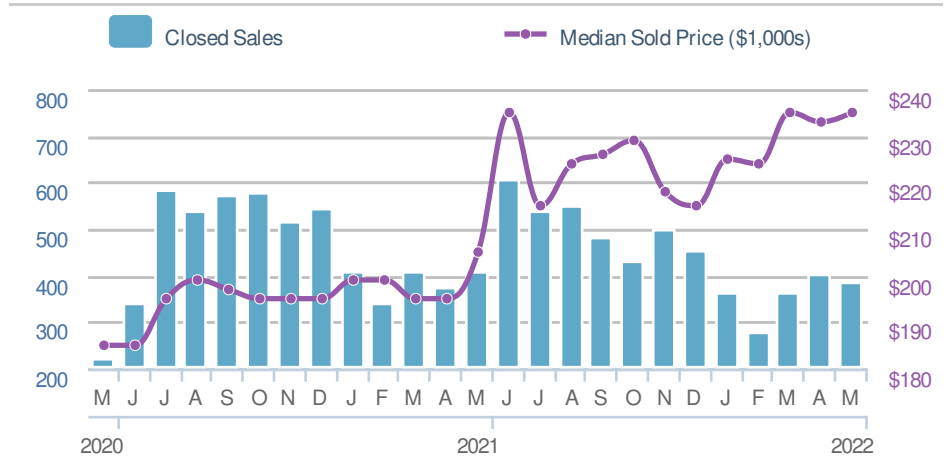
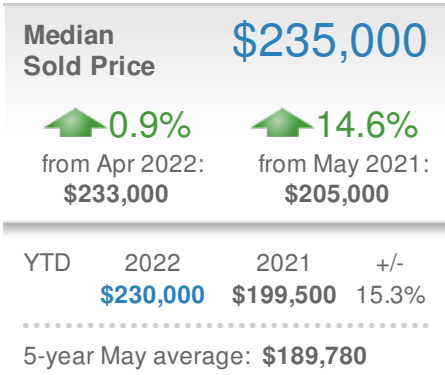
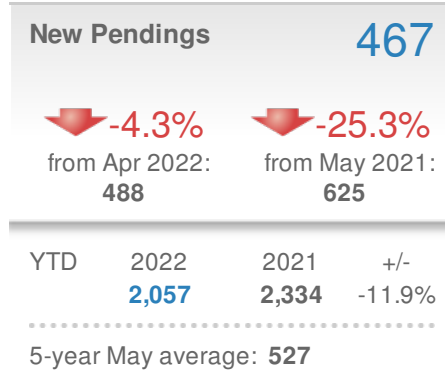
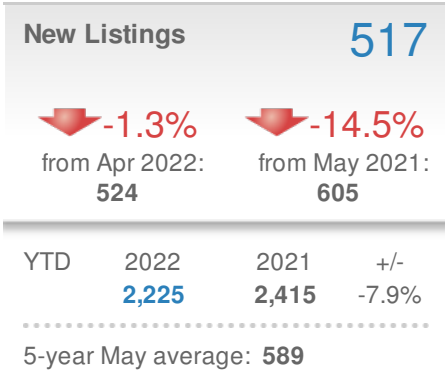
## Local Market Insight

### Berks County, PA

## May 2022

Berks County, PA

Email: info@tcsr.realtor

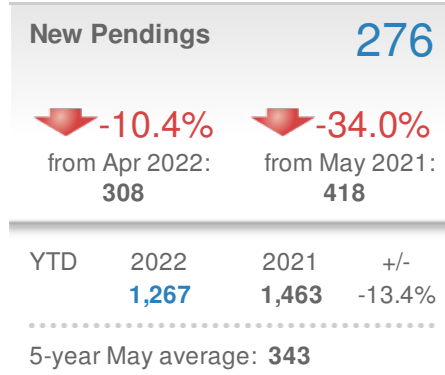
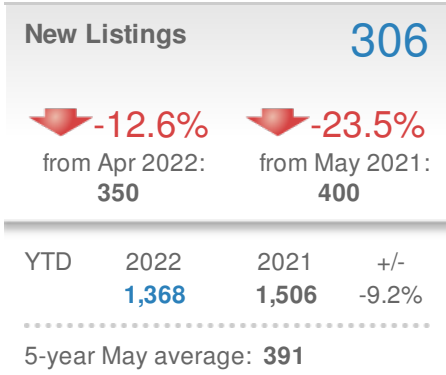


## May 2022

### Berks County, PA - Detached

Tri-County Suburban REALTORS

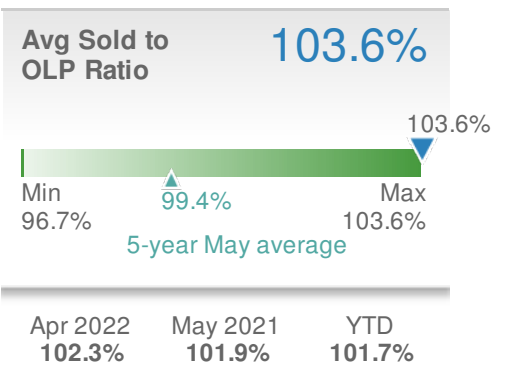
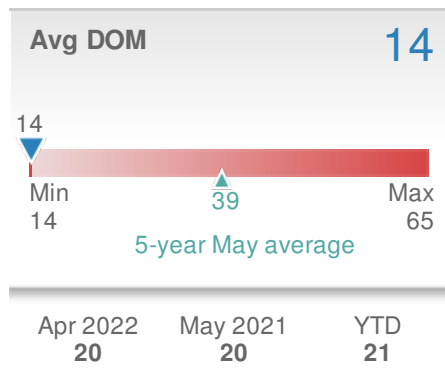
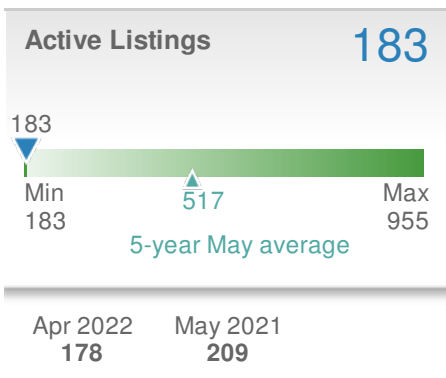
Email: info@tcsr.realtor



### Summary

In Berks County, PA, the median sold price for Detached properties for May was \$285,000, representing an increase of 3.4% compared to last month and an increase of 10.4% from May 2021. The average days on market for units sold in May was 14 days, 64% below the 5-year May average of 39 days. There was a 10.4% month over month decrease in new contract activity with 276 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 472; and a 2.8% increase in supply to 183 active units.

This activity resulted in a Contract Ratio of 2.58 pendings per active listing, up from 2.49 in April and a decrease from 3.28 in May 2021. The Contract Ratio is 58% higher than the 5-year May 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.

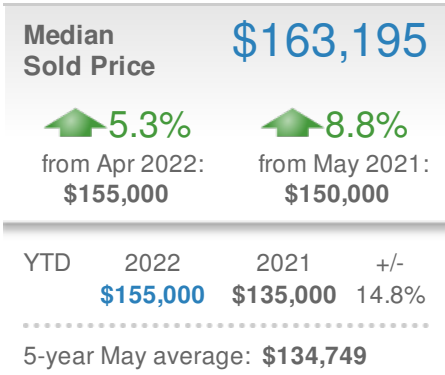
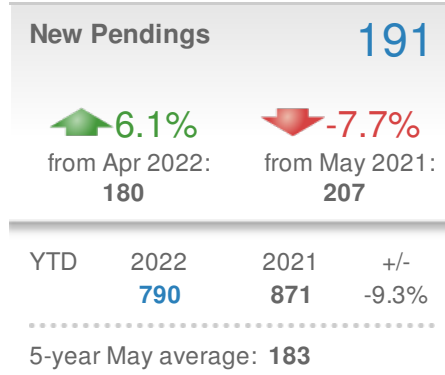


**May 2022**

Berks County, PA - Attached

Tri-County Suburban REALTORS

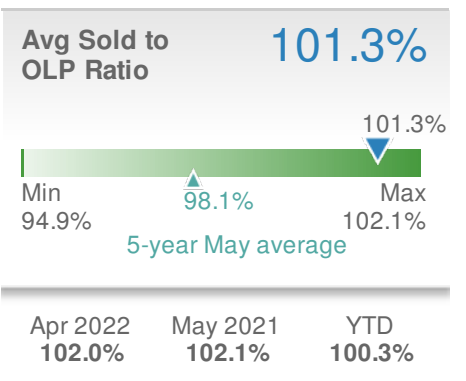
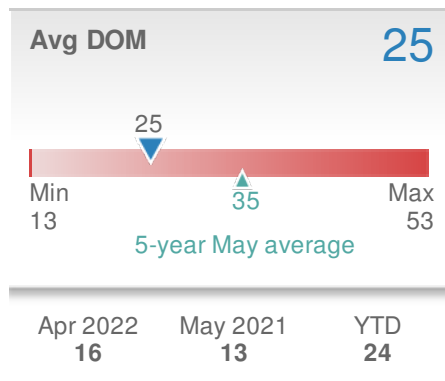
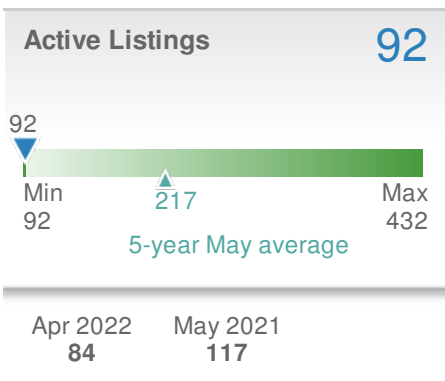
Email: info@tcsr.realtor



**Summary**

In Berks County, PA, the median sold price for Attached properties for May was \$163,195, representing an increase of 5.3% compared to last month and an increase of 8.8% from May 2021. The average days on market for units sold in May was 25 days, 28% below the 5-year May average of 35 days. There was a 6.1% month over month increase in new contract activity with 191 New Pendings; an 11.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 282; and a 9.5% increase in supply to 92 active units.

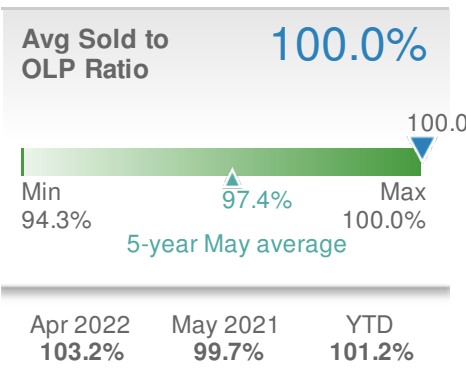
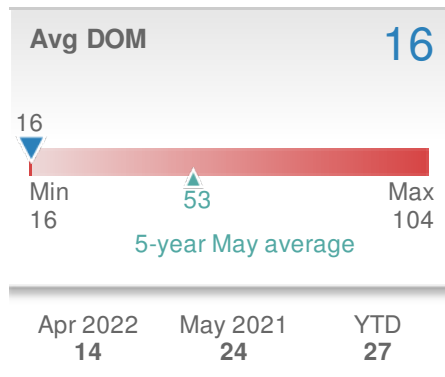
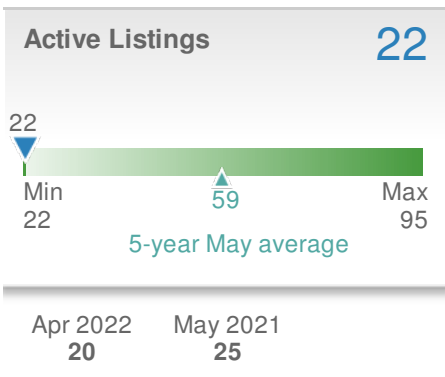
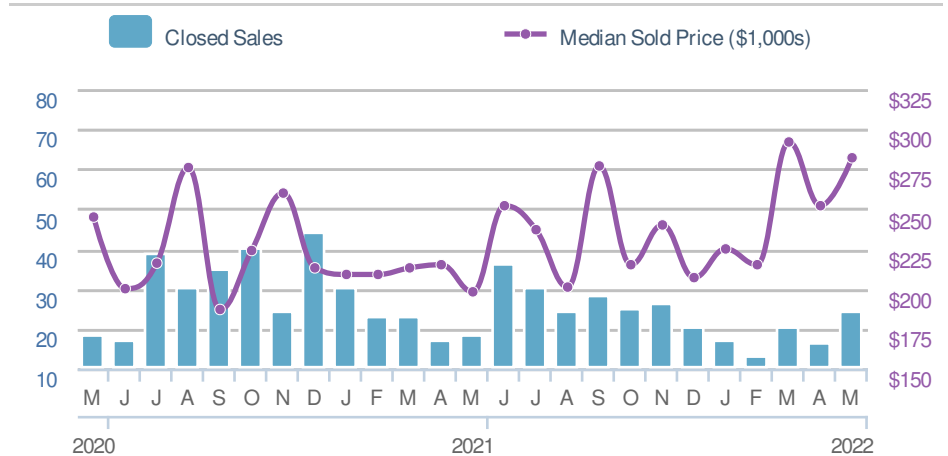
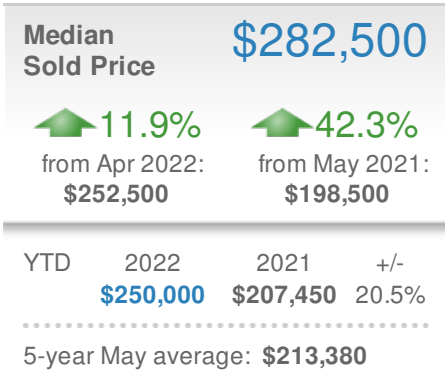
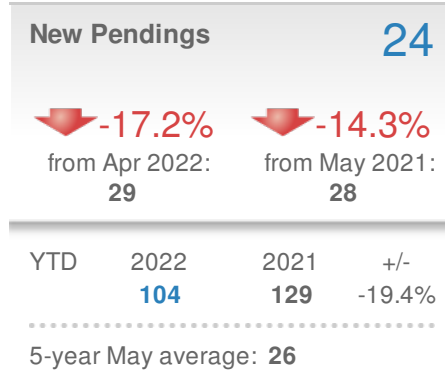
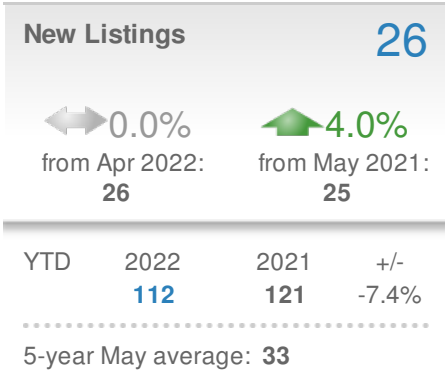
This activity resulted in a Contract Ratio of 3.07 pendings per active listing, up from 3.01 in April and an increase from 2.79 in May 2021. The Contract Ratio is 75% higher than the 5-year May average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



# May 2022

## Boyertown Area (Berks, PA)

Email: info@tcsr.realtor

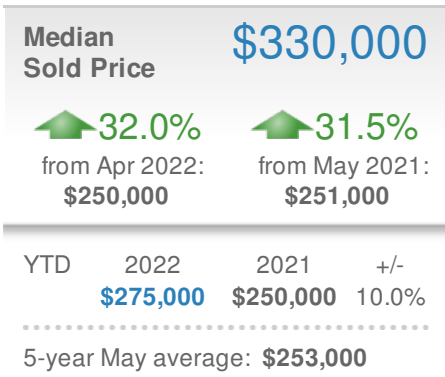
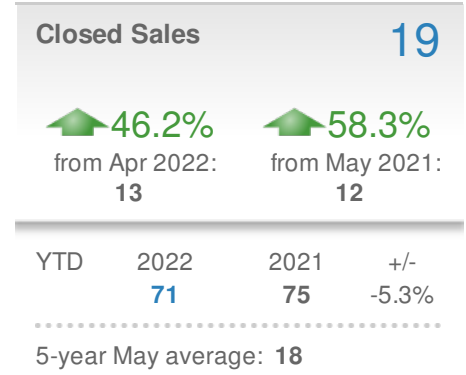


# May 2022

## Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS

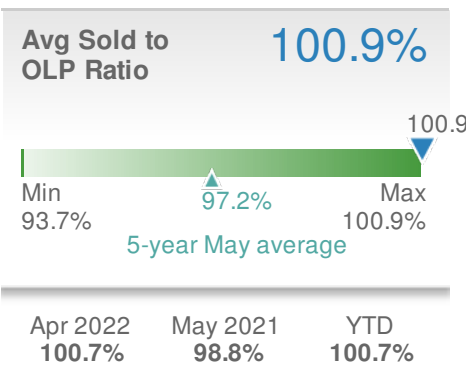
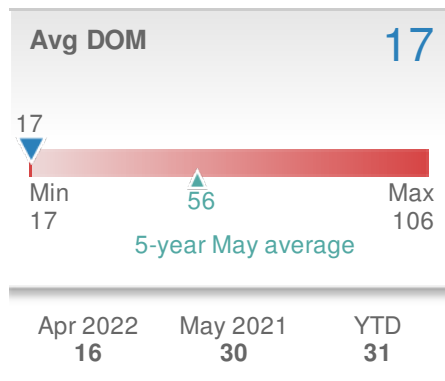
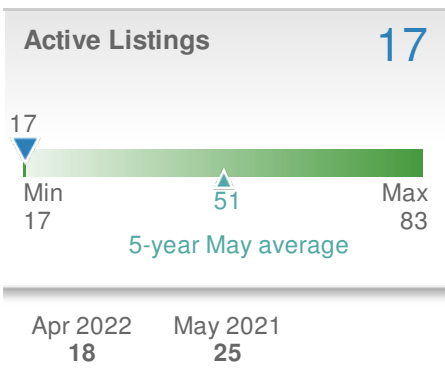
Email: info@tcsr.realtor



### Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for May was \$330,000, representing an increase of 32% compared to last month and an increase of 31.5% from May 2021. The average days on market for units sold in May was 17 days, 69% below the 5-year May average of 56 days. There was a 30.4% month over month decrease in new contract activity with 16 New Pendings; a 9.4% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 29; and a 5.6% decrease in supply to 17 active units.

This activity resulted in a Contract Ratio of 1.71 pendings per active listing, down from 1.78 in April and a decrease from 2.00 in May 2021. The Contract Ratio is 63% higher than the 5-year May average of 1.05. 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.

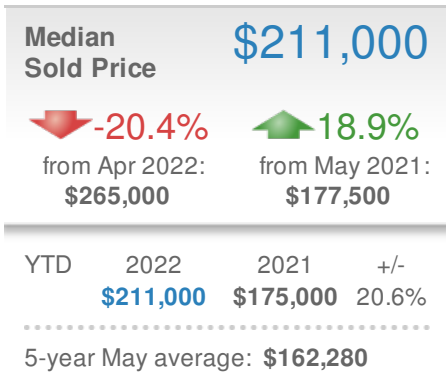
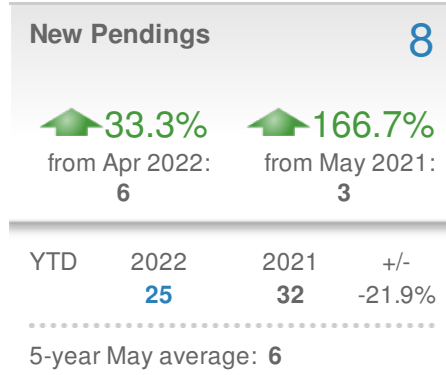
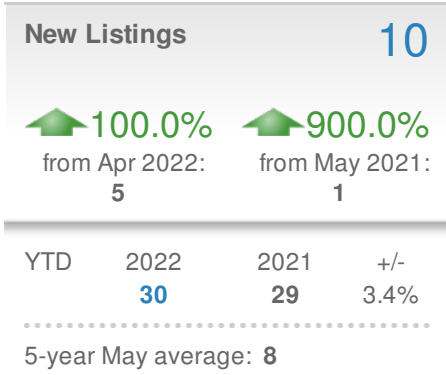


# May 2022

## Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS

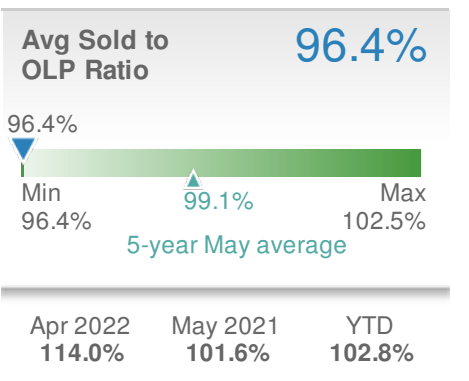
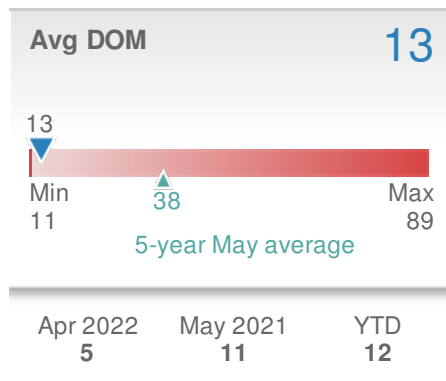
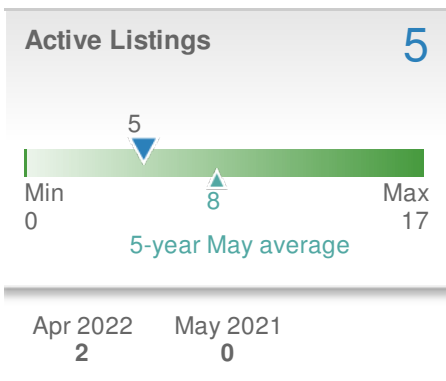
Email: info@tcsr.realtor



### Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for May was \$211,000, representing a decrease of 20.4% compared to last month and an increase of 18.9% from May 2021. The average days on market for units sold in May was 13 days, 66% below the 5-year May average of 38 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 9; and a 150% increase in supply to 5 active units.

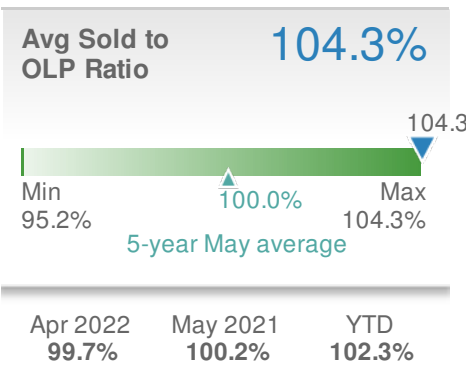
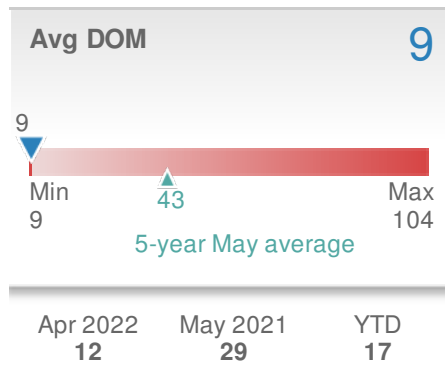
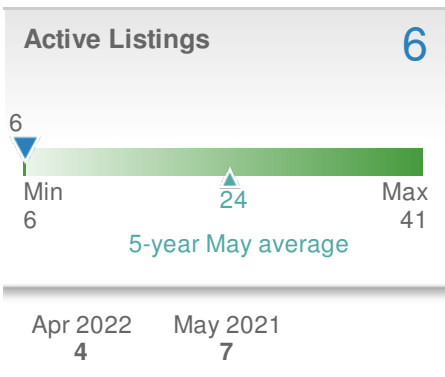
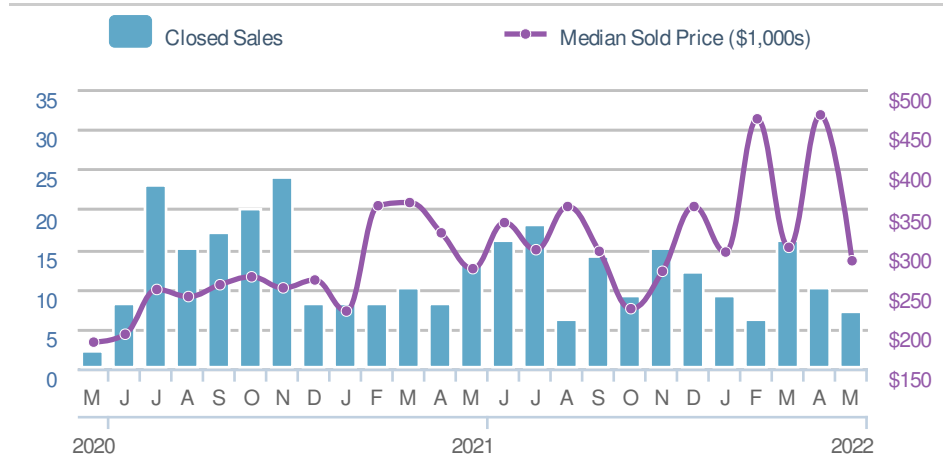
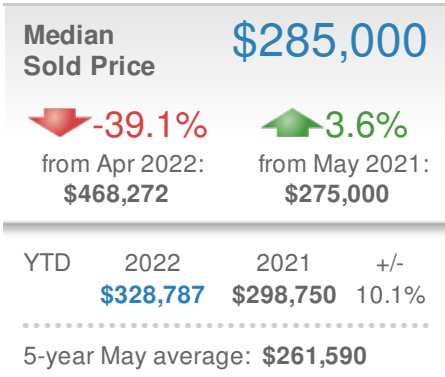
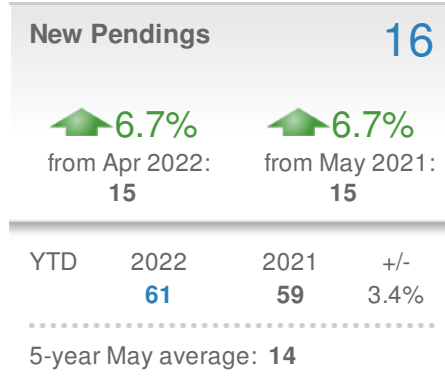
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, down from 3.50 in April and an increase from 0.00 in May 2021. The Contract Ratio is 128% higher than the 5-year May average of 0.79. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



# May 2022

## Twin Valley (Berks, PA)

Email: info@tcsr.realtor



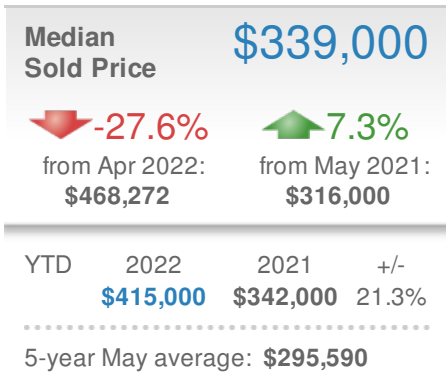
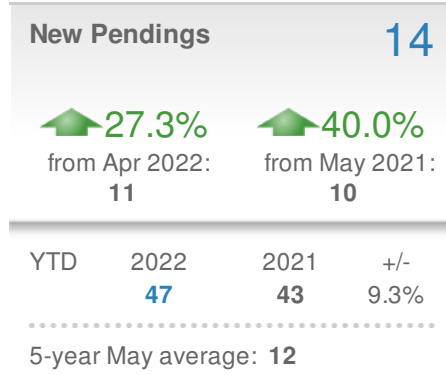
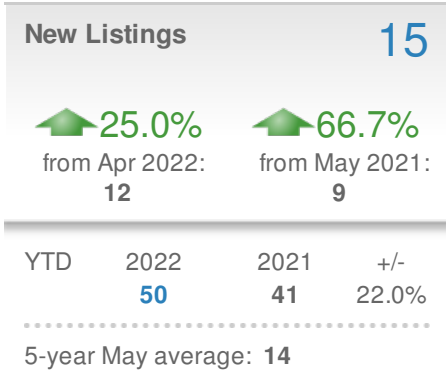


**May 2022**

Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS

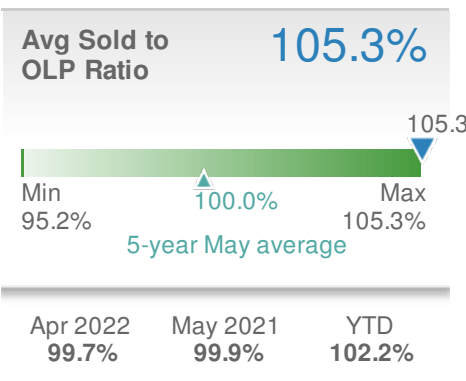
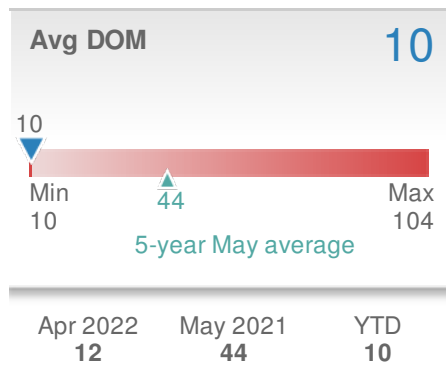
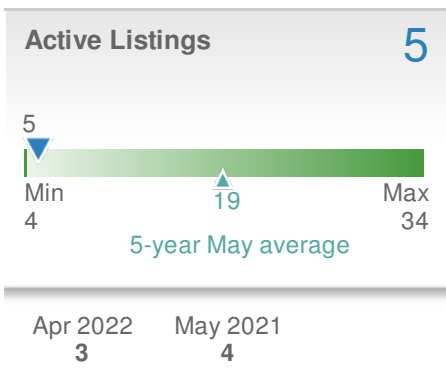
Email: info@tcsr.realtor



**Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for May was \$339,000, representing a decrease of 27.6% compared to last month and an increase of 7.3% from May 2021. The average days on market for units sold in May was 10 days, 77% below the 5-year May average of 44 days. There was a 27.3% month over month increase in new contract activity with 14 New Pendings; a 38.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 29; and a 66.7% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 5.80 pendings per active listing, down from 7.00 in April and an increase from 4.75 in May 2021. The Contract Ratio is 129% higher than the 5-year May average of 2.53. 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.

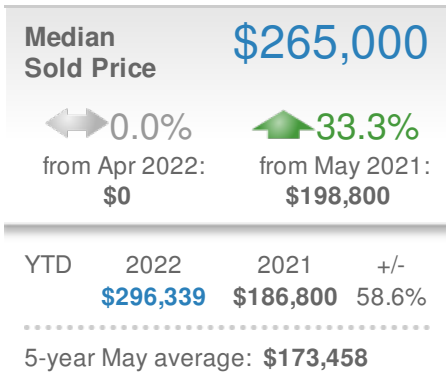
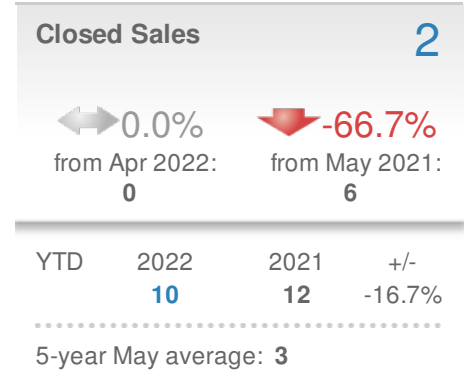
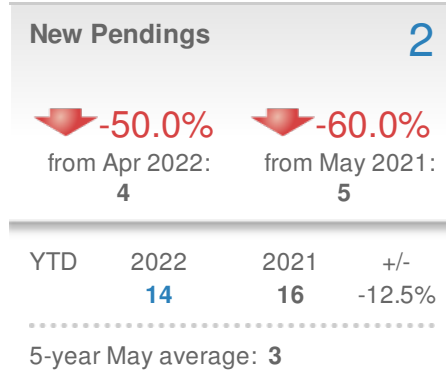
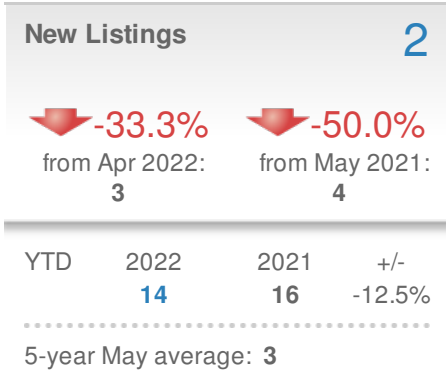


**May 2022**

Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

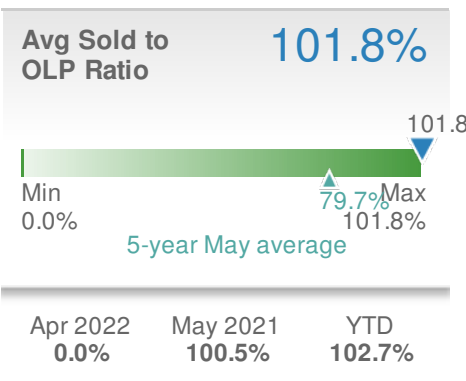
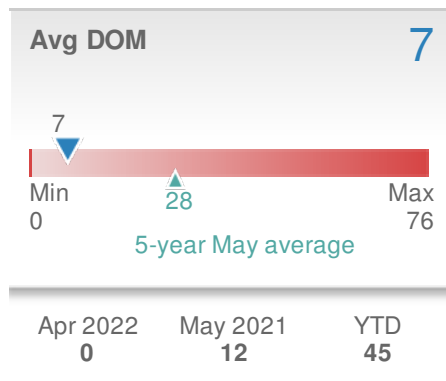
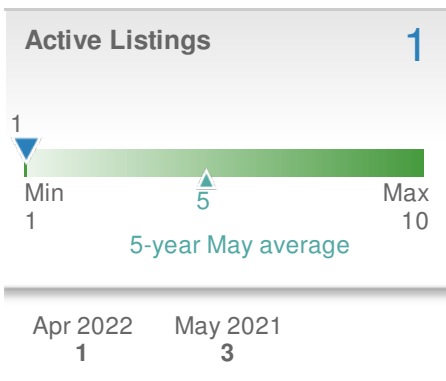
Email: info@tcsr.realtor



**Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for May was \$265,000, representing an increase of 0% compared to last month and an increase of 33.3% from May 2021. The average days on market for units sold in May was 7 days, 75% below the 5-year May average of 28 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 6; and no change in supply with 1 active units.

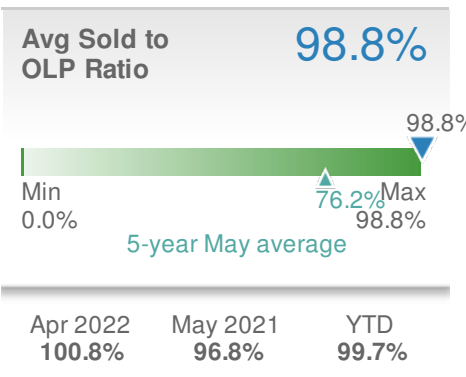
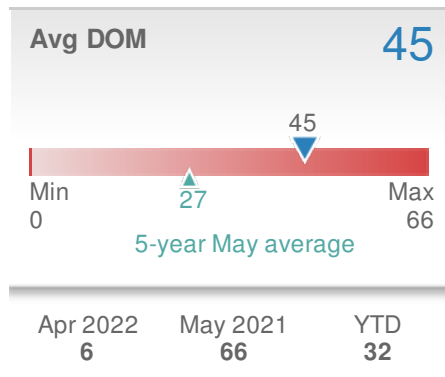
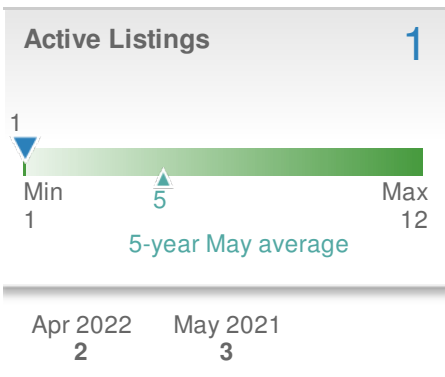
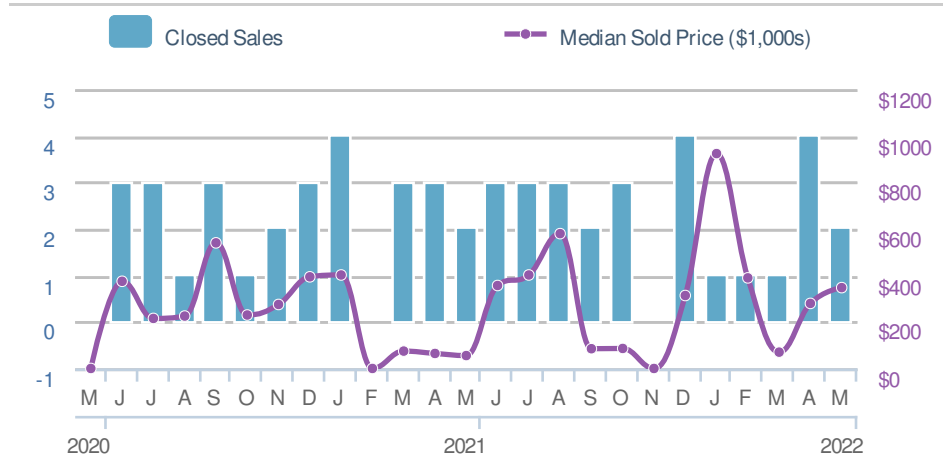
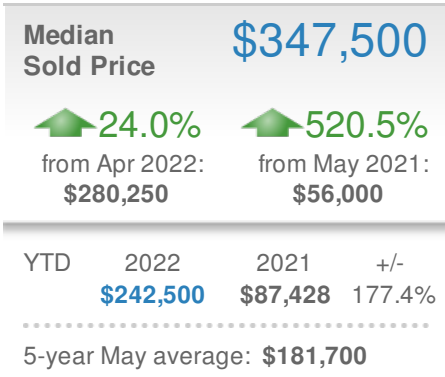
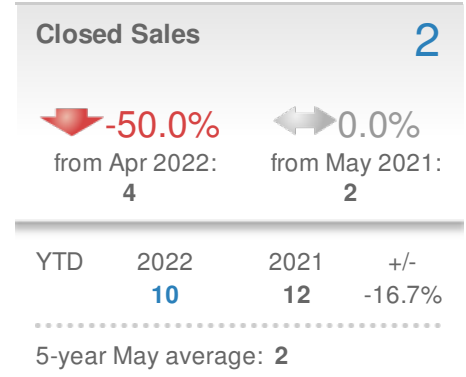
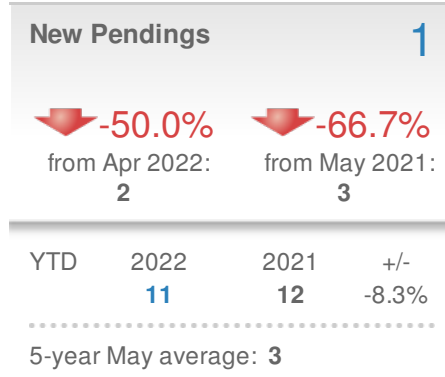
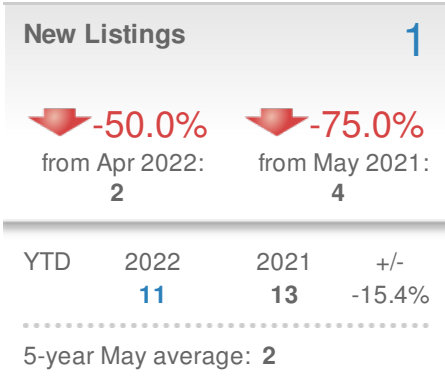
This activity resulted in a Contract Ratio of 6.00 pendings per active listing, no change from April and an increase from 2.00 in May 2021. The Contract Ratio is 209% higher than the 5-year May average of 1.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



# May 2022

## Upper Perkiomen (Berks, PA)

Email: info@tcsr.realtor

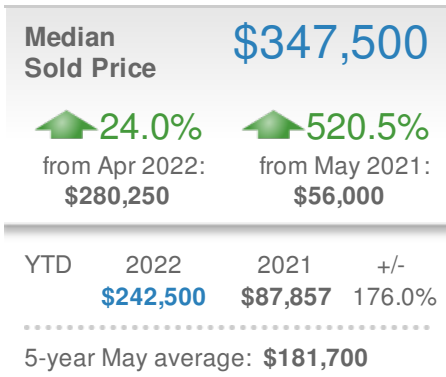
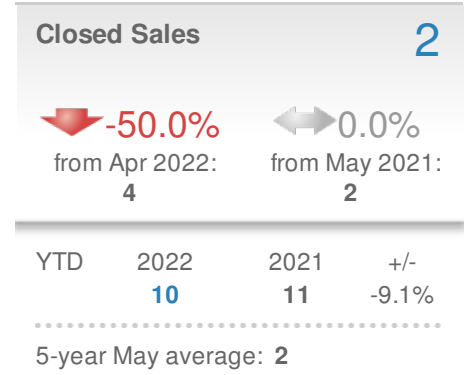
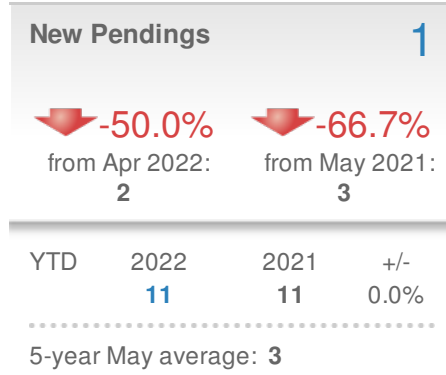
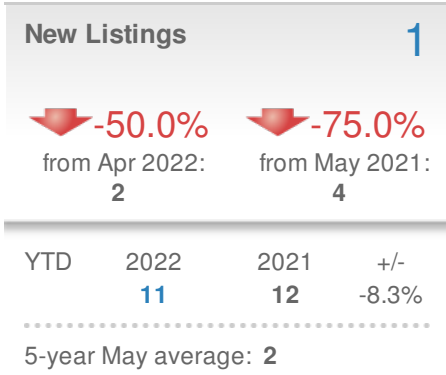


## May 2022

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

Tri-County Suburban REALTORS

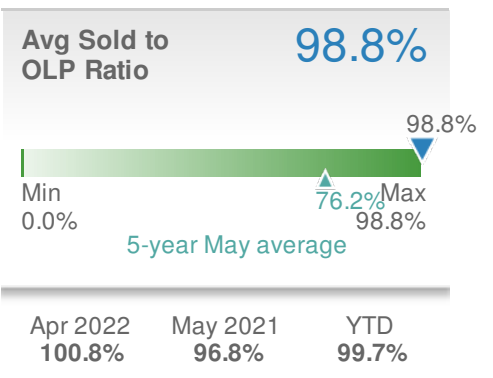
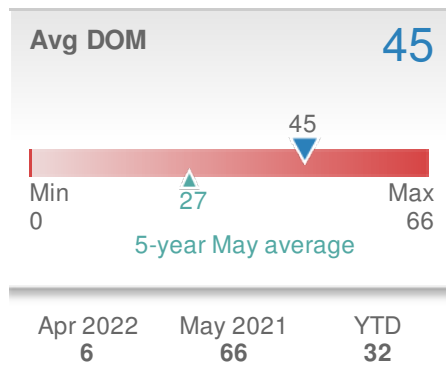
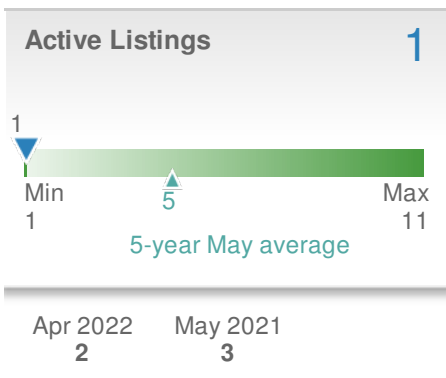
Email: info@tcsr.realtor



### Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for May was \$347,500, representing an increase of 24% compared to last month and an increase of 520.5% from May 2021. The average days on market for units sold in May was 45 days, 64% above the 5-year May average of 27 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 2; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in April and no change from May 2021. The Contract Ratio is 60% higher than the 5-year May average of 1.25. 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.

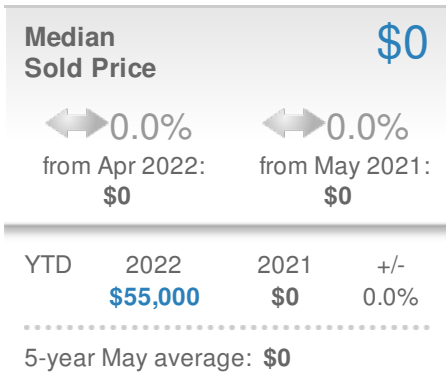
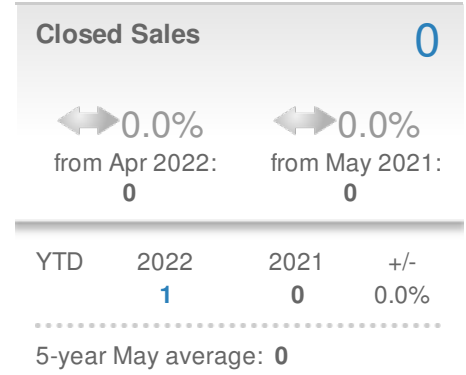
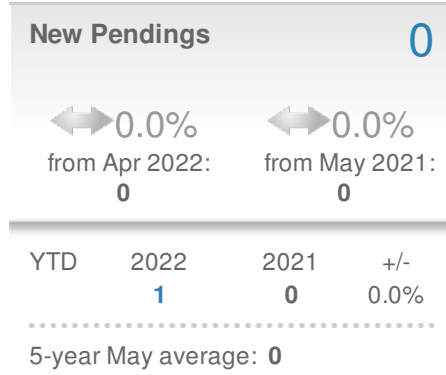
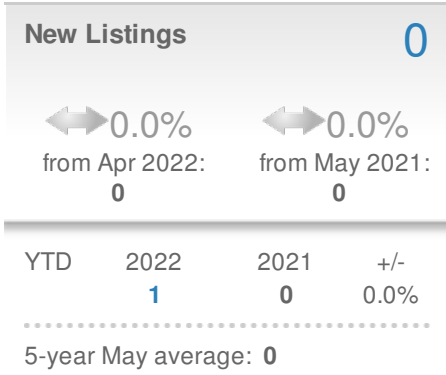


## May 2022

### 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 May was \$0, representing no change compared to last month and no change from May 2021. The average days on market for units sold in May was 0 days, the same as the 5-year May 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 April) 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 April and no change from May 2021. The Contract Ratio is the same as the 5-year May 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.

