April 2023

All Home Types Detached Attached

Local Market Insight

Upper Perkiomen (Berks, PA)

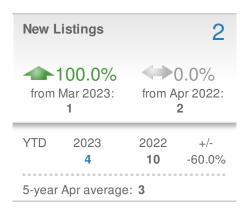


Presented by **Tri-County Suburban REALTORS**Email: adepice@tcsr.realtor

April 2023

Upper Perkiomen (Berks, PA)

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April 2023

Upper Perkiomen (Berks, PA) - Detached

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Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for April was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Apr 2022. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 37 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from March) to 3; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.00 in March and an increase from 1.00 in April 2022. The Contract Ratio is 112% higher than the 5-year April average of 1.42. 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.







Local Market Insight

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Close	d Sales		0
0.0% from Mar 2023:		0.0% from Apr 2022:	
YTD	2023 0	2022 0	+/- %
5-year	Apr average	e: 0	



Summary

In Upper Perkiomen (Berks, PA), the median sold price for Attached properties for April was \$0, representing no change compared to last month and no change from Apr 2022. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 67 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and no change from April 2022. The Contract Ratio is the same as the 5-year April average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.





