

May 2023

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

May 2023

Berks County, PA

Email: adevice@tcsr.realtor

New Listings

437

7.1%

-15.5%

 from Apr 2023: 408
 from May 2022: 517

YTD 2023 2022 +/-

1,940 2,225 -12.8%

5-year May average: 546

New Pending

423

0.2%

-9.4%

 from Apr 2023: 422
 from May 2022: 467

YTD 2023 2022 +/-

1,778 2,057 -13.6%

5-year May average: 510

Closed Sales

355

13.8%

-7.3%

 from Apr 2023: 312
 from May 2022: 383

YTD 2023 2022 +/-

1,508 1,828 -17.5%

5-year May average: 370

Median Sold Price

\$260,000

4.0%

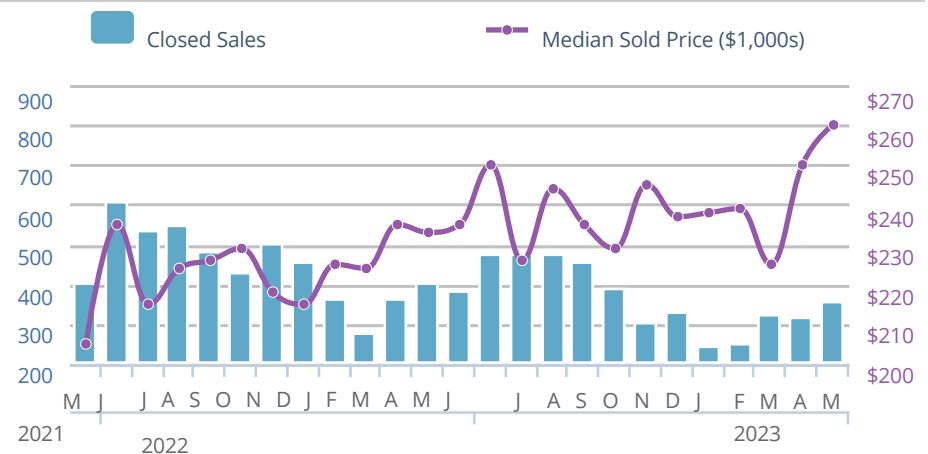
10.6%

 from Apr 2023: \$250,000
 from May 2022: \$235,000

YTD 2023 2022 +/-

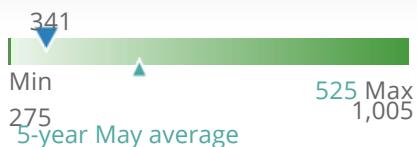
\$240,000 \$230,000 4.3%

5-year May average: \$209,980



Active Listings

341

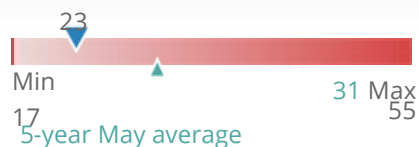


Apr 2023 May 2022

327 275

Avg DOM

23

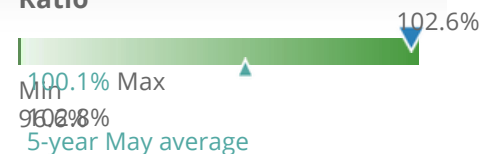


Apr 2023 May 2022 YTD

21 18 23

Avg to Sold OLP Ratio

102.6%



Apr 2023 May 2022 YTD

101.4% 102.8% 100.0%

May 2023

Berks County, PA - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

New Listings

300

↑ 18.1% ↓ -2.0%
from Apr 2023:from May 2022:
254 306

YTD 2023 2022 +/-

1,207 1,368 -11.8%

5-year May average: 359

New Pending

283

↑ 8.8% ↑ 2.5%
from Apr 2023:from May 2022:
260 276

YTD 2023 2022 +/-

1,081 1,267 -14.7%

5-year May average: 333

Closed Sales

211

↑ 13.4% ↓ -12.4%
from Apr 2023:from May 2022:
186 241

YTD 2023 2022 +/-

879 1,124 -21.8%

5-year May average: 229

Median Sold Price

\$346,000

↑ 6.5% ↑ 21.4%
from Apr 2023:from May 2022:
\$324,950 \$285,000

YTD 2023 2022 +/-

\$305,000 \$275,000 10.9%

5-year May average: \$267,320

Summary

In Berks County, PA, the median sold price for Detached properties for May was \$346,000, representing an increase of 6.5% compared to last month and an increase of 21.4% from May 2022. The average days on market for units sold in May was 22 days, 32% below the 5-year May average of 32 days. There was an 8.8% month over month increase in new contract activity with 283 New Pending; a 16.1% MoM increase in All Pending (new contracts + contracts carried over from April) to 410; and an 8.5% increase in supply to 254 active units.

This activity resulted in a Contract Ratio of 1.61 pendings per active listing, up from 1.51 in April and a decrease from 2.58 in May 2022. The Contract Ratio is 13% lower than the 5-year May 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

254

254
Min 377 Max 737
183
5-year May average

Apr 2023 May 2022

234 183

Avg DOM

22

22
Min 14 Max 65
32
5-year May average

Apr 2023 May 2022 YTD

23 14 24

Avg to Sold OLP Ratio

102.4%

102.4%
Min 96.7% Max 103.6%
100.4%
5-year May average

Apr 2023 May 2022 YTD

101.5% 103.6% 100.0%

May 2023

Berks County, PA - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

New Listings

136

↓ -11.1% ↓ -35.5%
from Apr 2023:from May 2022:
153 211

YTD 2023 2022 +/-

731 857 -14.7%

5-year May average: 186

New Pendings

140

↓ -13.6% ↓ -26.7%
from Apr 2023:from May 2022:
162 191

YTD 2023 2022 +/-

697 790 -11.8%

5-year May average: 177

Closed Sales

144

↑ 14.3% ↑ 1.4%
from Apr 2023:from May 2022:
126 142

YTD 2023 2022 +/-

629 704 -10.7%

5-year May average: 140

Median Sold Price

\$160,250

↓ -16.3% ↓ -1.8%
from Apr 2023:from May 2022:
\$191,500 \$163,195

YTD 2023 2022 +/-

\$165,000 \$155,000 6.5%

5-year May average: \$144,809

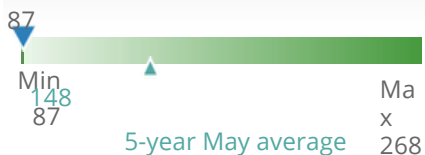
Summary

In Berks County, PA, the median sold price for Attached properties for May was \$160,250, representing a decrease of 16.3% compared to last month and a decrease of 1.8% from May 2022. The average days on market for units sold in May was 23 days, 20% below the 5-year May average of 29 days. There was a 13.6% month over month decrease in new contract activity with 140 New Pendings; an 8.4% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 197; and a 6.5% decrease in supply to 87 active units.

This activity resulted in a Contract Ratio of 2.26 pendings per active listing, down from 2.31 in April and a decrease from 3.07 in May 2022. The Contract Ratio is 8% higher than the 5-year May average of 2.09. 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

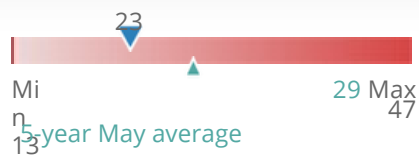
87



Apr 2023 May 2022
93 92

Avg DOM

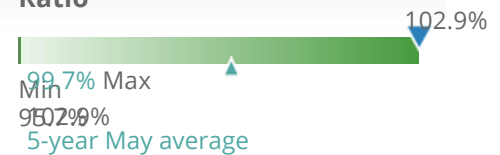
23



Apr 2023 May 2022 YTD
17 25 22

Avg to Sold OLP Ratio

102.9%



Apr 2023 May 2022 YTD
101.3% 101.3% 100.0%

May 2023

Boyertown Area (Berks, PA)

Email: adevice@tcsr.realtor

New Listings

21

↓ -36.4% ↓ -19.2%
from Apr 2023:from May 2022:
3326

YTD 2023 2022 +/-

110 112 -1.8%

5-year May average: 29

New Pending

23

↓ -11.5% ↓ -4.2%
from Apr 2023:from May 2022:
2624

YTD 2023 2022 +/-

86 104 -17.3%

5-year May average: 24

Closed Sales

20

↑ 66.7% ↓ -16.7%
from Apr 2023:from May 2022:
1224

YTD 2023 2022 +/-

66 92 -28.3%

5-year May average: 21

Median Sold Price

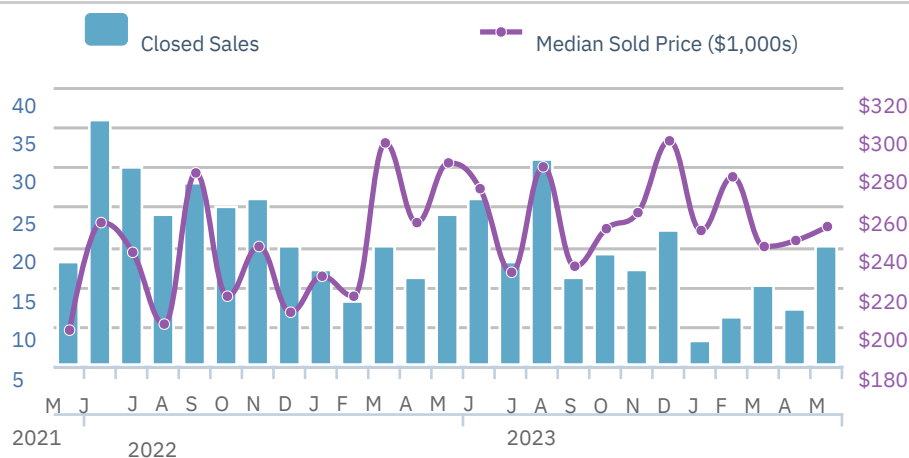
\$250,000

↑ 2.9% ↓ -11.5%
from Apr 2023:from May 2022:
\$243,000 \$282,500

YTD 2023 2022 +/-

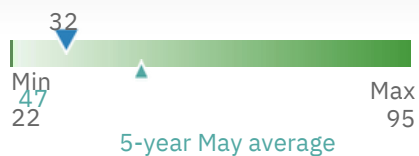
\$251,000 \$250,000 0.4%

5-year May average: \$231,180



Active Listings

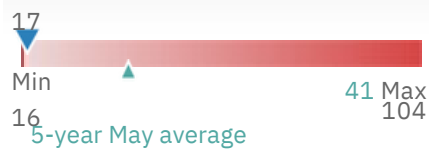
32



Apr 2023May 2022
40 22

Avg DOM

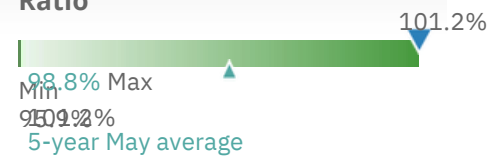
17



Apr 2023May 2022YTD
25 16 24

Avg to Sold OLP Ratio

101.2%



Apr 2023May 2022YTD
100.4% 100.0% 99.3%

May 2023

Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

New Listings

19

 -34.5%
  18.8%
 from Apr 2023:from May 2022:
2916

YTD 2023 2022 +/-

91 82 11.0%

5-year May average: 23

New Pendings

21

 -4.5%
  31.3%
 from Apr 2023:from May 2022:
2216



YTD 2023 2022 +/-

67 79 -15.2%

5-year May average: 19

Closed Sales

16

 100.0%
  -15.8%
 from Apr 2023:from May 2022:
819



YTD 2023 2022 +/-

48 71 -32.4%

5-year May average: 16

Median Sold Price

\$262,500

 -16.7%
  -20.5%
 from Apr 2023:from May 2022:
\$315,000 \$330,000

YTD 2023 2022 +/-

\$289,950 \$275,000 5.4%

5-year May average: \$264,500

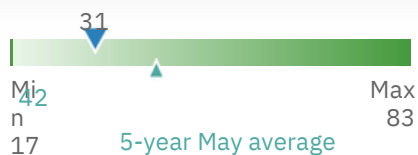
Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for May was \$262,500, representing a decrease of 16.7% compared to last month and a decrease of 20.5% from May 2022. The average days on market for units sold in May was 20 days, 52% below the 5-year May average of 42 days. There was a 4.5% month over month decrease in new contract activity with 21 New Pendings; a 19.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 31; and a 20.5% decrease in supply to 31 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.67 in April and a decrease from 1.71 in May 2022. The Contract Ratio is 13% lower than the 5-year May average of 1.15. 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

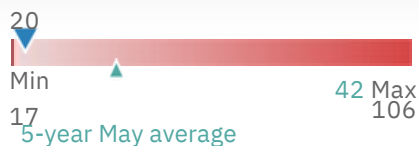
31



Apr 2023 May 2022
39 17

Avg DOM

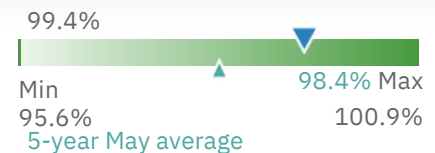
20



Apr 2023 May 2022 YTD
36 17 31

Avg Sold to OLP Ratio

99.4%



Apr 2023 May 2022 YTD
97.2% 100.9% 97.7%

May 2023

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

New Listings

2



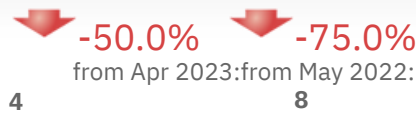
YTD 2023 2022 +/-

19 30 -36.7%

5-year May average: 6

New Pendings

2



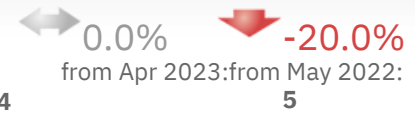
YTD 2023 2022 +/-

19 25 -24.0%

5-year May average: 5

Closed Sales

4



YTD 2023 2022 +/-

18 21 -14.3%

5-year May average: 5

Median Sold Price

\$230,000



YTD 2023 2022 +/-

\$232,500 \$211,000 10.2%

5-year May average: \$180,900

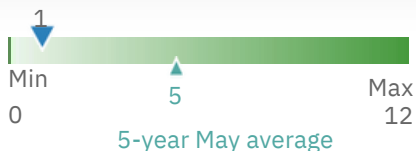
Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for May was \$230,000, representing an increase of 3.4% compared to last month and an increase of 9% from May 2022. The average days on market for units sold in May was 4 days, 89% below the 5-year May average of 36 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from April) 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, down from 5.00 in April and an increase from 1.80 in May 2022. The Contract Ratio is 143% higher than the 5-year May average of 1.24. 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

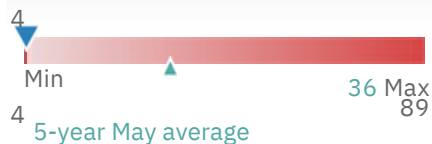


Apr 2023 May 2022

1 5

Avg DOM

4



Apr 2023 May 2022 YTD

3 18

Avg Sold to OLP Ratio

108.3%



Apr 2023 May 2022 YTD

106.7% 96.4% 103.6%

May 2023

Twin Valley (Berks, PA)

Email: adevice@tcsr.realtor**New Listings****7**

-12.5%
-58.8%
 from Apr 2023:from May 2022:
817

YTD 2023 2022 +/-

48 64 -25.0%5-year May average: **15****New Pending****10**

-16.7%
-37.5%
 from Apr 2023:from May 2022:
1216

YTD 2023 2022 +/-

48 61 -21.3%5-year May average: **14****Closed Sales****13**

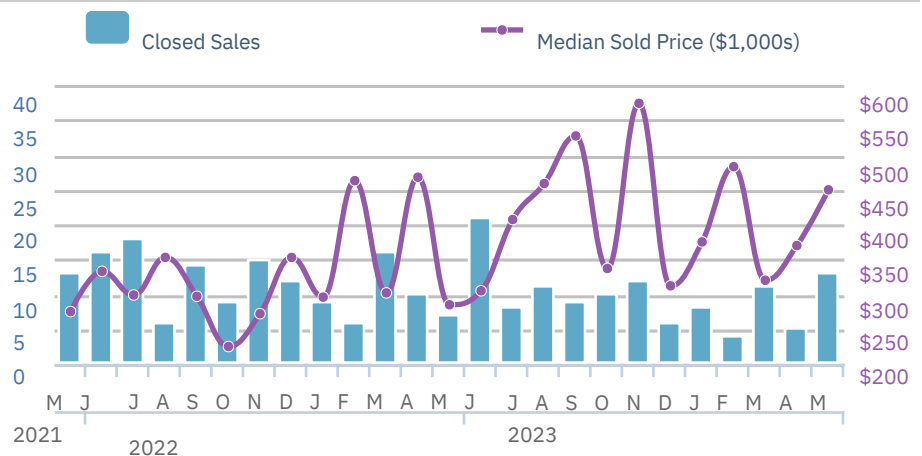
160.0%
85.7%
 from Apr 2023:from May 2022:
5 **7**

YTD 2023 2022 +/-

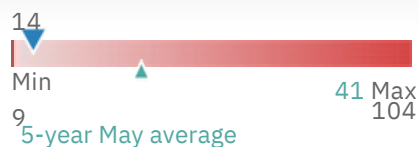
43 48 -10.4%5-year May average: **10****Median Sold Price****\$450,000**

21.6%
57.9%
 from Apr 2023:from May 2022:
\$370,000 \$285,000

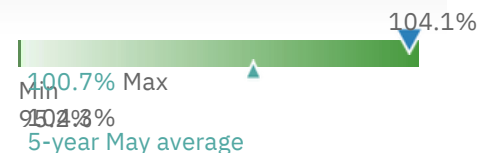
YTD 2023 2022 +/-

\$429,091 \$328,787 30.5%5-year May average: **\$298,990****Active Listings****4**

Apr 2023May 2022

7 6**Avg DOM****14**

Apr 2023May 2022YTD

29 9 18**Avg Sold to OLP Ratio****104.1%**

Apr 2023May 2022YTD

99.2% 104.3% 101.3%

May 2023

Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: adeptice@tcsr.realtor

New Listings**7**

 **16.7%**
 **-53.3%**
 from Apr 2023:from May 2022:
615



YTD 2023 2022 +/-

39 50 -22.0%5-year May average: **13****New Pending****10**

 **0.0%**
 **-28.6%**
 from Apr 2023:from May 2022:
1014



YTD 2023 2022 +/-

39 47 -17.0%5-year May average: **12****Closed Sales****11**

 **266.7%**
 **120.0%**
 from Apr 2023:from May 2022:
3 **5**

YTD 2023 2022 +/-

34 38 -10.5%5-year May average: **7****Median Sold Price****\$465,000**

 **9.2%**
 **37.2%**
 from Apr 2023:from May 2022:
\$426,000 \$339,000

YTD 2023 2022 +/-

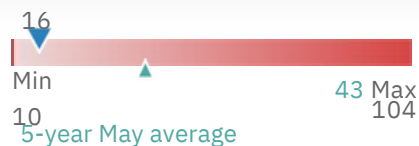
\$463,750 \$415,000 11.7%5-year May average: **\$333,590****Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for May was \$465,000, representing an increase of 9.2% compared to last month and an increase of 37.2% from May 2022. The average days on market for units sold in May was 16 days, 63% below the 5-year May average of 43 days. There was no month over month change in new contract activity with 10 New Pending; a 13.6% MoM decrease in All Pending (new contracts + contracts carried over from April) to 19; and a 42.9% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 4.75 pendings per active listing, up from 3.14 in April and a decrease from 5.80 in May 2022. The Contract Ratio is 41% higher than the 5-year May 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.

Active Listings**4**

Apr 2023May 2022

7 5**Avg DOM****16**

Apr 2023May 2022YTD

43 10 20**Avg Sold to OLP Ratio****104.0%**

Apr 2023May 2022YTD

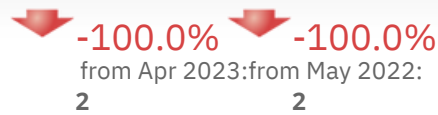
93.5% 105.3% 101.0%

May 2023

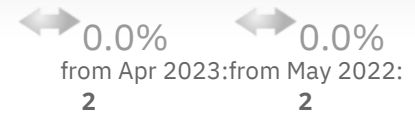
Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORSEmail: adevice@tcsr.realtor**New Listings****0**

YTD 2023 2022 +/-

9 14 -35.7%5-year May average: **2****New Pendings****0**

YTD 2023 2022 +/-

9 14 -35.7%5-year May average: **2****Closed Sales****2**

YTD 2023 2022 +/-

9 10 -10.0%5-year May average: **3****Median Sold Price****\$220,000**

YTD 2023 2022 +/-

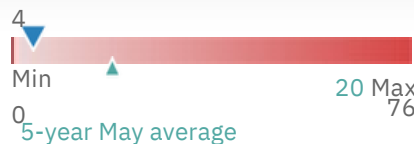
\$257,500 \$296,339 -13.1%5-year May average: **\$181,758****Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for May was \$220,000, representing a decrease of 4.3% compared to last month and a decrease of 17% from May 2022. The average days on market for units sold in May was 4 days, 80% below the 5-year May average of 20 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 April) to 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 a decrease from 6.00 in May 2022. The Contract Ratio is 100% lower than the 5-year May average of 1.88. 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**

Apr 2023 May 2022

0 1**Avg DOM****4**

Apr 2023 May 2022 YTD

9 7 9**Avg Sold to OLP Ratio****104.6%**

Apr 2023 May 2022 YTD

107.7% 101.8% 102.8%

May 2023

Upper Perkiomen (Berks, PA)

Email: adevice@tcsr.realtor

New Listings

3

↑ 50.0% ↑ 200.0%
from Apr 2023: from May 2022:
2 1

YTD 2023 2022 +/-

7 11 -36.4%

5-year May average: 2

New Pendings

3

↑ 50.0% ↑ 200.0%
from Apr 2023: from May 2022:
2 1

YTD 2023 2022 +/-

8 11 -27.3%

5-year May average: 3

Closed Sales

2

↔ 0.0% ↔ 0.0%
from Apr 2023: from May 2022:
0 2

YTD 2023 2022 +/-

6 10 -40.0%

5-year May average: 2

Median Sold Price

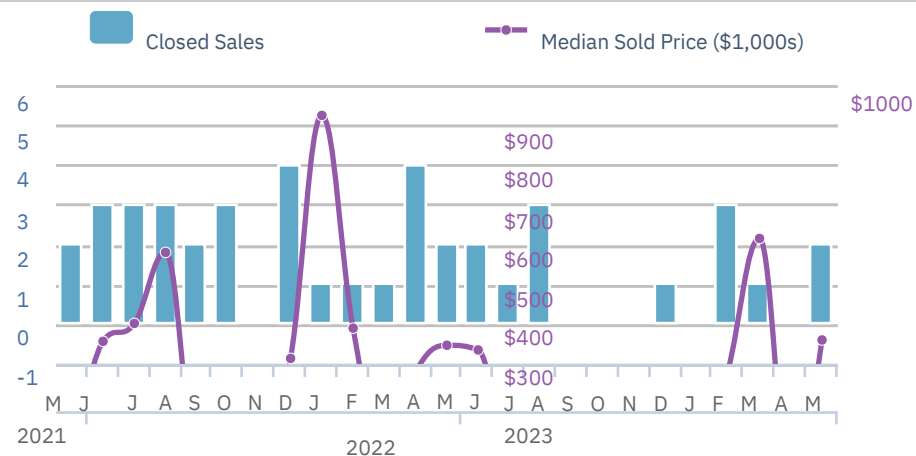
\$360,500

↔ 0.0% ↑ 3.7%
from Apr 2023: from May 2022:
\$0 \$347,500

YTD 2023 2022 +/-

\$315,000 \$242,500 29.9%

5-year May average: \$183,800



Active Listings

2

2
Min 1 Max 6
5-year May average

Apr 2023 May 2022

1 1

Avg DOM

8

8
Min 0 Max 66
5-year May average

Apr 2023 May 2022 YTD

0 45 40

Avg to Sold OLP Ratio

101.9%

77.7% Max
101.9% Min
5-year May average

Apr 2023 May 2022 YTD

0.0% 98.8% 95.5%

May 2023

Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

New Listings**3**

↑ 50.0% ↑ 200.0%
from Apr 2023: from May 2022:
2 **1**

YTD 2023 2022 +/-

7 11 -36.4%5-year May average: **2****New Pendings****3**

↑ 50.0% ↑ 200.0%
from Apr 2023: from May 2022:
2 **1**

YTD 2023 2022 +/-

8 11 -27.3%5-year May average: **3****Closed Sales****2**

↔ 0.0% ↔ 0.0%
from Apr 2023: from May 2022:
0 **2**

YTD 2023 2022 +/-

6 10 -40.0%5-year May average: **2****Median Sold Price****\$360,500**

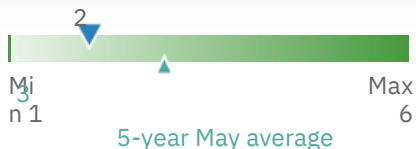
↔ 0.0% ↑ 3.7%
from Apr 2023: from May 2022:
\$0 \$347,500

YTD 2023 2022 +/-

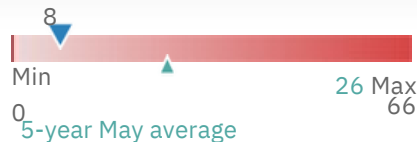
\$315,000 \$242,500 29.9%5-year May average: **\$183,800****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for May was \$360,500, representing an increase of 0% compared to last month and an increase of 3.7% from May 2022. The average days on market for units sold in May was 8 days, 70% below the 5-year May average of 26 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 3; and a 100% increase in supply to 2 active units.

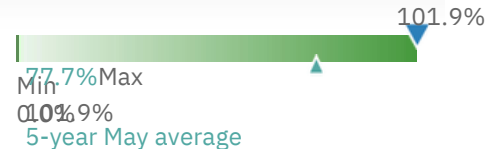
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 3.00 in April and a decrease from 2.00 in May 2022. The Contract Ratio is 2% lower than the 5-year May average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings**2**

Apr 2023 May 2022

1 1**Avg DOM****8**

Apr 2023 May 2022 YTD

0 45 40**Avg Sold to OLP Ratio****101.9%**

Apr 2023 May 2022 YTD

0.0% 98.8% 95.5%

May 2023

Upper Perkiomen (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

New Listings

0

↔ 0.0% ↔ 0.0%
from Apr 2023:from May 2022:
0 0

YTD 2023 2022 +/-

0 0 %

5-year May average: 0

New Pendings

0

↔ 0.0% ↔ 0.0%
from Apr 2023:from May 2022:
0 0

YTD 2023 2022 +/-

0 0 %

5-year May average: 0

Closed Sales

0

↔ 0.0% ↔ 0.0%
from Apr 2023:from May 2022:
0 0

YTD 2023 2022 +/-

0 0 %

5-year May average: 0

Median Sold Price

\$0

↔ 0.0% ↔ 0.0%
from Apr 2023:from May 2022:
\$0\$0

YTD 2023 2022 +/-

\$0 \$0 %

5-year May average: \$0

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 2022. 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 2022. 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.

Active Listings

0

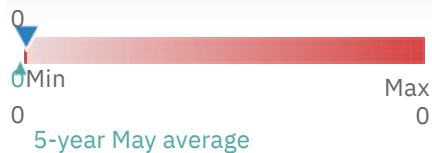


Apr 2023May 2022

0 0

Avg DOM

0

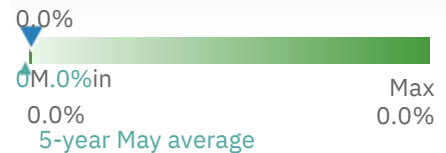


Apr 2023May 2022YTD

0 0 0

Avg Sold to OLP Ratio

0.0%



Apr 2023May 2022YTD

0.0% 0.0% 0.0%