

March 2023

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

March 2023

Berks County, PA

Email: adevice@tcsr.realtor

New Listings

398

28.0% -21.5%
 from Feb 2023: from Mar 2022:
 311 507

YTD 2023 2022 +/-

1,041 1,182 -11.9%
 5-year Mar average: 471

New Pending

390

31.8% -19.1%
 from Feb 2023: from Mar 2022:
 296 482

YTD 2023 2022 +/-

962 1,139 -15.5%
 5-year Mar average: 451

Closed Sales

320

30.1% -11.8%
 from Feb 2023: from Mar 2022:
 246 363

YTD 2023 2022 +/-

822 1,019 -19.3%
 5-year Mar average: 364

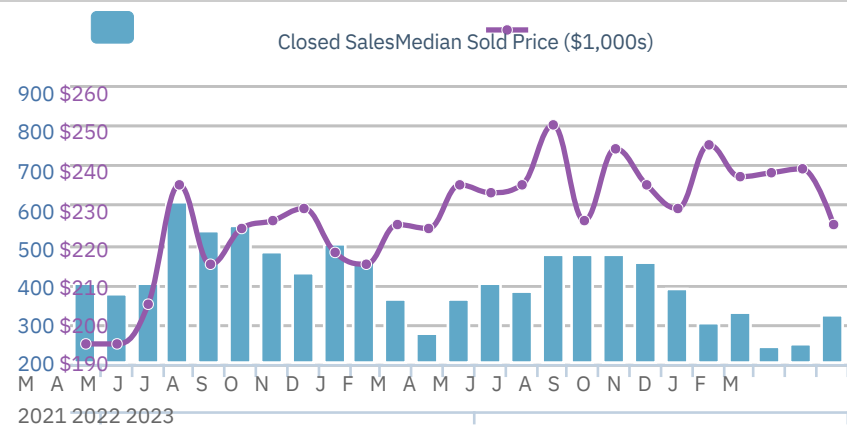
Median Sold Price

\$225,000

-6.2% -4.3%
 from Feb 2023: from Mar 2022:
 \$239,900 \$235,000

YTD 2023 2022 +/-

\$231,000 \$225,000 2.7%
 5-year Mar average: \$199,200



Active Listings

328

328
 Min 241 Max 514
 5-year Mar average

Feb 2023 Mar 2022

304 241

Avg DOM

19

19
 Min 19 Max 36
 5-year Mar average

Feb 2023 Mar 2022 YTD

29 24 24

Avg Sold to OLP Ratio

100.0%

100.0%
 Min 95.1% Max 101.9%
 5-year Mar average

Feb 2023 Mar 2022 YTD

98.1% 101.9% 98.4%

March 2023

Berks County, PA - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

New Listings

242



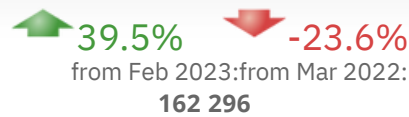
YTD 2023 2022 +/-

618 713 -13.3%

5-year Mar average: 296

New Pending

226



YTD 2023 2022 +/-

552 691 -20.1%

5-year Mar average: 277

Closed Sales

183



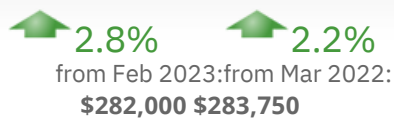
YTD 2023 2022 +/-

471 615 -23.4%

5-year Mar average: 221

Median Sold Price

\$290,000



YTD 2023 2022 +/-

\$285,000 \$275,000 3.6%

5-year Mar average: \$249,130

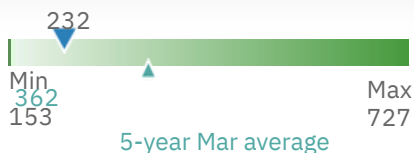
Summary

In Berks County, PA, the median sold price for Detached properties for March was \$290,000, representing an increase of 2.8% compared to last month and an increase of 2.2% from Mar 2022. The average days on market for units sold in March was 19 days, 50% below the 5-year March average of 38 days. There was a 39.5% month over month increase in new contract activity with 226 New Pending; a 10.3% MoM increase in All Pending (new contracts + contracts carried over from February) to 290; and a 14.9% increase in supply to 232 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 1.30 in February and a decrease from 2.65 in March 2022. The Contract Ratio is 20% lower than the 5-year March average of 1.56. 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.

Active Listings

232

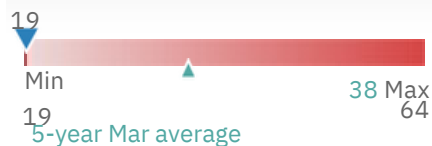


Feb 2023 Mar 2022

202 153

Avg DOM

19

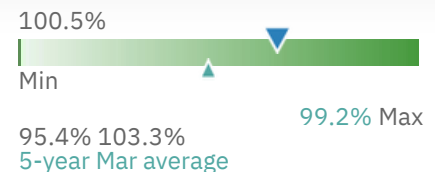


Feb 2023 Mar 2022 YTD

33 23 26

Avg Sold to OLP Ratio

100.5%



Feb 2023 Mar 2022 YTD

97.3% 103.3% 98.5%

March 2023

Berks County, PA - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

New Listings

156

 20.0%  -19.6%
 from Feb 2023: from Mar 2022:
 130 194

YTD 2023 2022 +/-

423 469 -9.8%

5-year Mar average: 175

New Pendings

164

 23.3%  -11.8%
 from Feb 2023: from Mar 2022:
 133 186

YTD 2023 2022 +/-

409 448 -8.7%

5-year Mar average: 175

Closed Sales

137

 35.6%  -5.5%
 from Feb 2023: from Mar 2022:
 101 145



YTD 2023 2022 +/-

351 404 -13.1%

5-year Mar average: 143

Median Sold Price

\$150,000

 -12.5%  -5.1%
 from Feb 2023: from Mar 2022:
 \$171,450 \$158,000

YTD 2023 2022 +/-

\$164,900 \$155,000 6.4%

5-year Mar average: \$135,570

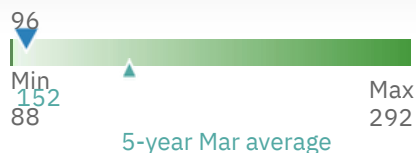
Summary

In Berks County, PA, the median sold price for Attached properties for March was \$150,000, representing a decrease of 12.5% compared to last month and a decrease of 5.1% from Mar 2022. The average days on market for units sold in March was 18 days, 43% below the 5-year March average of 32 days. There was a 23.3% month over month increase in new contract activity with 164 New Pendings; a 7.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 187; and a 5.9% decrease in supply to 96 active units.

This activity resulted in a Contract Ratio of 1.95 pendings per active listing, up from 1.71 in February and a decrease from 2.81 in March 2022. The Contract Ratio is 2% higher than the 5-year March average of 1.91. 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.

Active Listings

96

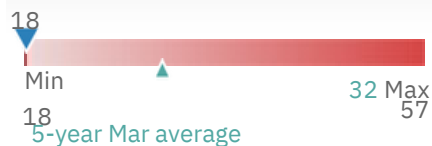


Feb 2023 Mar 2022

102 88

Avg DOM

18

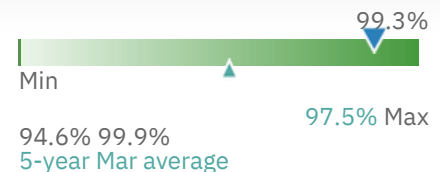


Feb 2023 Mar 2022 YTD

23 24 23

Avg Sold to OLP Ratio

99.3%



Feb 2023 Mar 2022 YTD

99.2% 99.9% 98.2%



March 2023

Boyertown Area (Berks, PA)

Email: adevice@tcsr.realtor

New Listings

19

 35.7%  -20.8%
 from Feb 2023: from Mar 2022:
 1424



YTD 2023 2022 +/-

53 60 -11.7%

5-year Mar average: 23

New Pendings

14

 -6.7%  -36.4%
 from Feb 2023: from Mar 2022:
 1522

YTD 2023 2022 +/-

37 51 -27.5%

5-year Mar average: 21

Closed Sales

15

 36.4%  -25.0%
 from Feb 2023: from Mar 2022:
 1120



YTD 2023 2022 +/-

34 51 -33.3%

5-year Mar average: 17

Median Sold Price

\$240,000

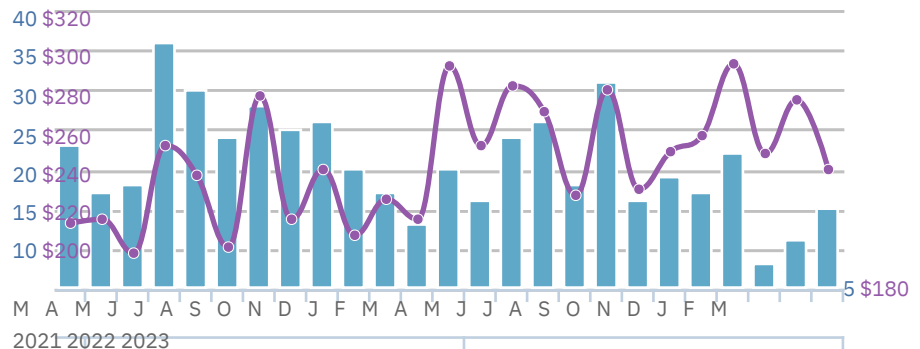
 -12.7%  -17.9%
 from Feb 2023: from Mar 2022:
 \$275,000 \$292,500

YTD 2023 2022 +/-

\$253,000 \$240,000 5.4%

5-year Mar average: \$226,600

Closed Sales Median Sold Price (\$1,000s)



Active Listings

34

34
 Min 44 22 Max 84
 5-year Mar average

Feb 2023 Mar 2022

26 22

Avg DOM

12

12
 Min 12 45 Max 84
 5-year Mar average

Feb 2023 Mar 2022 YTD

49 35 28

Avg Sold to OLP Ratio

100.9%

100.9%
 Min 96.0% 102.1% Max 99.1%
 5-year Mar average

Feb 2023 Mar 2022 YTD

95.9% 102.1% 97.8%

March 2023

Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

New Listings

14

 40.0%  -22.2%
 from Feb 2023: from Mar 2022:
 1018

YTD 2023 2022 +/-

40 45 -11.1%

5-year Mar average: 17

New Pendings

9

 0.0%  -52.6%
 from Feb 2023: from Mar 2022:
 919



YTD 2023 2022 +/-

24 40 -40.0%

5-year Mar average: 15

Closed Sales

8

 -20.0%  -46.7%
 from Feb 2023: from Mar 2022:
 1015



YTD 2023 2022 +/-

24 38 -36.8%

5-year Mar average: 13

Median Sold Price

\$305,000

 9.9%  -6.2%
 from Feb 2023: from Mar 2022:
 \$277,500 \$325,000

YTD 2023 2022 +/-

\$289,950 \$277,450 4.5%

5-year Mar average: \$259,300

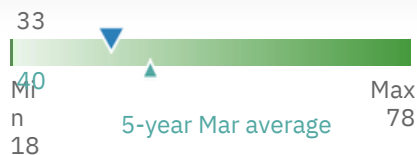
Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for March was \$305,000, representing an increase of 9.9% compared to last month and a decrease of 6.2% from Mar 2022. The average days on market for units sold in March was 15 days, 71% below the 5-year March average of 52 days. There was no month over month change in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 12; and a 26.9% increase in supply to 33 active units.

This activity resulted in a Contract Ratio of 0.36 pendings per active listing, down from 0.46 in February and a decrease from 1.28 in March 2022. The Contract Ratio is 55% lower 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.

Active Listings

33

33

 Min 40 Max 78
 5-year Mar average

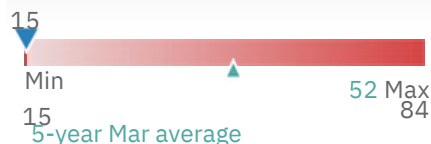
Feb 2023 Mar 2022

26

18

Avg DOM

15

15

 Min 15 Max 84
 5-year Mar average

Feb 2023 Mar 2022 YTD

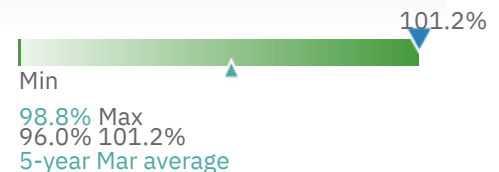
54

45

36

Avg Sold to OLP Ratio

101.2%

101.2%

 Min 98.8% Max 101.2%
 96.0% 101.2%
 5-year Mar average

Feb 2023 Mar 2022 YTD

95.2%

101.0%

96.7%

March 2023

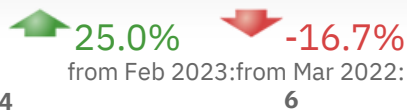
Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

New Listings

5



YTD 2023 2022 +/-

13 15 -13.3%

5-year Mar average: 5

New Pendings

5



YTD 2023 2022 +/-

13 11 18.2%

5-year Mar average: 6

Closed Sales

7



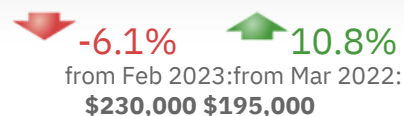
YTD 2023 2022 +/-

10 13 -23.1%

5-year Mar average: 5

Median Sold Price

\$216,000



YTD 2023 2022 +/-

\$232,500 \$205,000 13.4%

5-year Mar average: \$152,180

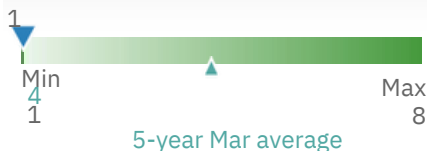
Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for March was \$216,000, representing a decrease of 6.1% compared to last month and an increase of 10.8% from Mar 2022. The average days on market for units sold in March was 8 days, 47% below the 5-year March average of 15 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 5; and a 0% increase in supply to 1 active units.

This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 0.00 in February and an increase from 1.00 in March 2022. The Contract Ratio is 114% higher than the 5-year March average of 2.34. 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.

Active Listings

1

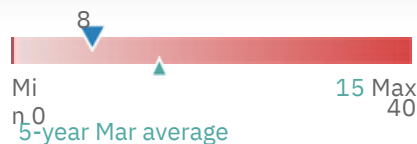


Feb 2023 Mar 2022

0 4

Avg DOM

8

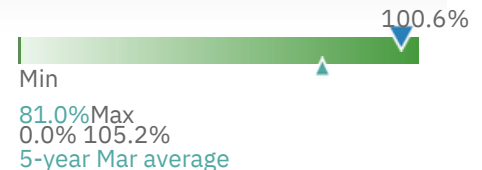


Feb 2023 Mar 2022 YTD

9 4 9

Avg Sold to OLP Ratio

100.6%



Feb 2023 Mar 2022 YTD

102.2% 105.2% 100.4%

March 2023

Twin Valley (Berks, PA)

Email: adevice@tcsr.realtor

New Listings

13

↑ 44.4% ↑ 30.0%
from Feb 2023: from Mar 2022:
910

YTD 2023 2022 +/-

31 32 -3.1%

5-year Mar average: 11

New Pendings

9

↓ -10.0% ↔ 0.0%
from Feb 2023: from Mar 2022:
10 9

YTD 2023 2022 +/-

26 31 -16.1%

5-year Mar average: 11

Closed Sales

11

↑ 175.0% ↓ -31.3%
from Feb 2023: from Mar 2022:
416

YTD 2023 2022 +/-

23 31 -25.8%

5-year Mar average: 12

Median Sold Price

\$320,000

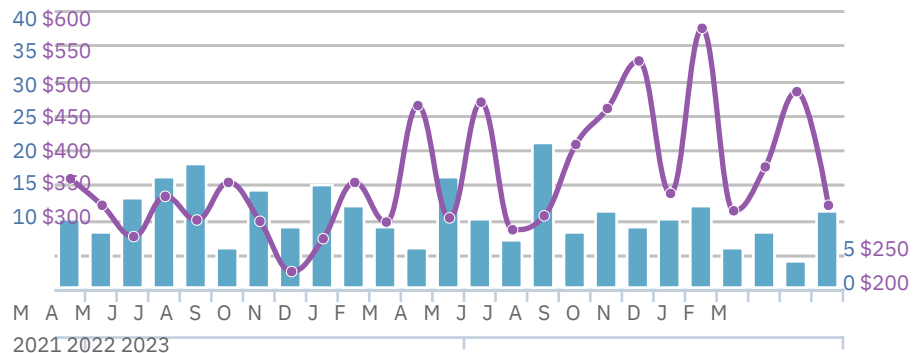
↓ -33.7% ↑ 5.8%
from Feb 2023: from Mar 2022:
\$483,000 \$302,487

YTD 2023 2022 +/-

\$360,000 \$305,745 17.7%

5-year Mar average: \$289,746

Closed Sales Median Sold Price (\$1,000s)



Active Listings

10

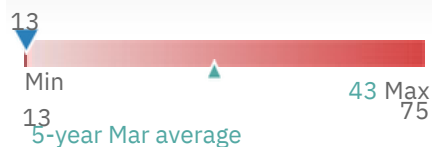


Feb 2023 Mar 2022

7 4

Avg DOM

13

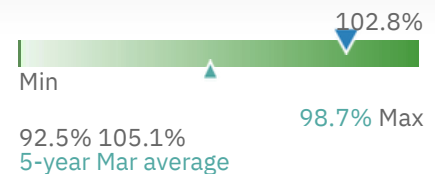


Feb 2023 Mar 2022 YTD

6 31 15

Avg Sold to OLP Ratio

102.8%



Feb 2023 Mar 2022 YTD

99.1% 105.1% 99.8%

March 2023

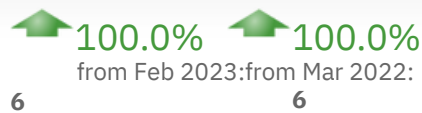
Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

New Listings

12



YTD 2023 2022 +/-

24 23 4.3%

5-year Mar average: 9

New Pendings

7



YTD 2023 2022 +/-

19 23 -17.4%

5-year Mar average: 8

Closed Sales

7



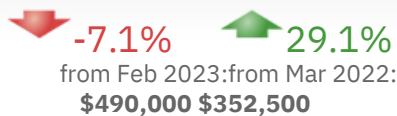
YTD 2023 2022 +/-

18 23 -21.7%

5-year Mar average: 8

Median Sold Price

\$454,990



YTD 2023 2022 +/-

\$458,745 \$352,500 30.1%

5-year Mar average: \$334,688

Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for March was \$454,990, representing a decrease of 7.1% compared to last month and an increase of 29.1% from Mar 2022. The average days on market for units sold in March was 14 days, 65% below the 5-year March average of 40 days. There was a 16.7% month over month increase in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 15; and a 66.7% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 2.50 in February and a decrease from 10.00 in March 2022. The Contract Ratio is 54% lower than the 5-year March average of 3.28. 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.

Active Listings

10

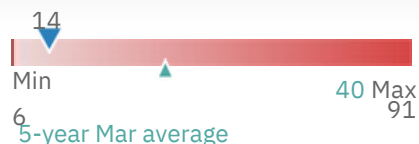


Feb 2023 Mar 2022

6 2

Avg DOM

14



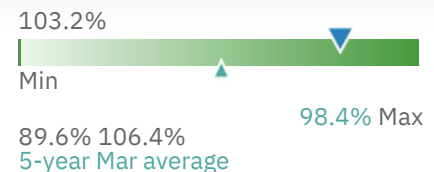
Feb 2023 Mar 2022 YTD

4 6

16

Avg Sold to OLP Ratio

103.2%



Feb 2023 Mar 2022 YTD

101.1%

106.4%

99.7%

March 2023



Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

New Listings

1

 -66.7%  -75.0%
 from Feb 2023: from Mar 2022:
 3 4

YTD 2023 2022 +/-

79 -22.2%

5-year Mar average: 3

New Pendings

2

 -50.0%  0.0%
 from Feb 2023: from Mar 2022:
 4 2


YTD 2023 2022 +/-

78 -12.5%

5-year Mar average: 3

Closed Sales

4

 300.0%  -42.9%
 from Feb 2023: from Mar 2022:
 1 7



YTD 2023 2022 +/-

58 -37.5%

5-year Mar average: 3

Median Sold Price

\$298,500

 -8.2%  -0.2%
 from Feb 2023: from Mar 2022:
 \$325,000 \$299,230

YTD 2023 2022 +/-

\$303,000 \$302,487 0.2%

5-year Mar average: \$249,625

Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for March was \$298,500, representing a decrease of 8.2% compared to last month and a decrease of 0.2% from Mar 2022. The average days on market for units sold in March was 11 days, 79% below the 5-year March average of 53 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 2; 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 4.00 in February and a decrease from 1.50 in March 2022. The Contract Ratio is 100% lower than the 5-year March average of 1.00. 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.

Active Listings

0

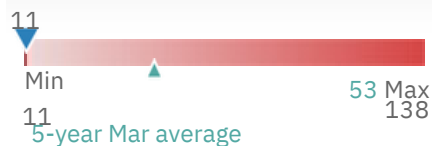


Feb 2023 Mar 2022

1 2

Avg DOM

11



Feb 2023 Mar 2022 YTD

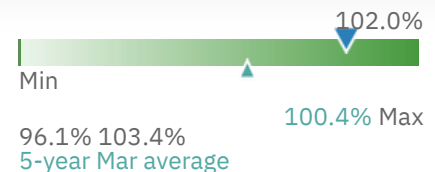
13

62

11

Avg Sold to OLP Ratio

102.0%



Feb 2023 Mar 2022 YTD

92.9%

103.4%

100.2%

March 2023

Upper Perkiomen (Berks, PA)

Email: adevice@tcsr.realtor

New Listings

1

↔ 0.0% ↘ -50.0%
from Feb 2023: from Mar 2022:
0 2

YTD 2023 2022 +/-

28 -75.0%

5-year Mar average: 2

New Pendings

1

↔ 0.0% ↘ -66.7%
from Feb 2023: from Mar 2022:
0 3

YTD 2023 2022 +/-

47 -42.9%

5-year Mar average: 2

Closed Sales

1

↘ -66.7% ↔ 0.0%
from Feb 2023: from Mar 2022:
3 1

YTD 2023 2022 +/-

43 33.3%

5-year Mar average: 1

Median Sold Price

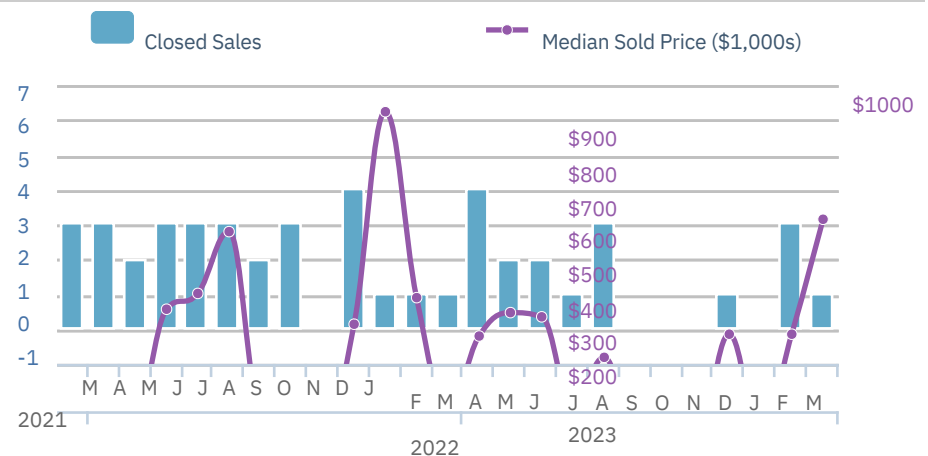
\$615,000

↑ 115.8% ↑ 778.6%
from Feb 2023: from Mar 2022:
\$285,000 \$70,000

YTD 2023 2022 +/-

\$315,000 \$390,000 -19.2%

5-year Mar average: \$189,600



Active Listings

1

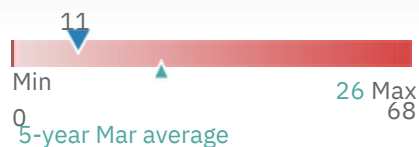


Feb 2023 Mar 2022

1 1

Avg DOM

11

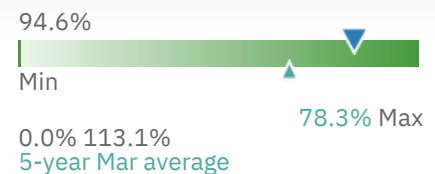


Feb 2023 Mar 2022 YTD

72 5 56

Avg Sold to OLP Ratio

94.6%



Feb 2023 Mar 2022 YTD

91.5% 100.0% 92.3%

March 2023

Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

New Listings**1**

↔ 0.0% ↘ -50.0%
from Feb 2023: from Mar 2022:
0 **2**

YTD 2023 2022 +/-

28 -75.0%5-year Mar average: **2****New Pendings****1**

↔ 0.0% ↘ -66.7%
from Feb 2023: from Mar 2022:
0 **3**

YTD 2023 2022 +/-

47 -42.9%5-year Mar average: **1****Closed Sales****1**

↘ -66.7% ↔ 0.0%
from Feb 2023: from Mar 2022:
3 **1**

YTD 2023 2022 +/-

43 33.3%5-year Mar average: **1****Median Sold Price****\$615,000**

↑ 115.8% ↑ 778.6%
from Feb 2023: from Mar 2022:
\$285,000 **\$70,000**

YTD 2023 2022 +/-

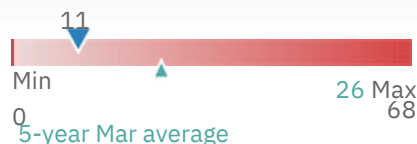
\$315,000 **\$390,000** -19.2%5-year Mar average: **\$189,600****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for March was \$615,000, representing an increase of 115.8% compared to last month and an increase of 778.6% from Mar 2022. The average days on market for units sold in March was 11 days, 58% below the 5-year March average of 26 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 1; and no change in supply with 1 active units.

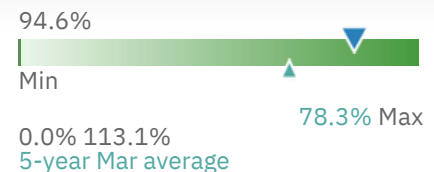
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, no change from February and a decrease from 5.00 in March 2022. The Contract Ratio is 46% lower than the 5-year March average of 1.84. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**1**

Feb 2023 Mar 2022

1 **1****Avg DOM****11**

Feb 2023 Mar 2022 YTD

72 **5** **56****Avg Sold to OLP Ratio****94.6%**

Feb 2023 Mar 2022 YTD

91.5% **100.0%** **92.3%**

March 2023

Upper Perkiomen (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

New Listings**0**

↔ 0.0% ↔ 0.0%
from Feb 2023:from Mar 2022:
0 0

YTD 2023 2022 +/-

0 0 %

5-year Mar average: 0

New Pendings**0**

↔ 0.0% ↔ 0.0%
from Feb 2023:from Mar 2022:
0 0

YTD 2023 2022 +/-

0 0 %

5-year Mar average: 0

Closed Sales**0**

↔ 0.0% ↔ 0.0%
from Feb 2023:from Mar 2022:
0 0

YTD 2023 2022 +/-

0 0 %

5-year Mar average: 0

**Median
Sold Price****\$0**

↔ 0.0% ↔ 0.0%
from Feb 2023:from Mar 2022:
\$0\$0

YTD 2023 2022 +/-

\$0 \$0 %

5-year Mar average: \$0

Summary

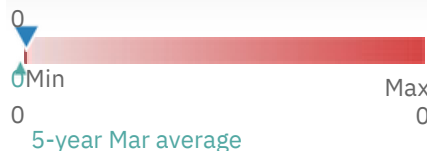
In Upper Perkiomen (Berks, PA), the median sold price for Attached properties for March was \$0, representing no change compared to last month and no change from Mar 2022. The average days on market for units sold in March was 0 days, the same as the 5-year March average of 0 days. There was no month 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 no change from March 2022. 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.

Active Listings**0**

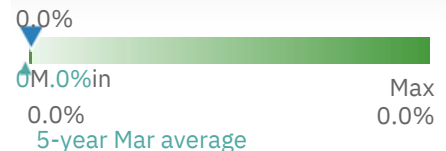
Feb 2023Mar 2022

0 0

Avg DOM**0**

Feb 2023Mar 2022YTD

0 0 0

**Avg Sold to
OLP Ratio****0.0%**

Feb 2023Mar 2022YTD

0.0% 0.0% 0.0%