

# August 2022

All Home Types  
Detached  
Attached

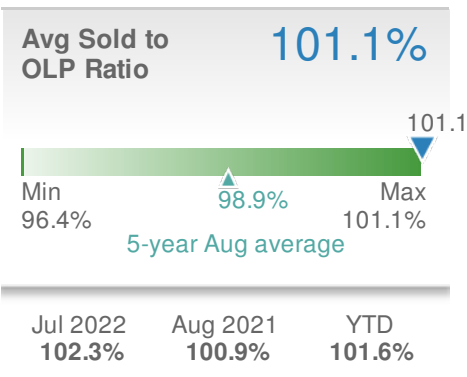
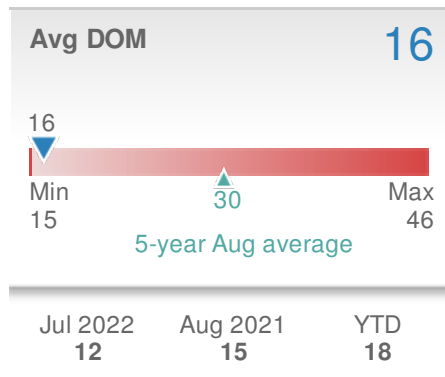
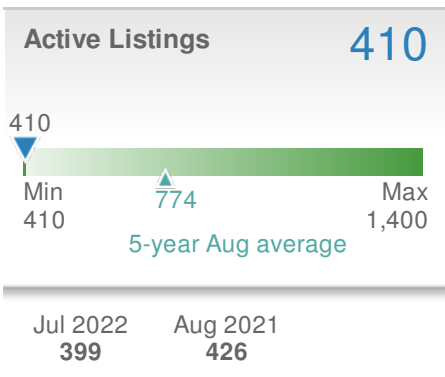
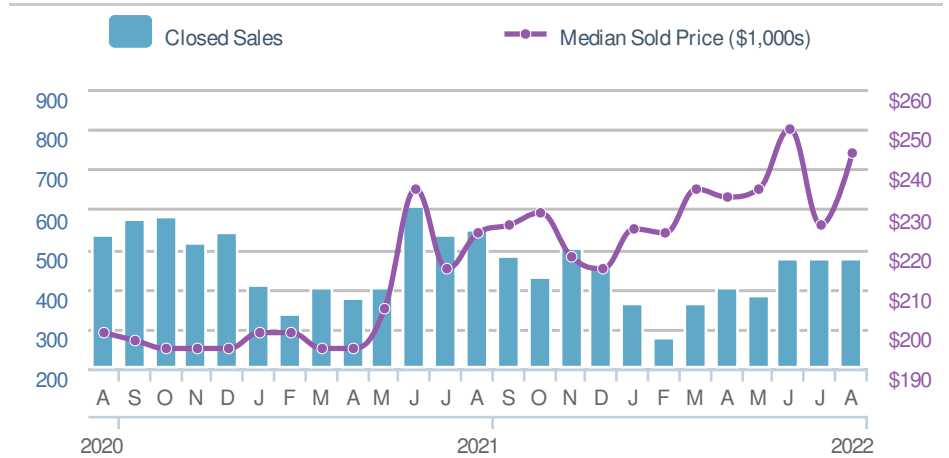
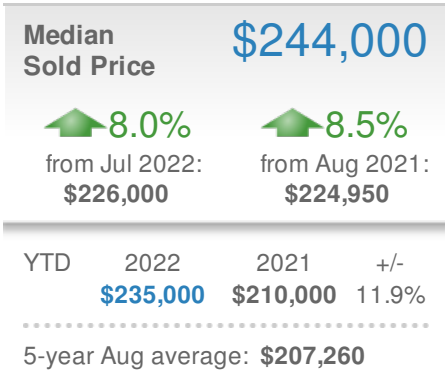
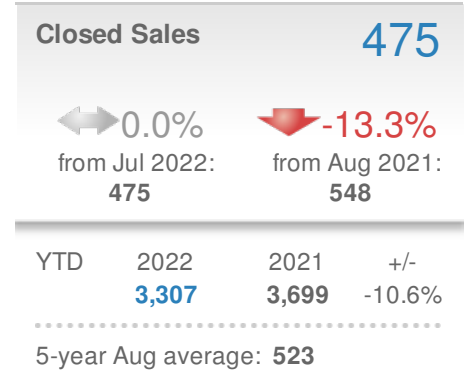
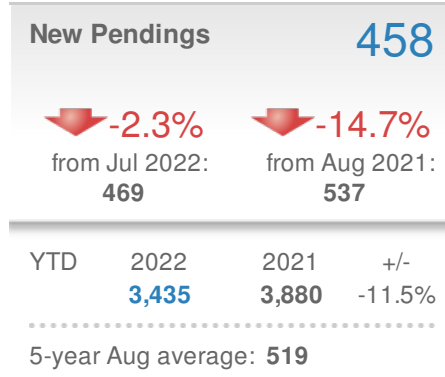
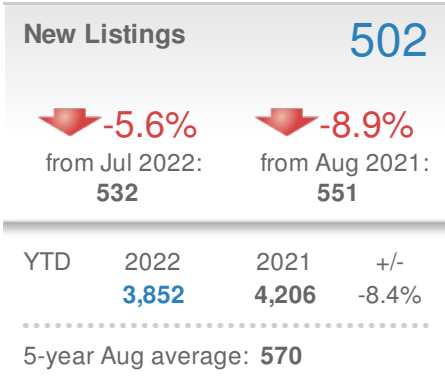
## Local Market Insight

### Berks County, PA

# August 2022

Berks County, PA

Email: info@tcsr.realtor

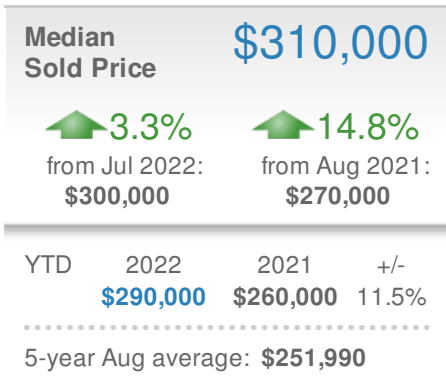
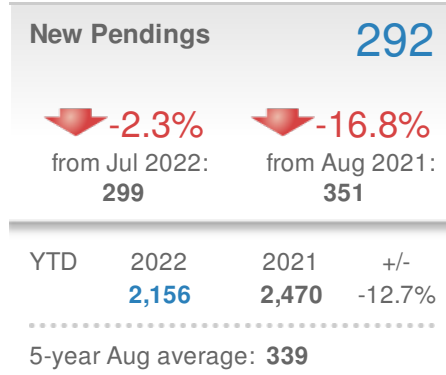
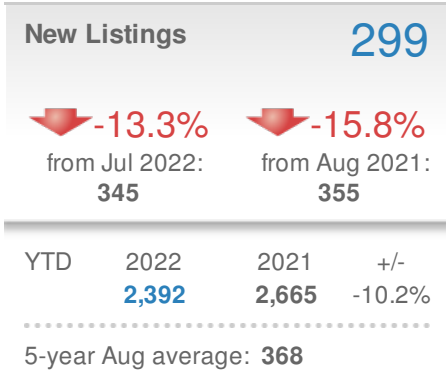


# August 2022

## Berks County, PA - Detached

Tri-County Suburban REALTORS

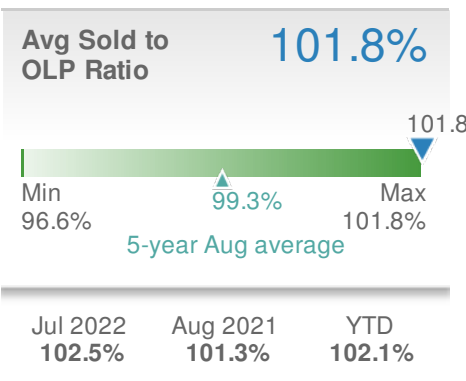
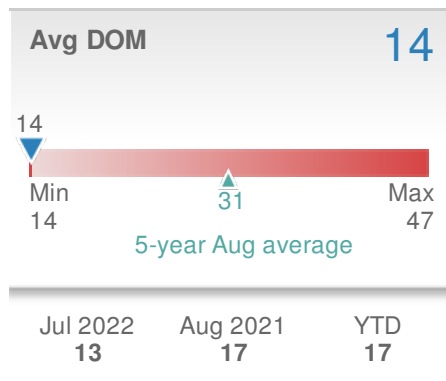
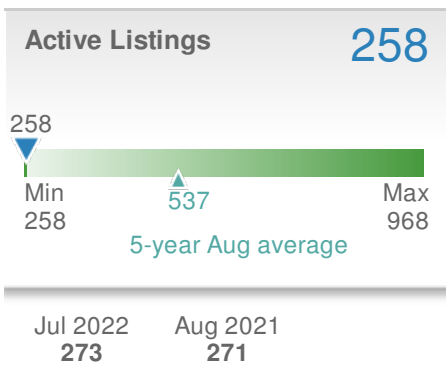
Email: info@tcsr.realtor



### Summary

In Berks County, PA, the median sold price for Detached properties for August was \$310,000, representing an increase of 3.3% compared to last month and an increase of 14.8% from Aug 2021. The average days on market for units sold in August was 14 days, 55% below the 5-year August average of 31 days. There was a 2.3% month over month decrease in new contract activity with 292 New Pendings; a 4.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 434; and a 5.5% decrease in supply to 258 active units.

This activity resulted in a Contract Ratio of 1.68 pendings per active listing, up from 1.67 in July and a decrease from 2.13 in August 2021. The Contract Ratio is 23% higher than the 5-year August average of 1.36. 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.

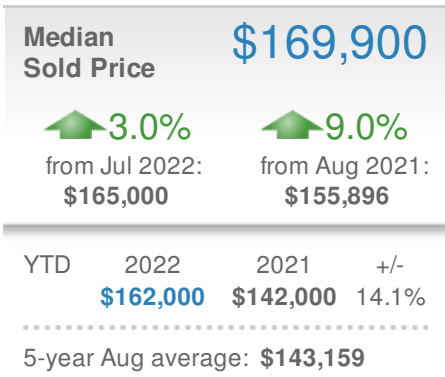
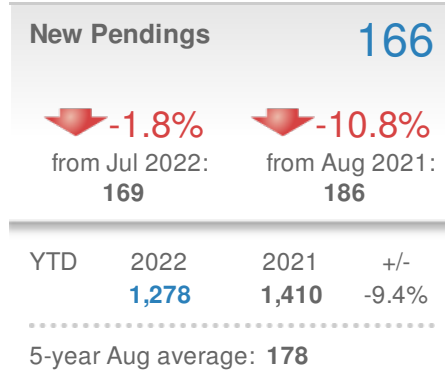


# August 2022

Berks County, PA - Attached

Tri-County Suburban REALTORS

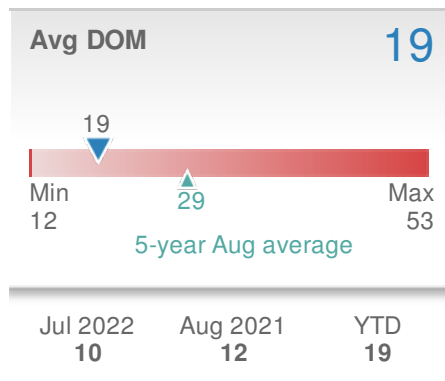
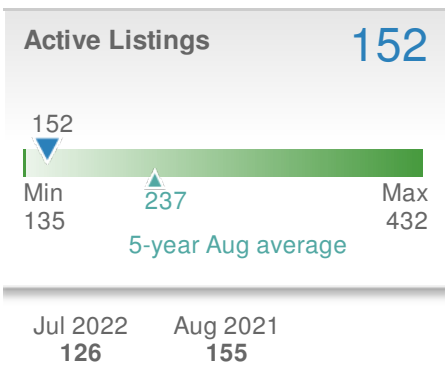
Email: info@tcsr.realtor



### Summary

In Berks County, PA, the median sold price for Attached properties for August was \$169,900, representing an increase of 3% compared to last month and an increase of 9% from Aug 2021. The average days on market for units sold in August was 19 days, 34% below the 5-year August average of 29 days. There was a 1.8% month over month decrease in new contract activity with 166 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 219; and a 20.6% increase in supply to 152 active units.

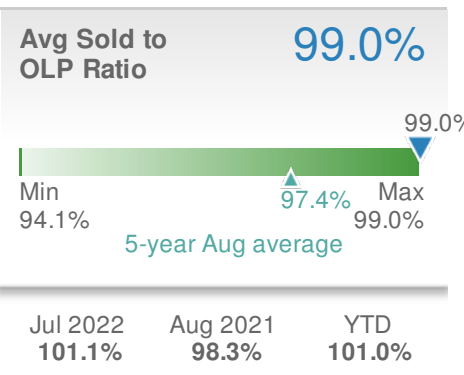
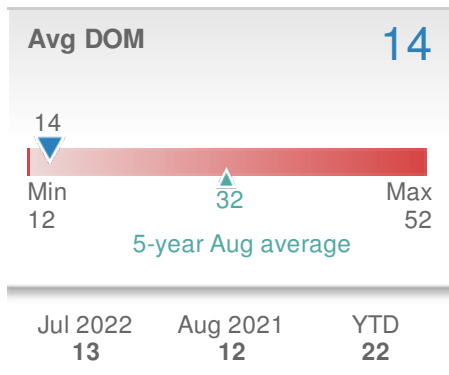
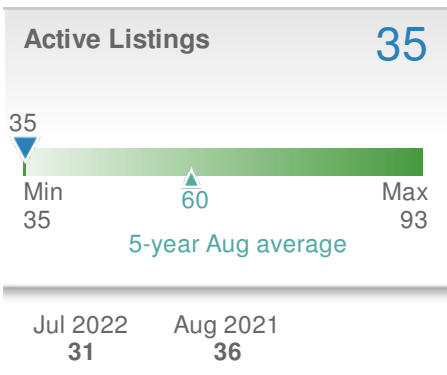
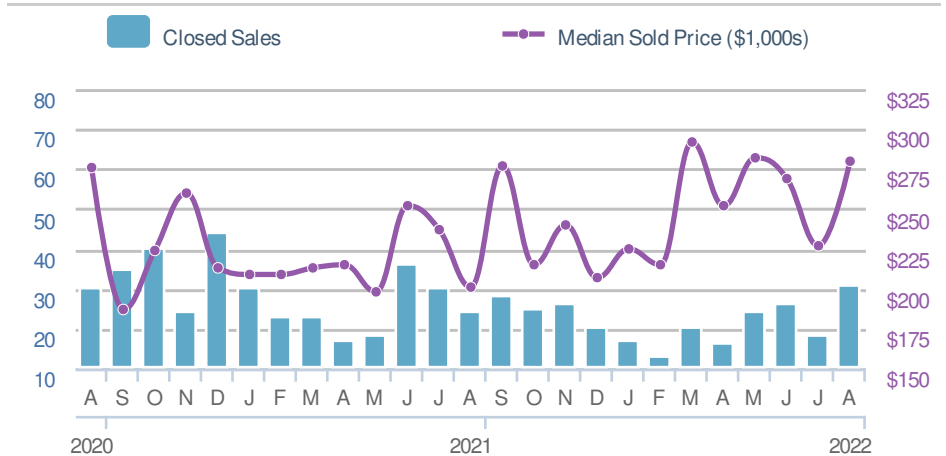
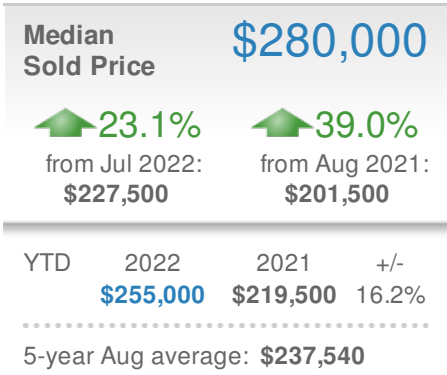
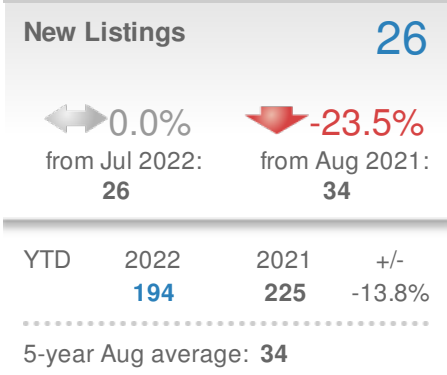
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 1.91 in July and a decrease from 1.66 in August 2021. The Contract Ratio is 2% higher than the 5-year August average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



# August 2022

## Boyertown Area (Berks, PA)

Email: info@tcsr.realtor

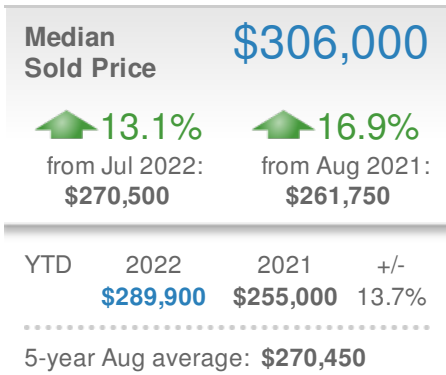
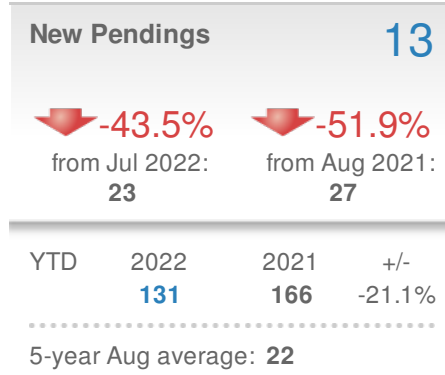
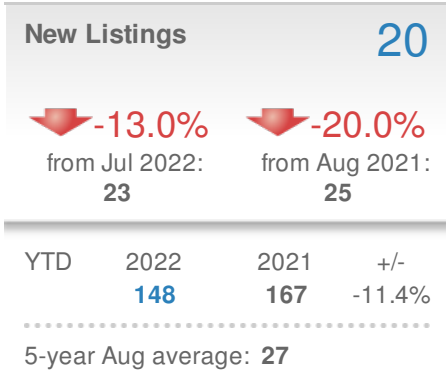


## August 2022

### Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS

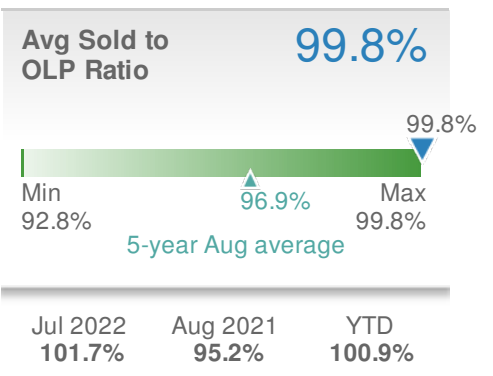
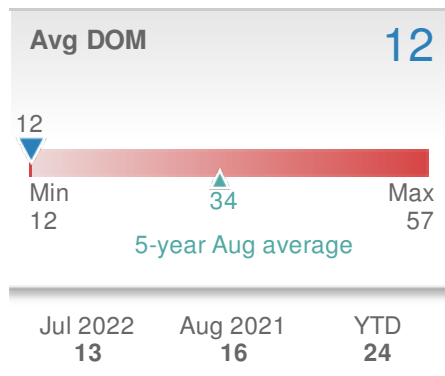
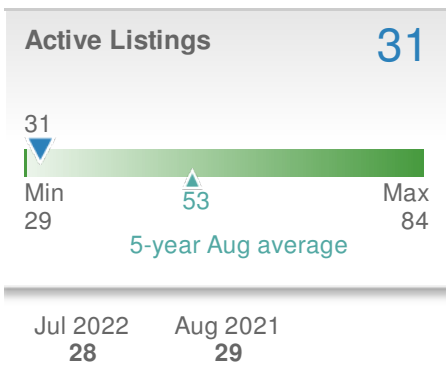
Email: info@tcsr.realtor



### Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for August was \$306,000, representing an increase of 13.1% compared to last month and an increase of 16.9% from Aug 2021. The average days on market for units sold in August was 12 days, 65% below the 5-year August average of 34 days. There was a 43.5% month over month decrease in new contract activity with 13 New Pendings; a 36.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 21; and a 10.7% increase in supply to 31 active units.

This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 1.18 in July and a decrease from 1.66 in August 2021. The Contract Ratio is 23% lower than the 5-year August average of 0.89. 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.

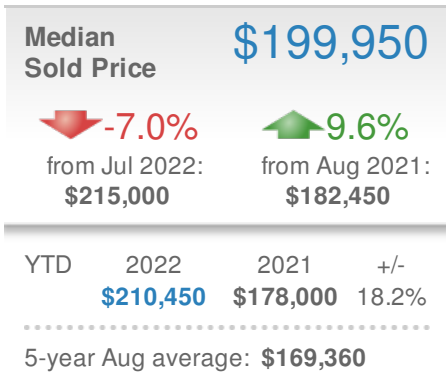
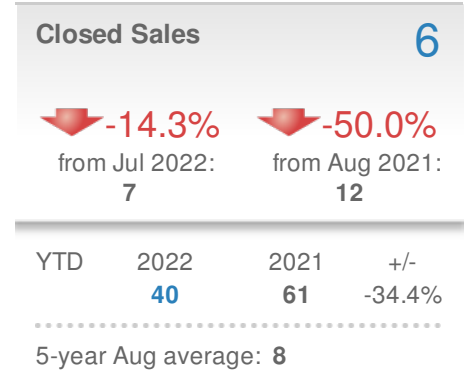
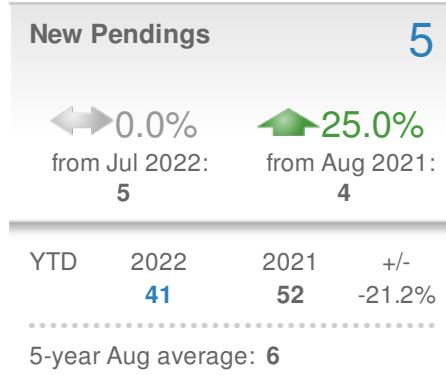
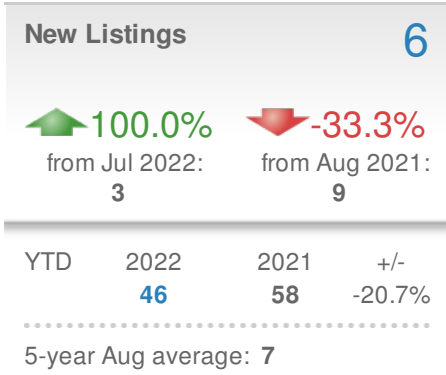


## August 2022

### Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS

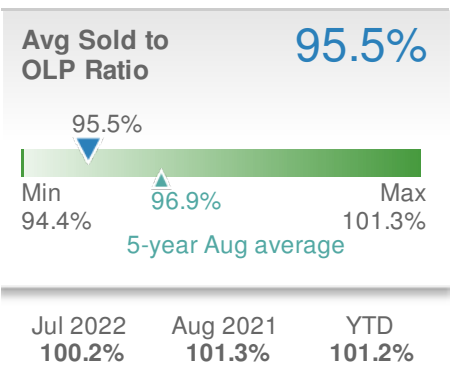
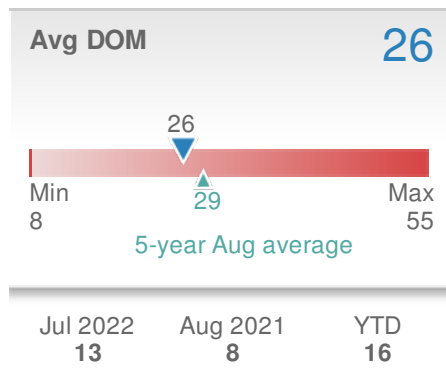
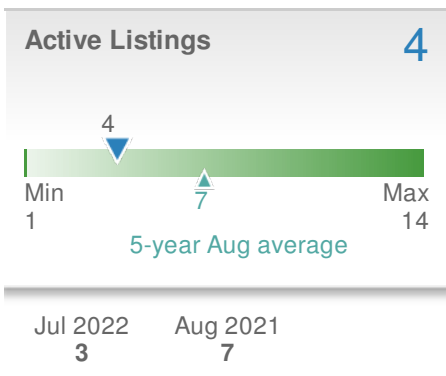
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### Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for August was \$199,950, representing a decrease of 7% compared to last month and an increase of 9.6% from Aug 2021. The average days on market for units sold in August was 26 days, 10% below the 5-year August average of 29 days. There was no month over month change in new contract activity with 5 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 6; and a 33.3% increase in supply to 4 active units.

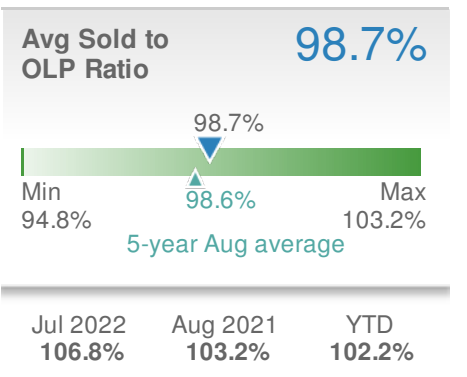
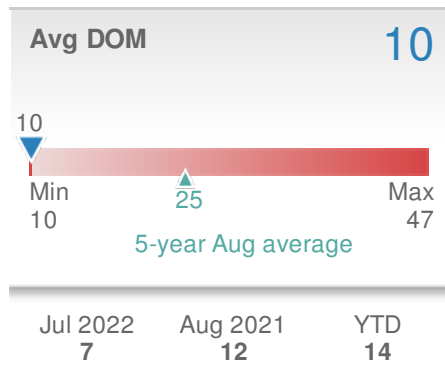
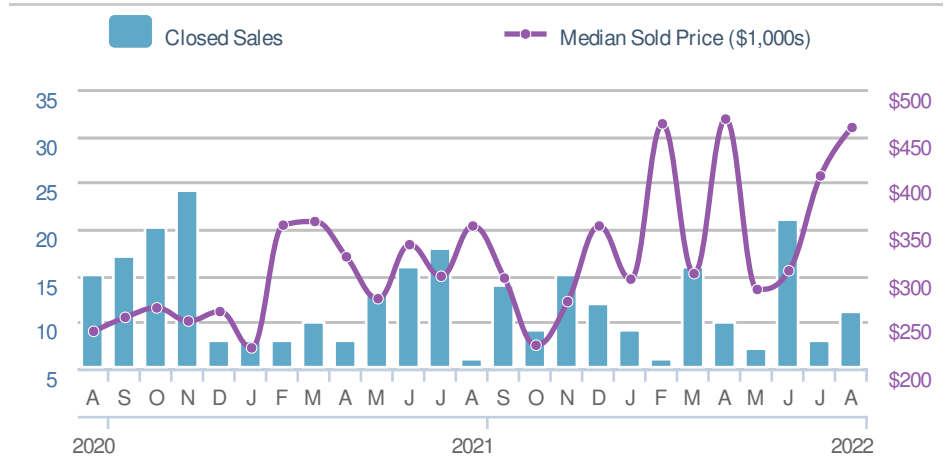
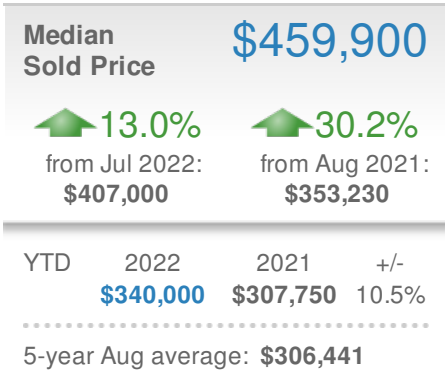
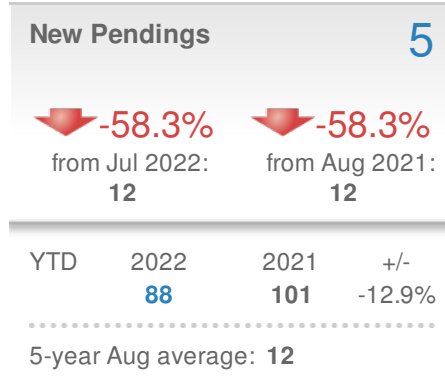
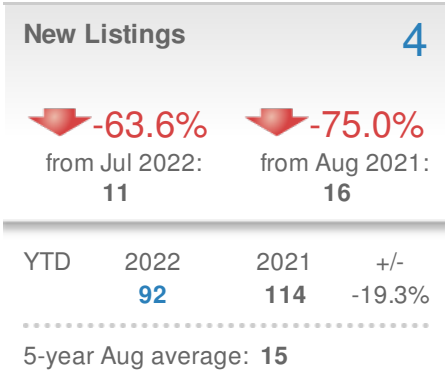
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 2.33 in July and an increase from 0.71 in August 2021. The Contract Ratio is 55% lower than the 5-year August average of 3.36. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# August 2022

Twin Valley (Berks, PA)

Email: info@tcsr.realtor



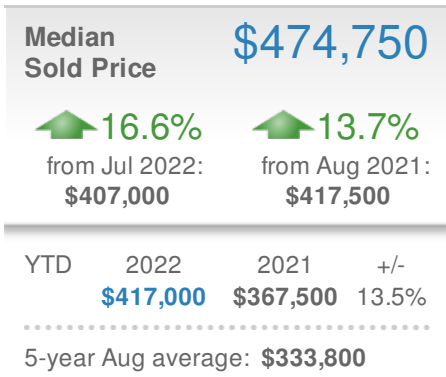
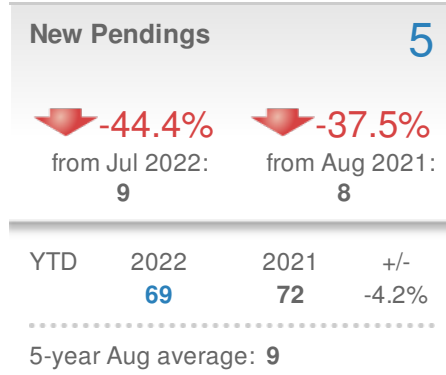
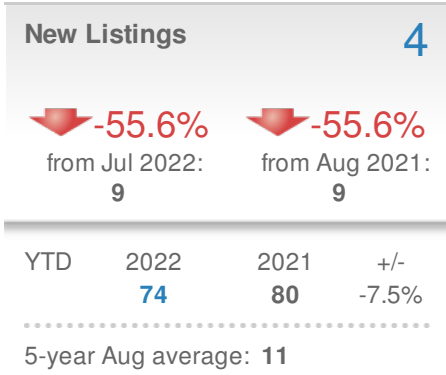


# August 2022

## Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS

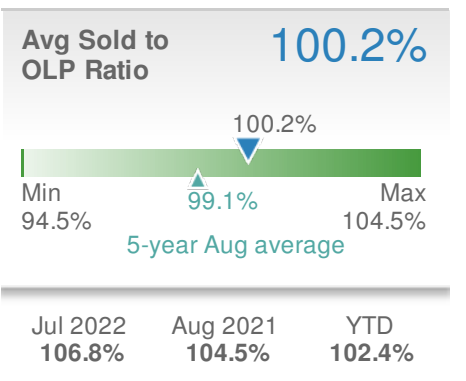
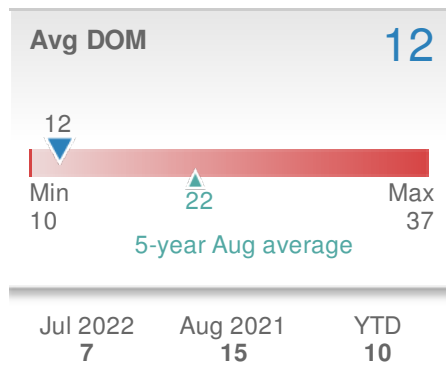
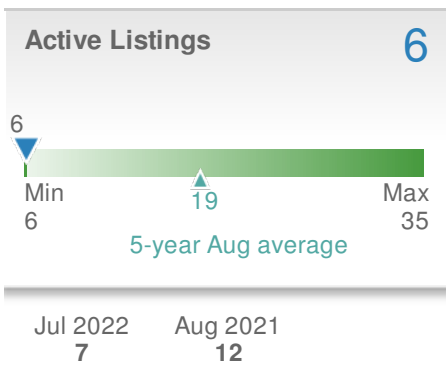
Email: info@tcsr.realtor



### Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for August was \$474,750, representing an increase of 16.6% compared to last month and an increase of 13.7% from Aug 2021. The average days on market for units sold in August was 12 days, 44% below the 5-year August average of 22 days. There was a 44.4% month over month decrease in new contract activity with 5 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 21; and a 14.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 3.50 pendings per active listing, up from 3.43 in July and an increase from 1.50 in August 2021. The Contract Ratio is 119% higher than the 5-year August average of 1.60. 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.

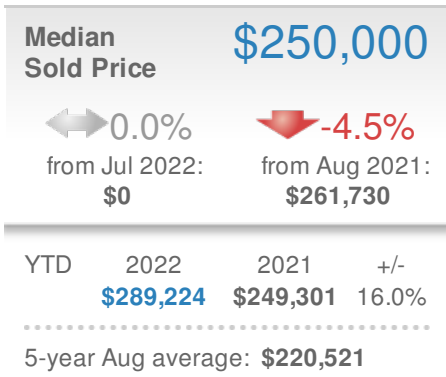
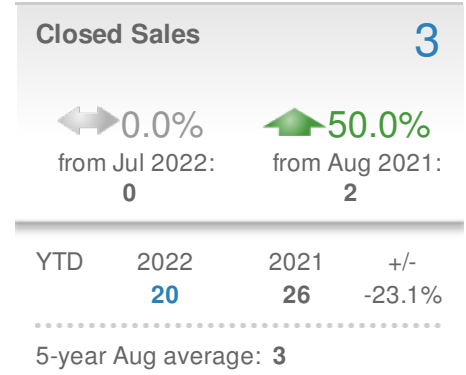
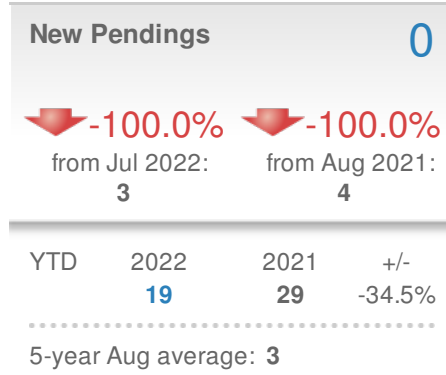
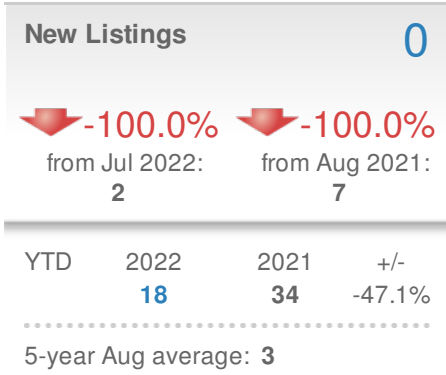


# August 2022

## Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

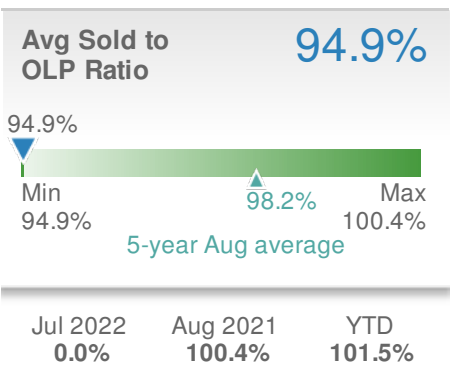
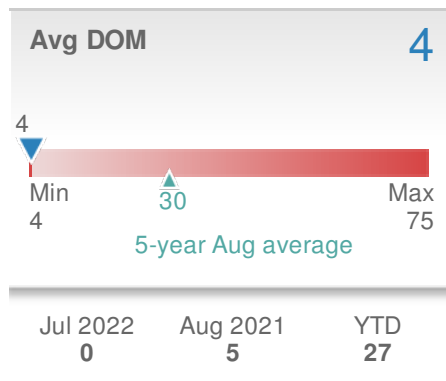
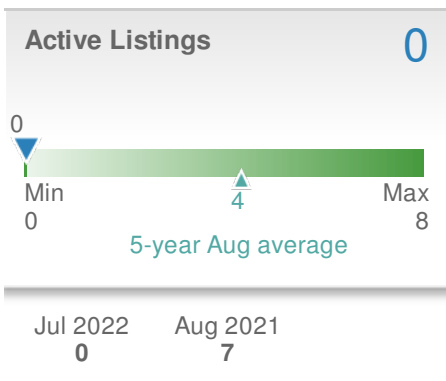
Email: info@tcsr.realtor



### Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for August was \$250,000, representing an increase of 0% compared to last month and a decrease of 4.5% from Aug 2021. The average days on market for units sold in August was 4 days, 87% below the 5-year August average of 30 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 1; and no change in supply with 0 active units.

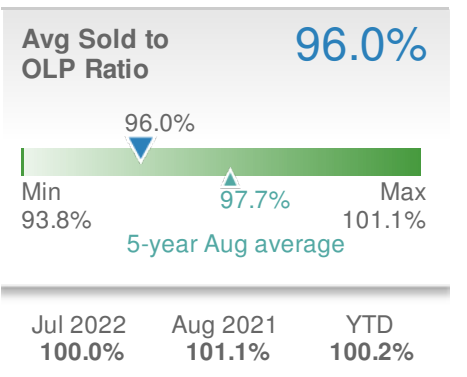
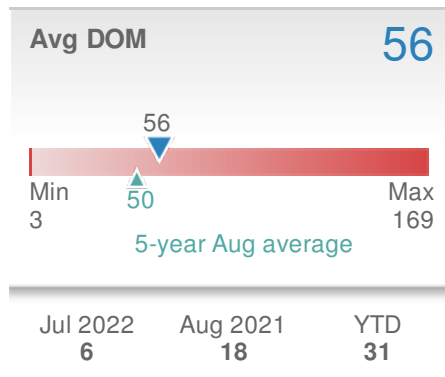
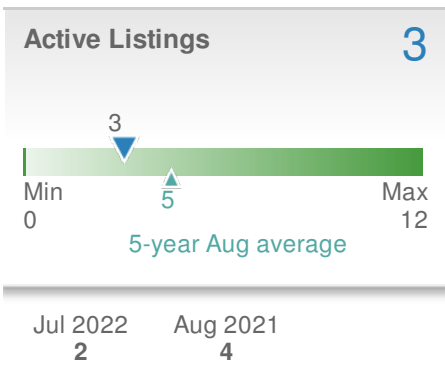
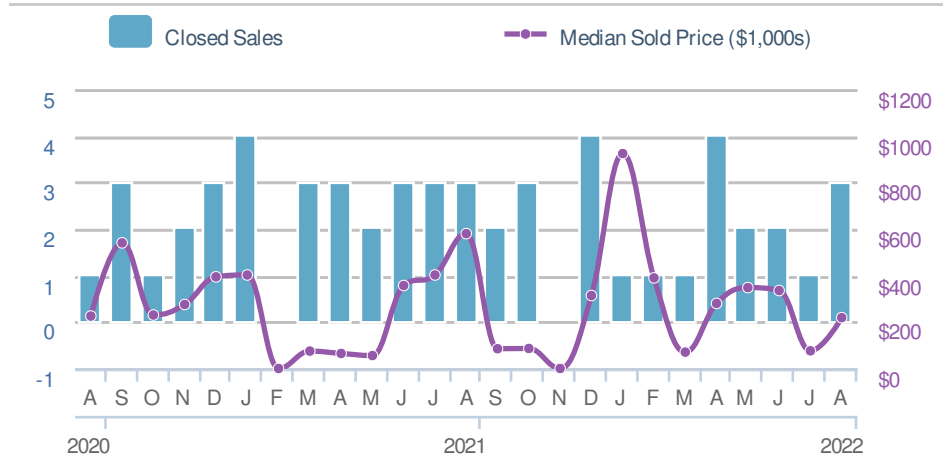
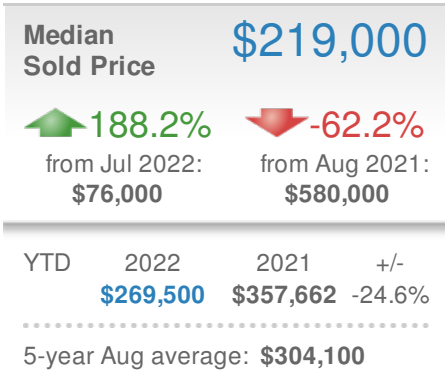
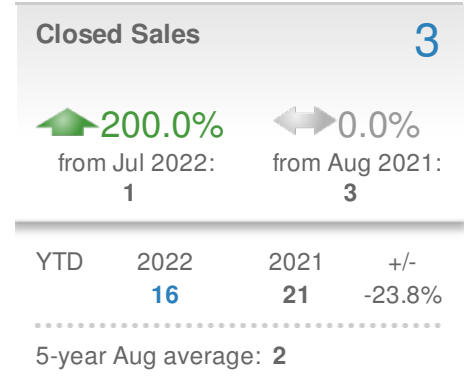
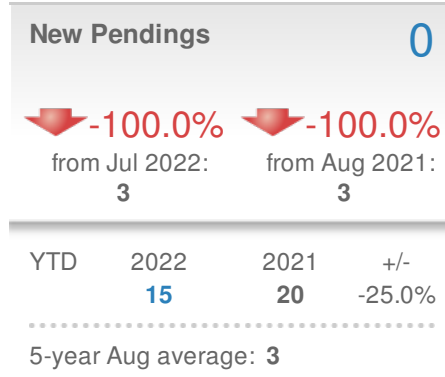
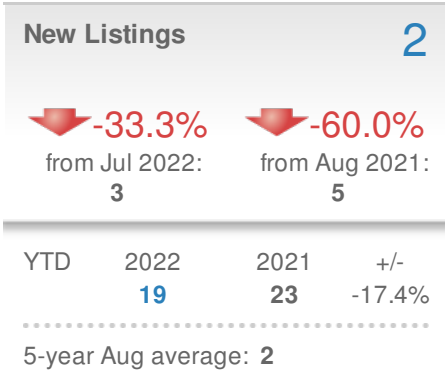
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from July and a decrease from 0.71 in August 2021. The Contract Ratio is 100% lower than the 5-year August average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



# August 2022

## Upper Perkiomen (Berks, PA)

Email: info@tcsr.realtor

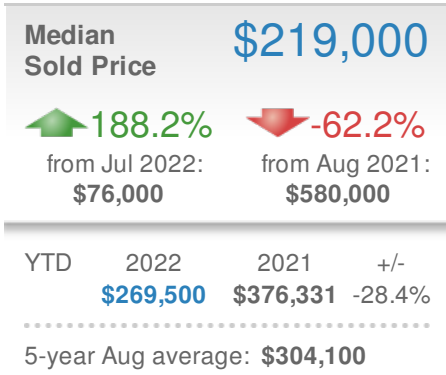
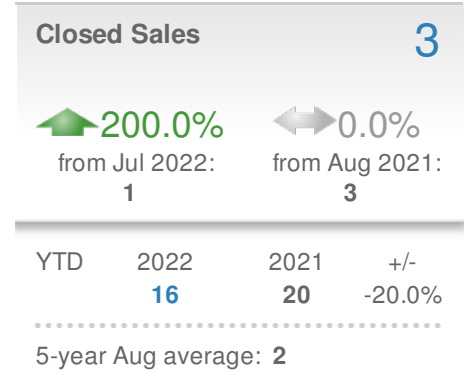
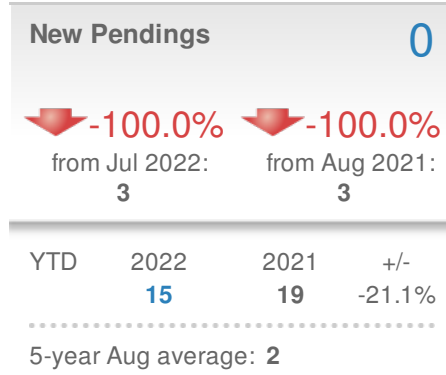
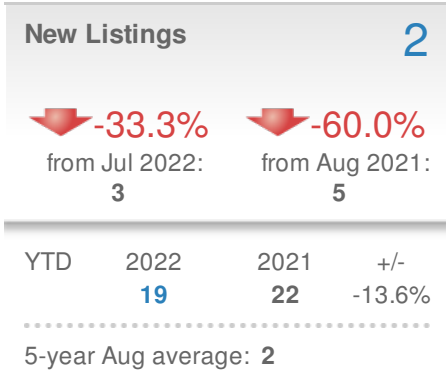


# August 2022

## Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS

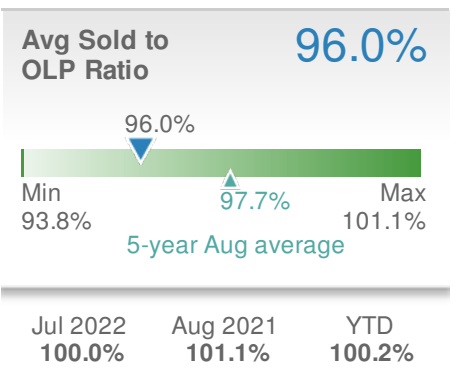
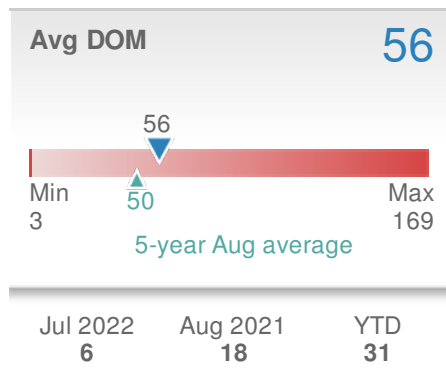
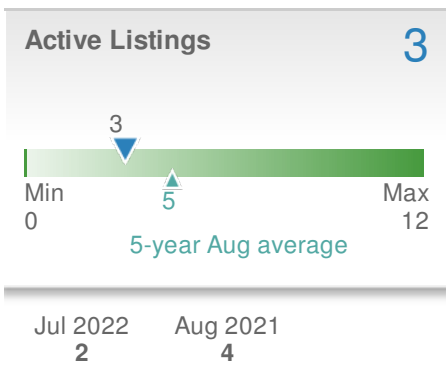
Email: info@tcsr.realtor



### Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for August was \$219,000, representing an increase of 188.2% compared to last month and a decrease of 62.2% from Aug 2021. The average days on market for units sold in August was 56 days, 11% above the 5-year August average of 50 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 0; and a 50% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.50 in July and a decrease from 1.25 in August 2021. The Contract Ratio is 100% lower than the 5-year August average of 0.38. 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.

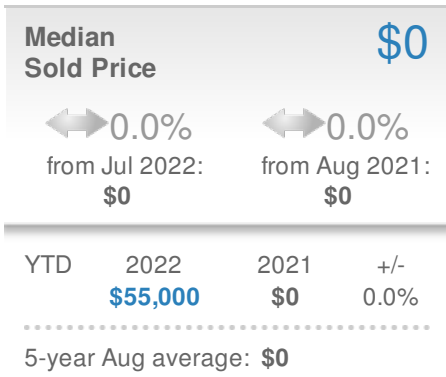
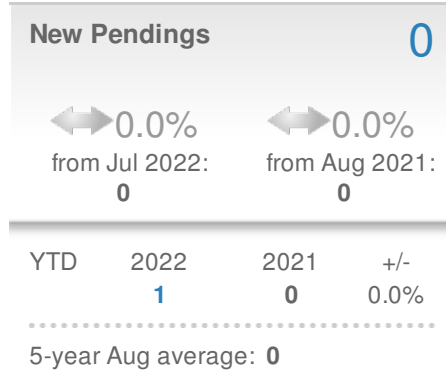
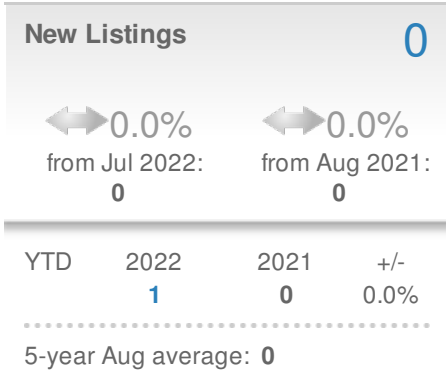


## August 2022

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

