

July 2022

All Home Types
Detached
Attached

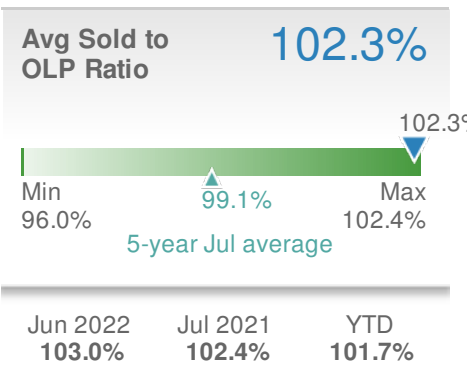
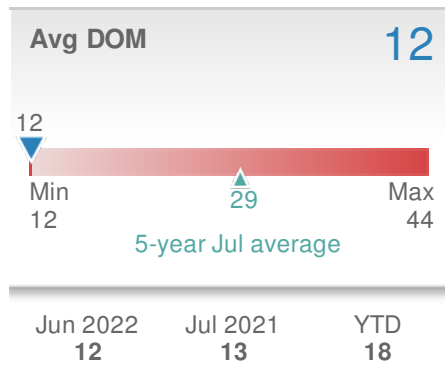
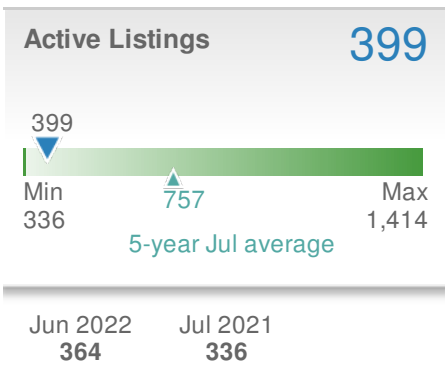
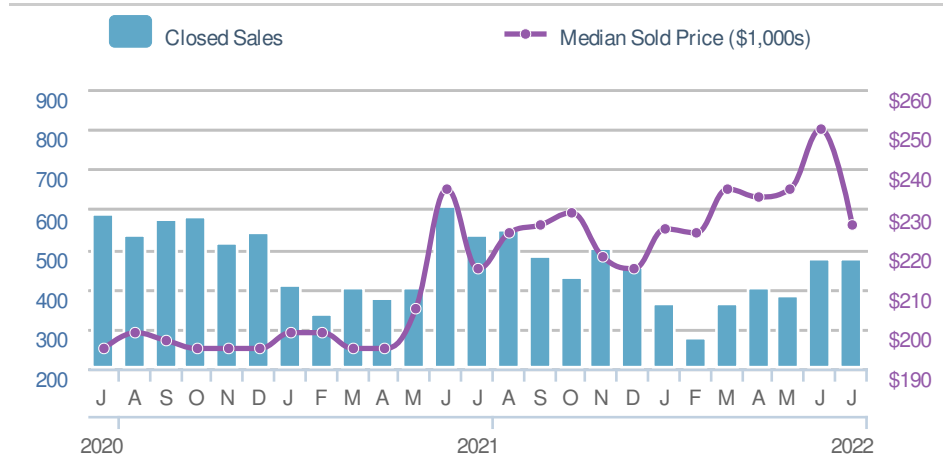
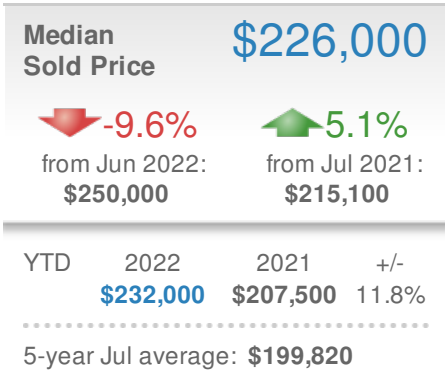
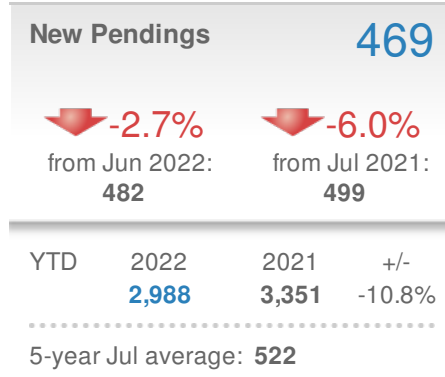
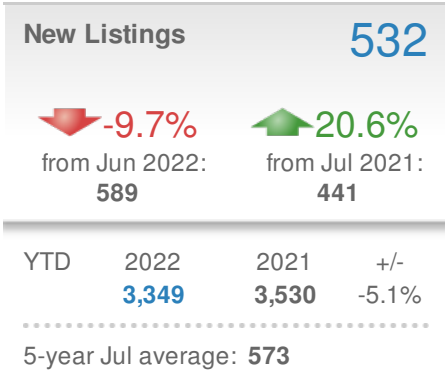
Local Market Insight

Berks County, PA

July 2022

Berks County, PA

Email: info@tcsr.realtor

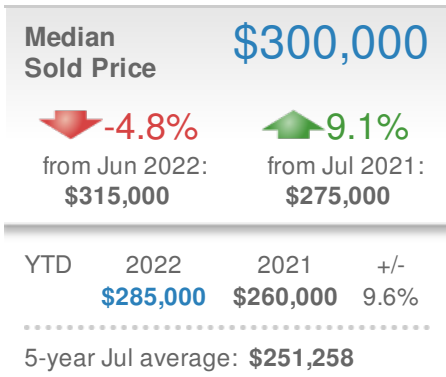
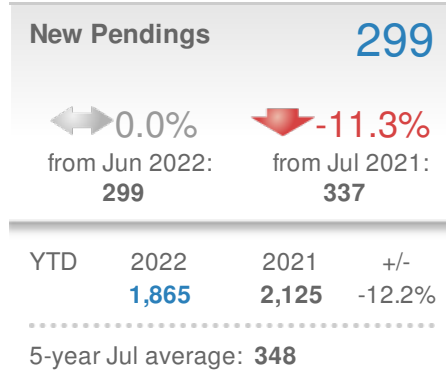
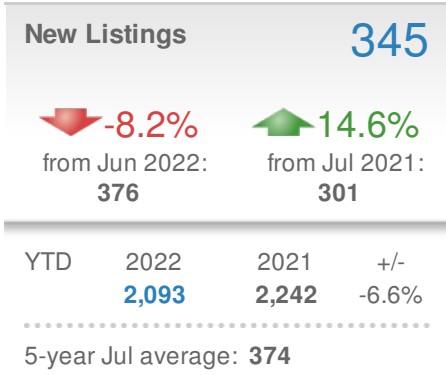


July 2022

Berks County, PA - Detached

Tri-County Suburban REALTORS

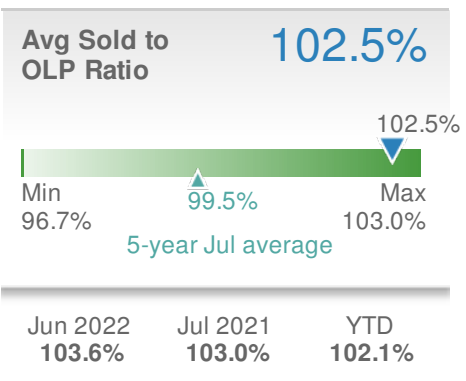
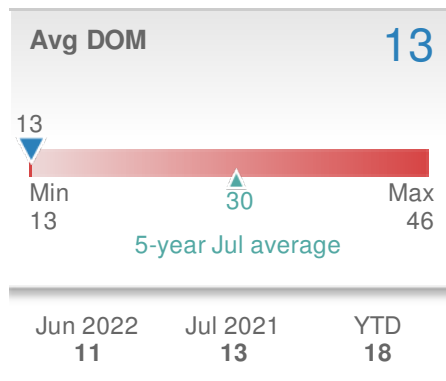
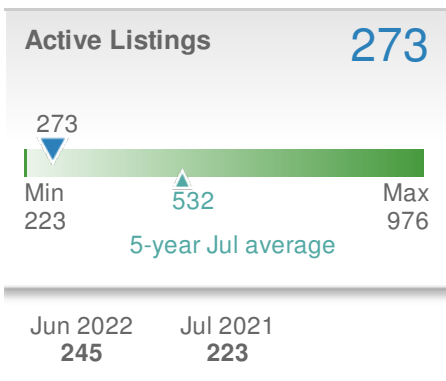
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Summary

In Berks County, PA, the median sold price for Detached properties for July was \$300,000, representing a decrease of 4.8% compared to last month and an increase of 9.1% from Jul 2021. The average days on market for units sold in July was 13 days, 57% below the 5-year July average of 30 days. There was no month over month change in new contract activity with 299 New Pendings; a 1.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 455; and an 11.4% increase in supply to 273 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 1.88 in June and a decrease from 2.63 in July 2021. The Contract Ratio is 13% higher than the 5-year July average of 1.47. 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.

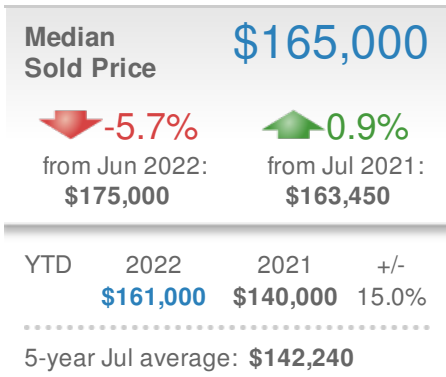
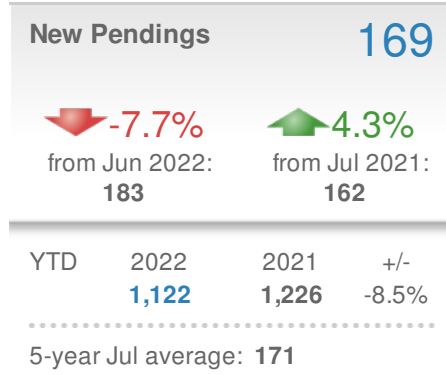
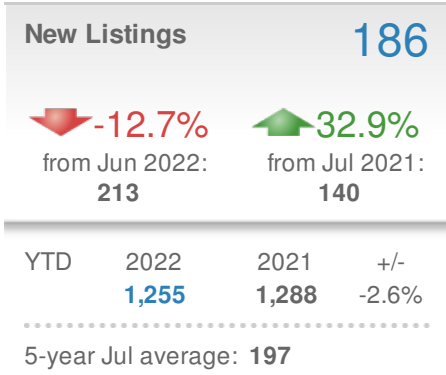


July 2022

Berks County, PA - Attached

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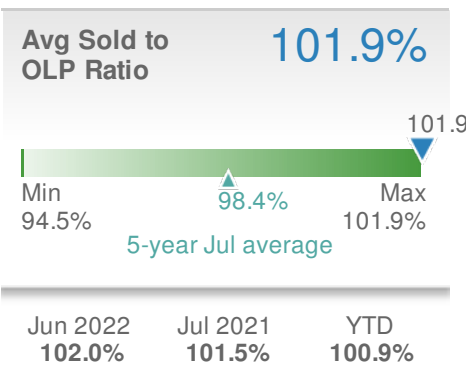
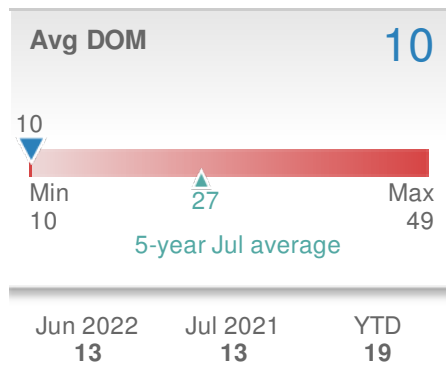
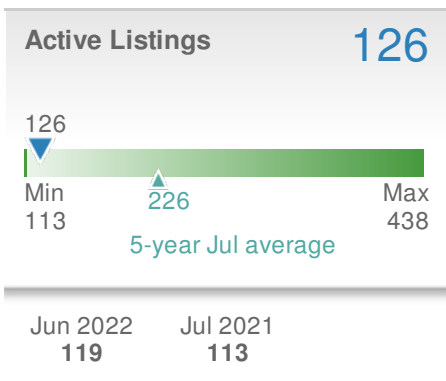
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Summary

In Berks County, PA, the median sold price for Attached properties for July was \$165,000, representing a decrease of 5.7% compared to last month and an increase of 0.9% from Jul 2021. The average days on market for units sold in July was 10 days, 63% below the 5-year July average of 27 days. There was a 7.7% month over month decrease in new contract activity with 169 New Pendings; an 8.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 241; and a 5.9% increase in supply to 126 active units.

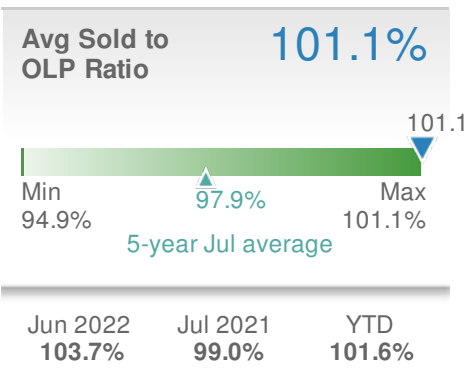
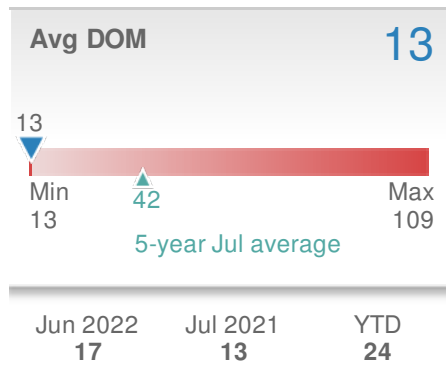
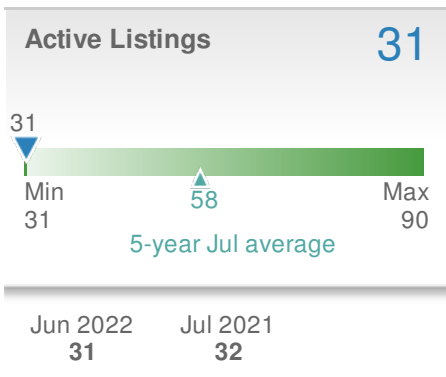
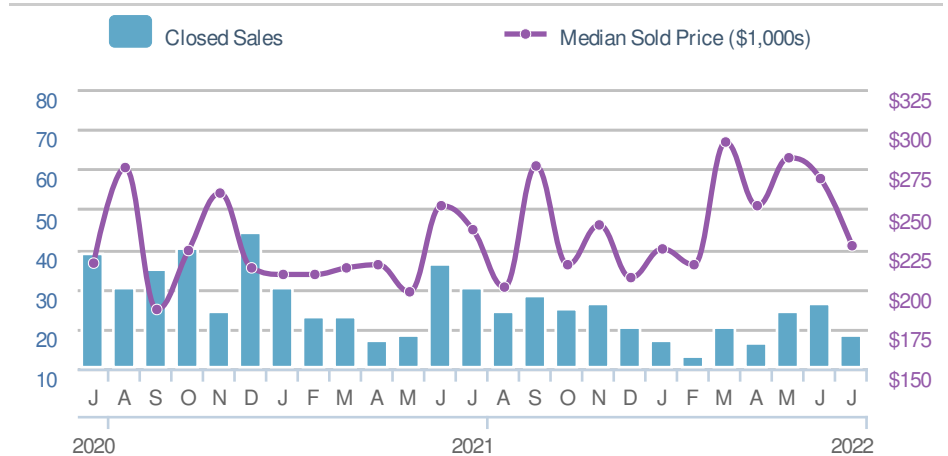
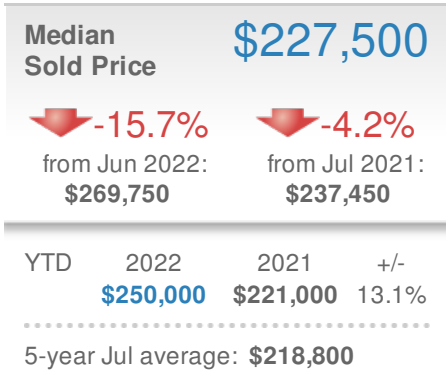
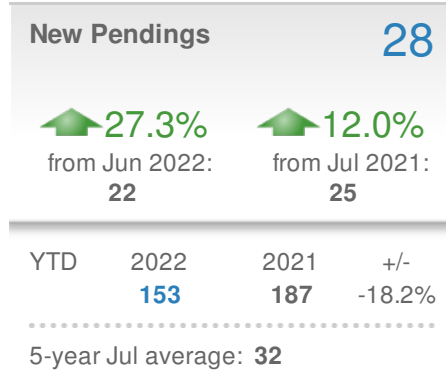
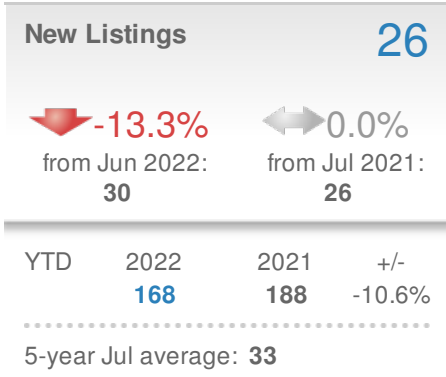
This activity resulted in a Contract Ratio of 1.91 pendings per active listing, down from 2.22 in June and a decrease from 2.51 in July 2021. The Contract Ratio is 20% higher than the 5-year July average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2022

Boyertown Area (Berks, PA)

Email: info@tcsr.realtor

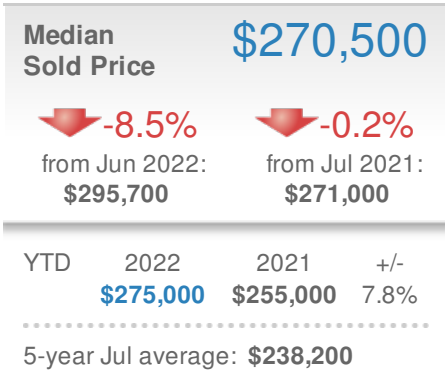
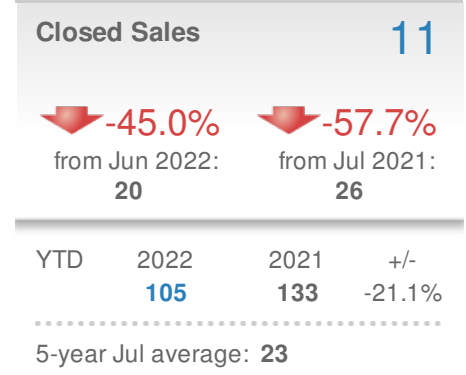
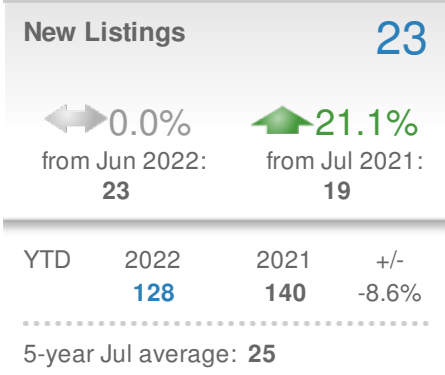


July 2022

Boyertown Area (Berks, PA) - Detached

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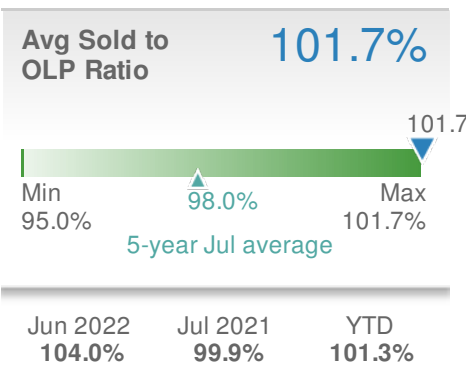
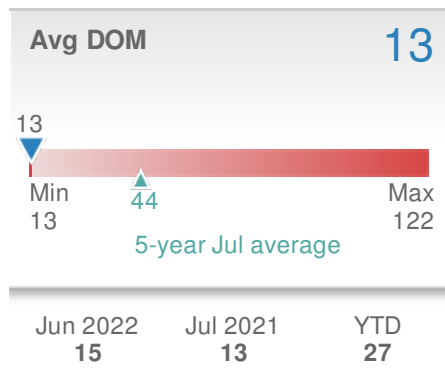
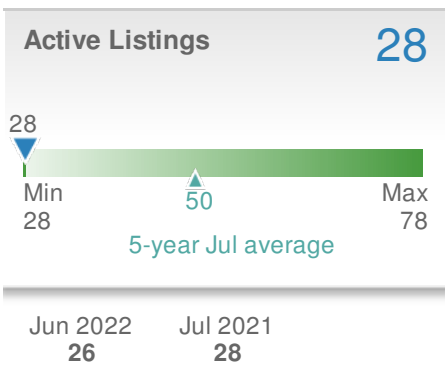
Email: info@tcsr.realtor



Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for July was \$270,500, representing a decrease of 8.5% compared to last month and a decrease of 0.2% from Jul 2021. The average days on market for units sold in July was 13 days, 71% below the 5-year July average of 44 days. There was a 53.3% month over month increase in new contract activity with 23 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from June) to 33; and a 7.7% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 0.85 in June and a decrease from 1.25 in July 2021. The Contract Ratio is 25% higher than the 5-year July average of 0.94. 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.

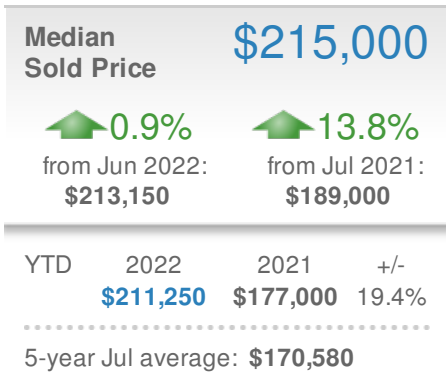
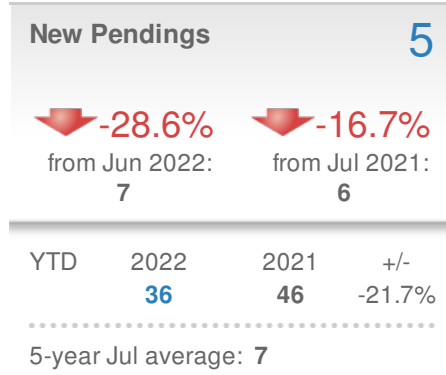


July 2022

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS

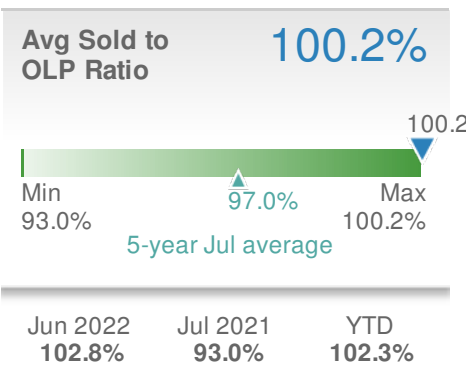
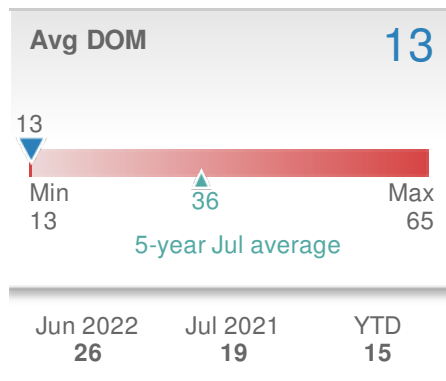
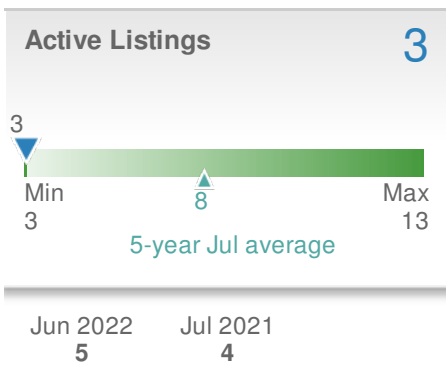
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for July was \$215,000, representing an increase of 0.9% compared to last month and an increase of 13.8% from Jul 2021. The average days on market for units sold in July was 13 days, 64% below the 5-year July average of 36 days. There was a 28.6% month over month decrease in new contract activity with 5 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 7; and a 40% decrease in supply to 3 active units.

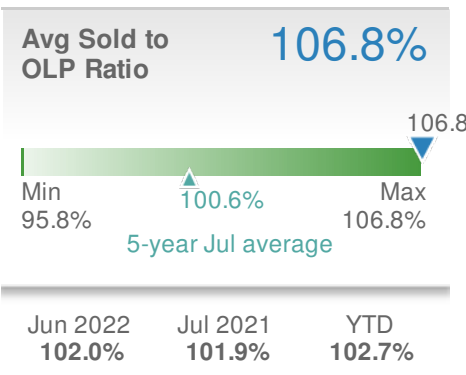
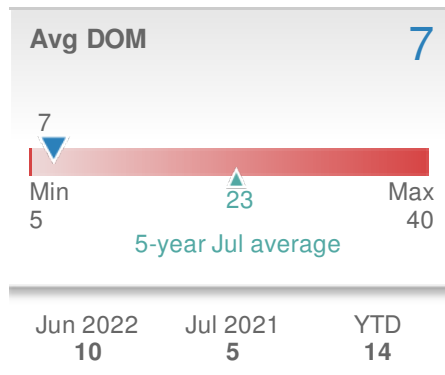
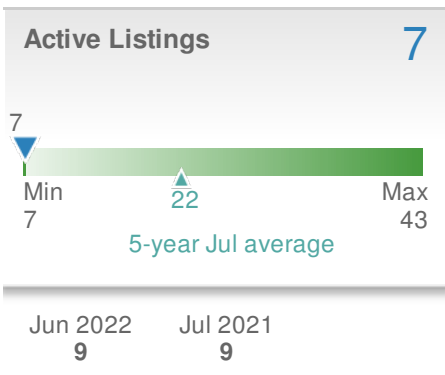
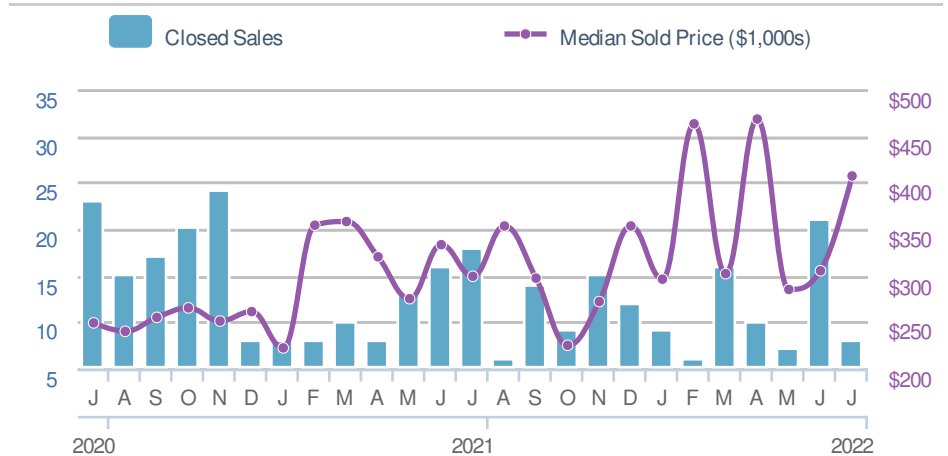
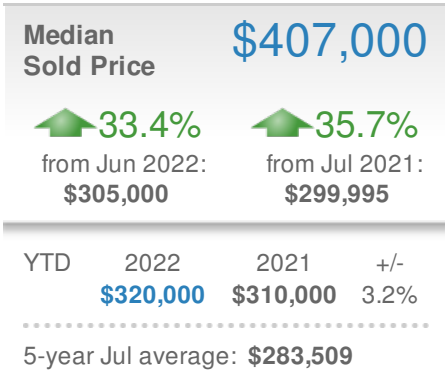
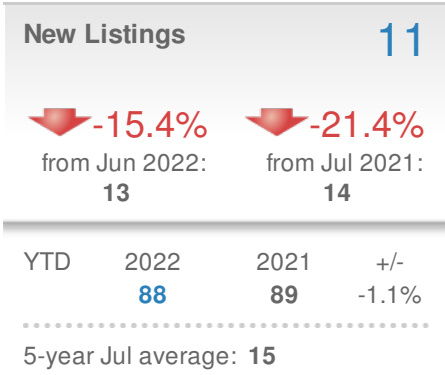
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 2.00 in June and a decrease from 2.75 in July 2021. The Contract Ratio is 41% higher than the 5-year July average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2022

Twin Valley (Berks, PA)

Email: info@tcsr.realtor

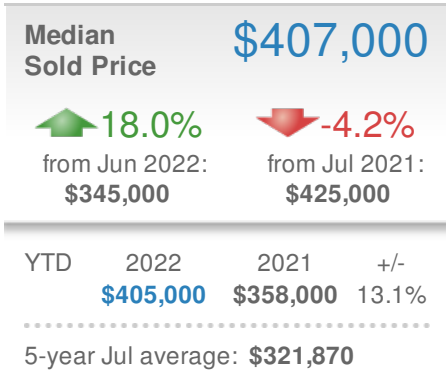
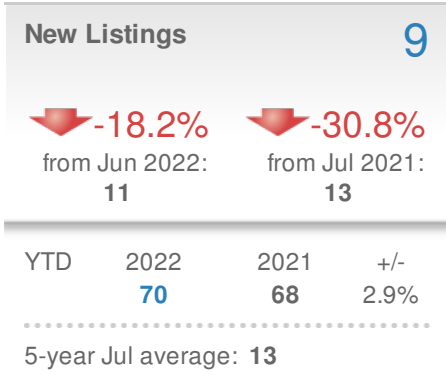


July 2022

Twin Valley (Berks, PA) - Detached

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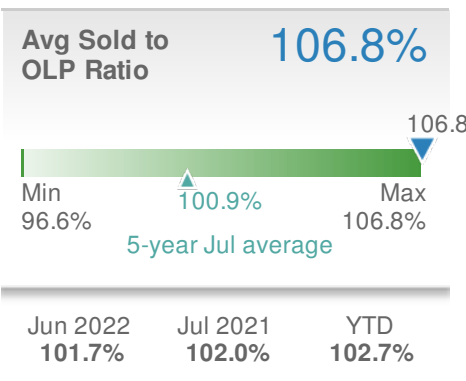
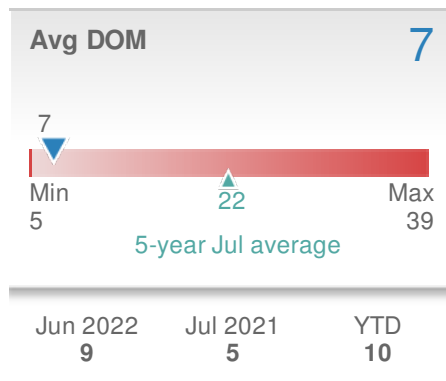
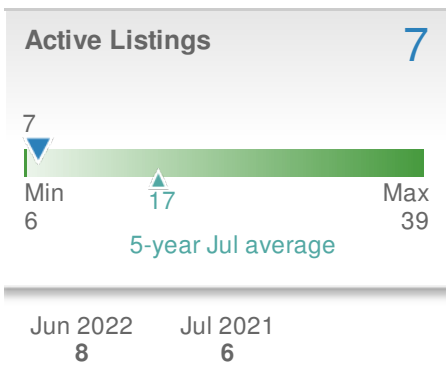
Email: info@tcsr.realtor



Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for July was \$407,000, representing an increase of 18% compared to last month and a decrease of 4.2% from Jul 2021. The average days on market for units sold in July was 7 days, 69% below the 5-year July average of 22 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 4.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 24; and a 12.5% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 3.43 pendings per active listing, up from 2.88 in June and an increase from 2.50 in July 2021. The Contract Ratio is 73% higher than the 5-year July average of 1.99. 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.

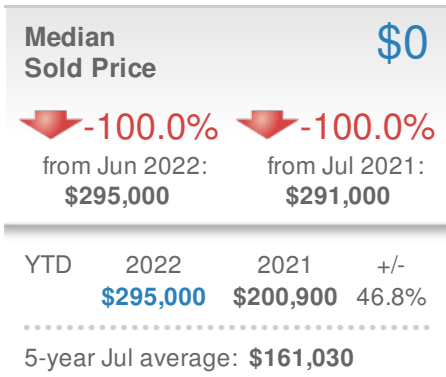
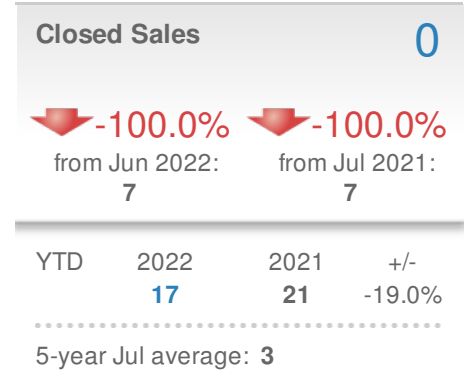
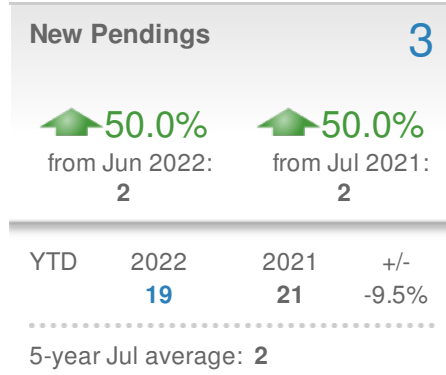
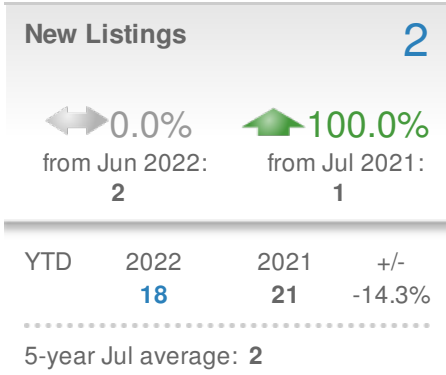


July 2022

Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

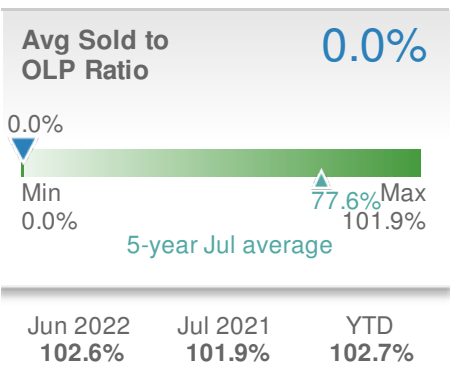
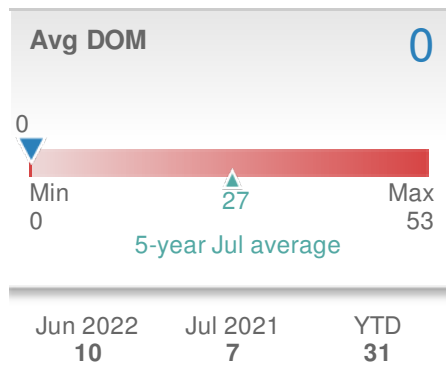
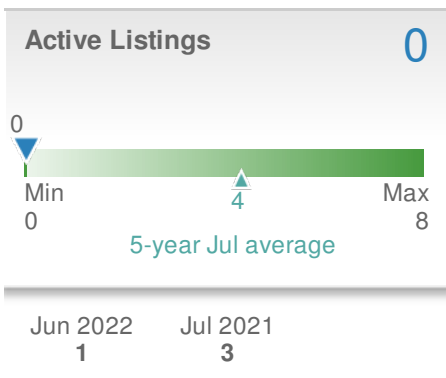
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Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for July was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jul 2021. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 27 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from June) to 4; and a 100% decrease in supply to 0 active units.

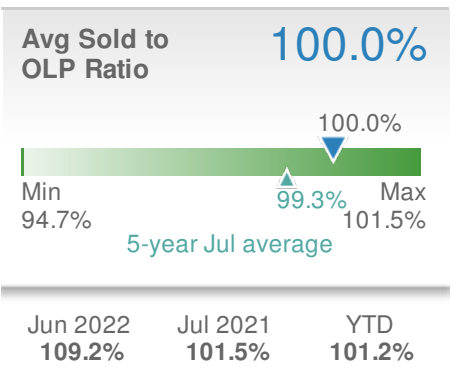
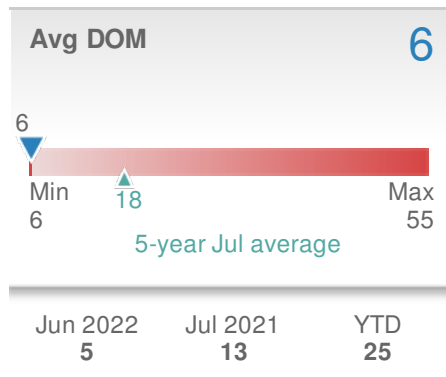
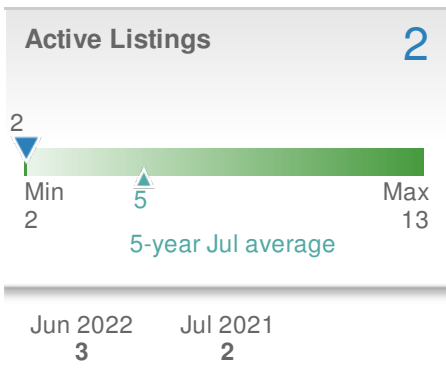
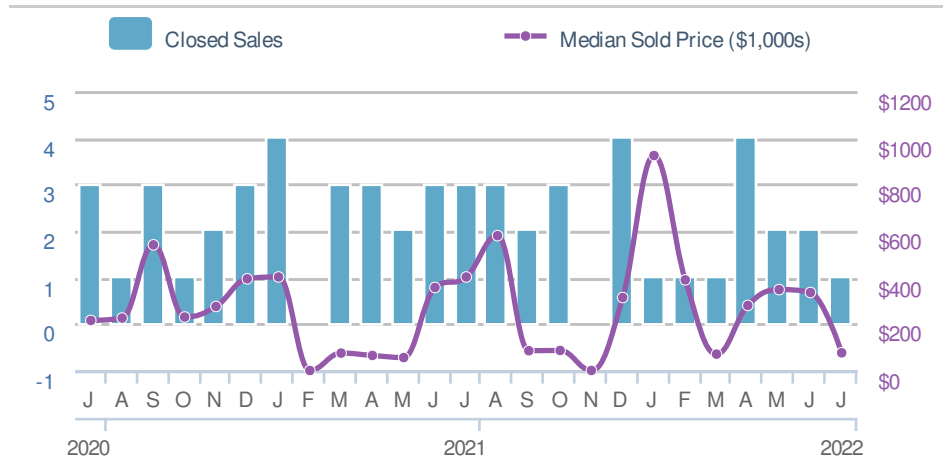
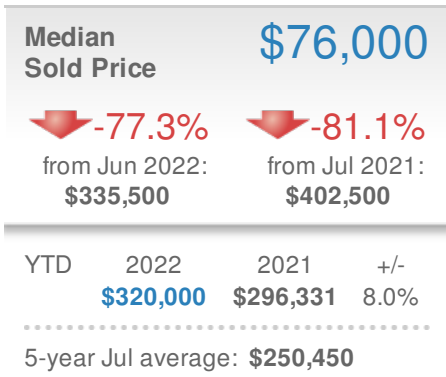
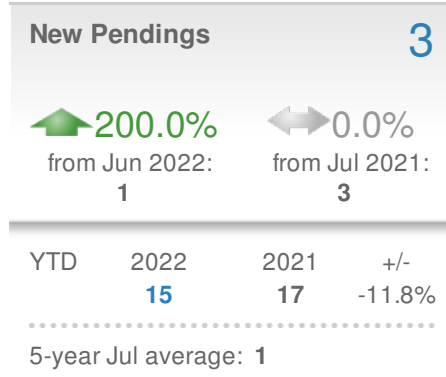
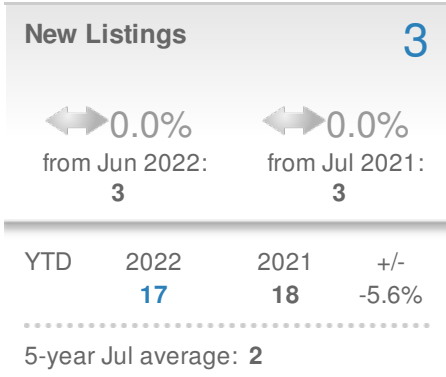
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in June and a decrease from 0.67 in July 2021. The Contract Ratio is 100% lower than the 5-year July average of 0.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2022

Upper Perkiomen (Berks, PA)

Email: info@tcsr.realtor

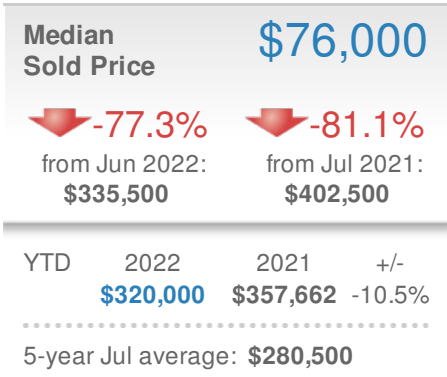
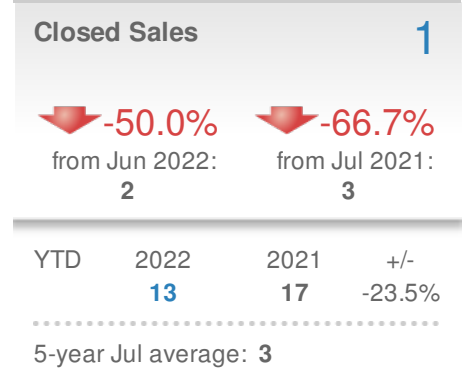
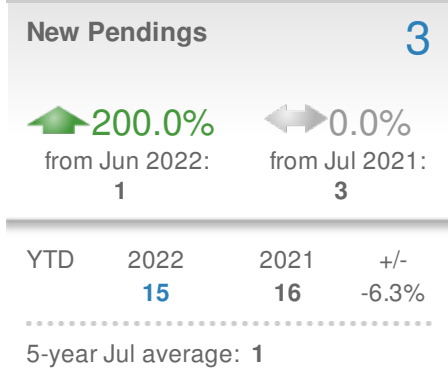
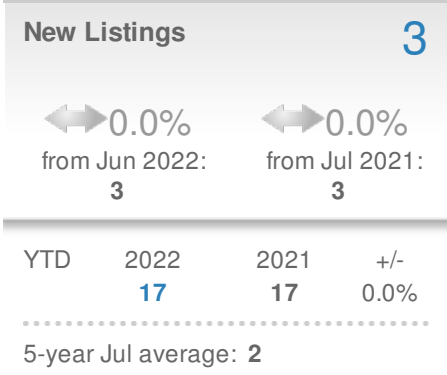


July 2022

Upper Perkiomen (Berks, PA) - Detached

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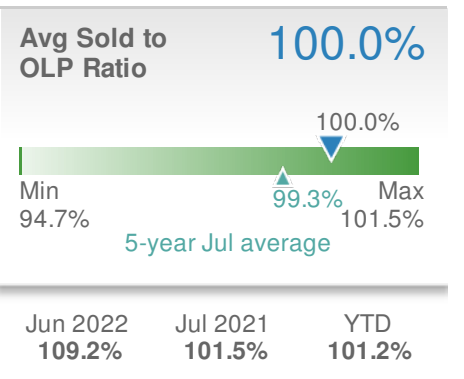
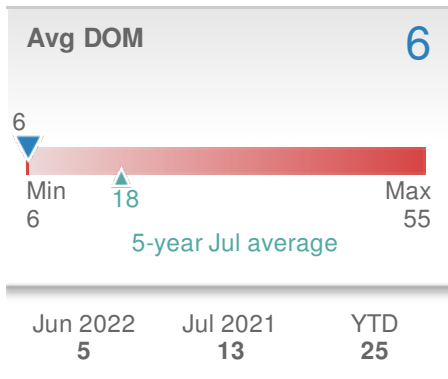
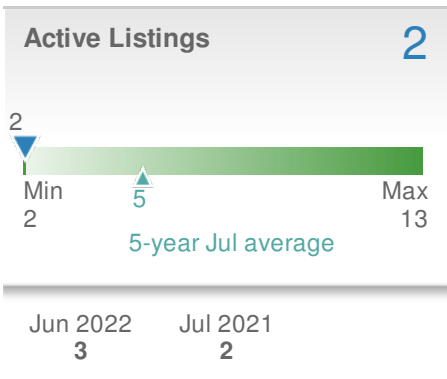
Email: info@tcsr.realtor



Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for July was \$76,000, representing a decrease of 77.3% compared to last month and a decrease of 81.1% from Jul 2021. The average days on market for units sold in July was 6 days, 67% below the 5-year July average of 18 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from June) to 3; and a 33.3% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.33 in June and a decrease from 2.50 in July 2021. The Contract Ratio is 48% higher than the 5-year July 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.

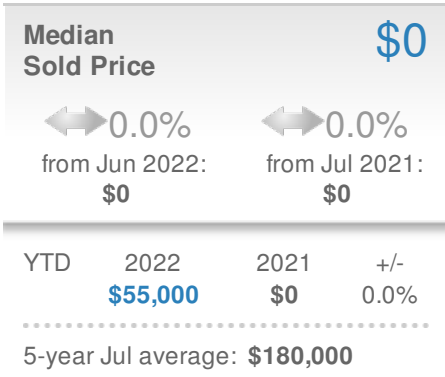
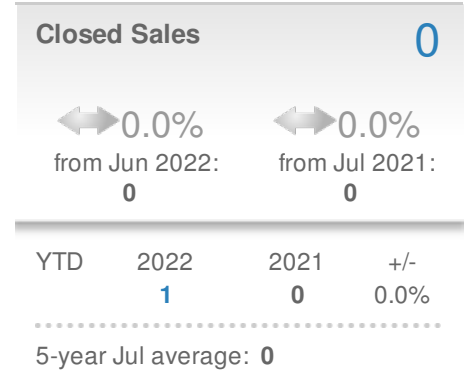
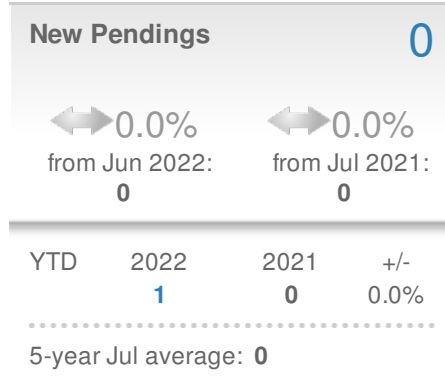
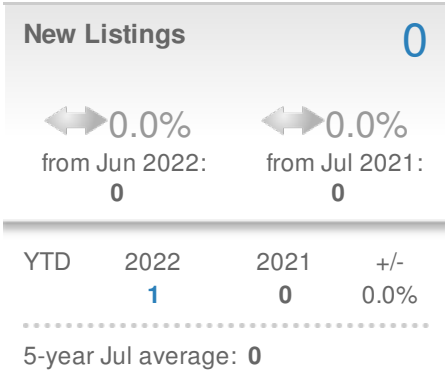


July 2022

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 July was \$0, representing no change compared to last month and no change from Jul 2021. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 7 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 June) 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 June and no change from July 2021. The Contract Ratio is the same as the 5-year July 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.

