

# June 2023

All Home Types  
Detached  
Attached

## Local Market Insight

### Berks County, PA

**June 2023**

Berks County, PA

Email: ldavis@tcsr.realtor

**New Listings****382**

↓ -12.6% ↓ -35.1%  
from May 2023: from Jun 2022:  
**437 589**

YTD 2023 2022 +/-

**2,346 2,813** -16.6%  
5-year Jun average: **587**

**New Pending****395**

↓ -6.6% ↓ -18.0%  
from May 2023: from Jun 2022:  
**423 482**

YTD 2023 2022 +/-

**2,158 2,524** -14.5%  
5-year Jun average: **545**

**Closed Sales****431**

↑ 21.4% ↓ -9.5%  
from May 2023: from Jun 2022:  
**355 476**

YTD 2023 2022 +/-

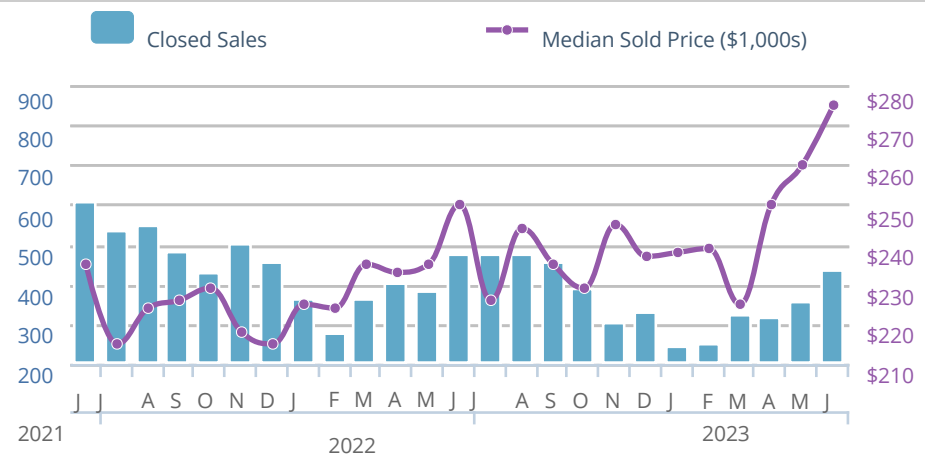
**1,951 2,325** -16.1%  
5-year Jun average: **469**

**Median Sold Price****\$275,000**

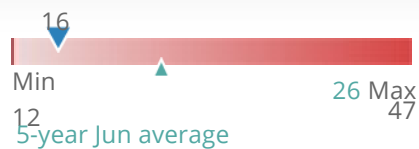
↑ 5.8% ↑ 10.0%  
from May 2023: from Jun 2022:  
**\$260,000 \$250,000**

YTD 2023 2022 +/-

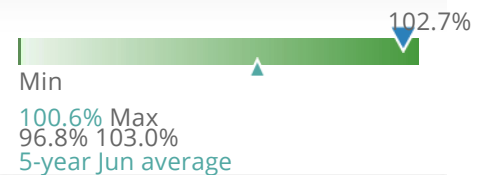
**\$250,000 \$234,900** 6.4%  
5-year Jun average: **\$226,790**

**Active Listings****347**

May 2023 Jun 2022  
**341 364**

**Avg DOM****16**

May 2023 Jun 2022 YTD  
**23 12 22**

**Avg Sold to OLP Ratio****102.7%**

May 2023 Jun 2022 YTD  
**102.6% 103.0% 100.6%**

**June 2023**

Berks County, PA - Detached

**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

**New Listings****251**

 **-16.3%**
 **-33.2%**  
 from May 2023: from Jun 2022:  
**300 376**

YTD 2023 2022 +/-

**1,473 1,744** -15.5%  
 5-year Jun average: **383**

**New Pendings****252**

 **-11.0%**
 **-15.7%**  
 from May 2023: from Jun 2022:  
**283 299**

YTD 2023 2022 +/-

**1,323 1,562** -15.3%  
 5-year Jun average: **351**

**Closed Sales****291**

 **37.9%**
 **-1.7%**  
 from May 2023: from Jun 2022:  
**211 296**

YTD 2023 2022 +/-

**1,173 1,431** -18.0%  
 5-year Jun average: **311**

**Median Sold Price****\$331,000**

 **-4.3%**
 **5.1%**  
 from May 2023: from Jun 2022:  
**\$346,000 \$315,000**

YTD 2023 2022 +/-

**\$315,500 \$281,461** 12.1%  
 5-year Jun average: **\$275,800**

**Summary**

In Berks County, PA, the median sold price for Detached properties for June was \$331,000, representing a decrease of 4.3% compared to last month and an increase of 5.1% from Jun 2022. The average days on market for units sold in June was 18 days, 34% below the 5- year June average of 27 days. There was an 11% month over month decrease in new contract activity with 252 New Pendings; a 12.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 358; and a 2.4% increase in supply to 260 active units.

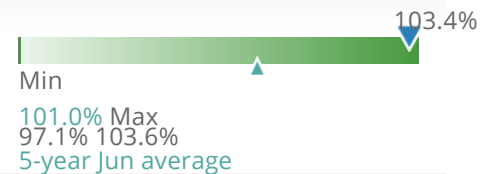
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, down from 1.61 in May and a decrease from 1.88 in June 2022. The Contract Ratio is 15% lower than the 5-year June average of 1.62. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****260**

May 2023 Jun 2022  
**254 245**

**Avg DOM****18**

May 2023 Jun 2022 YTD  
**22 11 23**

**Avg Sold to OLP Ratio****103.4%**

May 2023 Jun 2022 YTD  
**102.4% 103.6% 100.9%**

**June 2023**

Berks County, PA - Attached

**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

**New Listings****131****-3.7%****-38.5%**

from May 2023: from Jun 2022:

**136 213**

YTD 2023 2022 +/-

**871 1,069** -18.5%5-year Jun average: **204****New Pendings****142****1.4%****-22.4%**

from May 2023: from Jun 2022:

**140 183**

YTD 2023 2022 +/-

**834 962** -13.3%5-year Jun average: **194****Closed Sales****140****-2.8%****-22.2%**

from May 2023: from Jun 2022:

**144 180**

YTD 2023 2022 +/-

**778 894** -13.0%5-year Jun average: **159****Median Sold Price****\$185,500****15.8%****6.0%**

from May 2023: from Jun 2022:

**\$160,250 \$175,000**

YTD 2023 2022 +/-

**\$170,000 \$160,000** 6.3%5-year Jun average: **\$151,180****Summary**

In Berks County, PA, the median sold price for Attached properties for June was \$185,500, representing an increase of 15.8% compared to last month and an increase of 6% from Jun 2022. The average days on market for units sold in June was 13 days, 40% below the 5-year June average of 22 days. There was a 1.4% month over month increase in new contract activity with 142 New Pendings; a 6.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 185; and no change in supply with 87 active units.

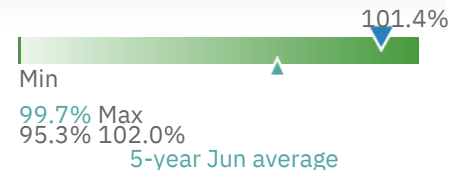
This activity resulted in a Contract Ratio of 2.13 pendings per active listing, down from 2.26 in May and a decrease from 2.22 in June 2022. The Contract Ratio is 4% higher than the 5-year June average of 2.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

May 2023 Jun 2022

**87 119****Avg DOM****13**

May 2023 Jun 2022 YTD

**23 13 20****Avg Sold to OLP Ratio****101.4%**

May 2023 Jun 2022 YTD

**102.9% 102.0% 100.2%**

**June 2023**

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

**New Listings****22**

↑ 4.8%

↓ -26.7%

from May 2023: from Jun 2022:  
**2130**

YTD 2023 2022 +/-

**134 142** -5.6%5-year Jun average: **31****New Pending****13**

↓ -43.5%

↓ -40.9%

from May 2023: from Jun 2022:  
**2322**

YTD 2023 2022 +/-

**98 126** -22.2%5-year Jun average: **29****Closed Sales****24**

↑ 20.0%

↓ -7.7%

from May 2023: from Jun 2022:  
**2026**

YTD 2023 2022 +/-

**91 120** -24.2%5-year Jun average: **26****Median Sold Price****\$250,000**

↔ 0.0%

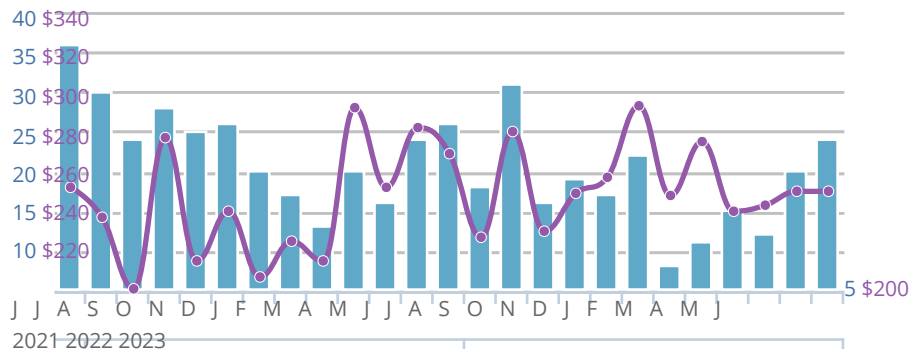
↓ -7.3%

from May 2023: from Jun 2022:  
**\$250,000 \$269,750**

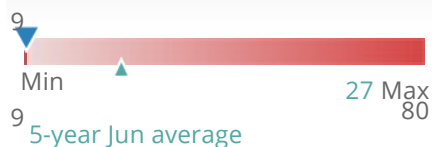
YTD 2023 2022 +/-

**\$251,000 \$250,000** 0.4%5-year Jun average: **\$237,150**

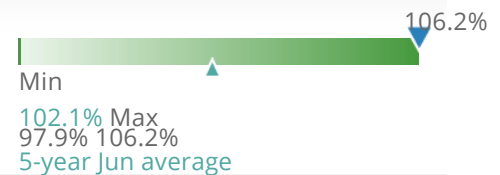
Closed Sales Median Sold Price (\$1,000s)

**Active Listings****44**

May 2023 Jun 2022

**32 31****Avg DOM****9**

May 2023 Jun 2022 YTD

**17 17 20****Avg Sold to OLP Ratio****106.2%**



May 2023 Jun 2022 YTD

**101.2% 103.7% 101.1%**

**June 2023**

## Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****21**

 **10.5%**
 **-8.7%**  
 from May 2023:from Jun 2022:  
**1923**



YTD 2023 2022 +/-

**114 105 8.6%**5-year Jun average: **25****New Pendings****11**

 **-47.6%**
 **-26.7%**  
 from May 2023:from Jun 2022:  
**2115**


YTD 2023 2022 +/-

**77 94 -18.1%**5-year Jun average: **22****Closed Sales****21**

 **31.3%**
 **5.0%**  
 from May 2023:from Jun 2022:  
**1620**

YTD 2023 2022 +/-

**69 93 -25.8%**5-year Jun average: **22****Median Sold Price****\$275,000**

 **4.8%**
 **-7.0%**  
 from May 2023:from Jun 2022:  
**\$262,500 \$295,700**

YTD 2023 2022 +/-

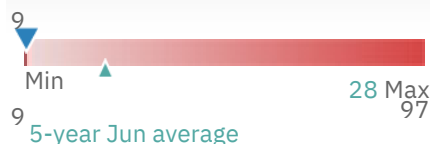
**\$287,450 \$275,000 4.5%**5-year Jun average: **\$259,890****Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for June was \$275,000, representing an increase of 4.8% compared to last month and a decrease of 7% from Jun 2022. The average days on market for units sold in June was 9 days, 68% below the 5-year June average of 28 days. There was a 47.6% month over month decrease in new contract activity with 11 New Pendings; a 35.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 20; and a 41.9% increase in supply to 44 active units.

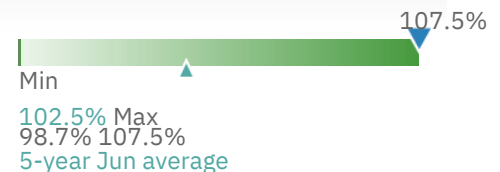
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 1.00 in May and a decrease from 0.85 in June 2022. The Contract Ratio is 51% lower than the 5-year June average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****44**

May 2023Jun 2022

**31 26****Avg DOM****9**

May 2023Jun 2022YTD

**20 15 24****Avg Sold to OLP Ratio****107.5%**

May 2023Jun 2022YTD

**99.4% 104.0% 100.6%**

**June 2023**

## Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****1**

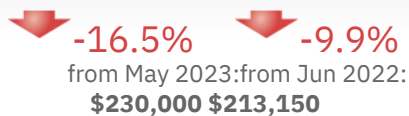
YTD 2023 2022 +/-

**20 37** -45.9%5-year Jun average: **6****New Pendings****2**

YTD 2023 2022 +/-

**21 32** -34.4%5-year Jun average: **6****Closed Sales****3**

YTD 2023 2022 +/-

**22 27** -18.5%5-year Jun average: **5****Median Sold Price****\$192,000**

YTD 2023 2022 +/-

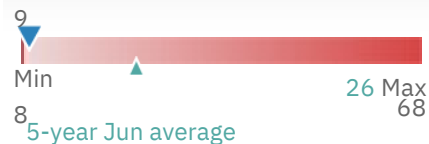
**\$232,500 \$211,000** 10.2%5-year Jun average: **\$195,000****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for June was \$192,000, representing a decrease of 16.5% compared to last month and a decrease of 9.9% from Jun 2022. The average days on market for units sold in June was 9 days, 65% below the 5-year June average of 26 days. There was no month over month change in new contract activity with 2 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 1; and a 100% decrease in supply to 0 active units.

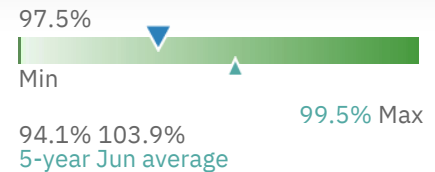
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 3.00 in May and a decrease from 2.00 in June 2022. The Contract Ratio is 100% lower than the 5-year June average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

May 2023 Jun 2022

**1 5****Avg DOM****9**

May 2023 Jun 2022 YTD

**4 26****Avg Sold to OLP Ratio****97.5%**

May 2023 Jun 2022 YTD

**108.3% 102.8% 102.6%**

June 2023

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

## New Listings

12

↑ 71.4%

↓ -7.7%

from May 2023: from Jun 2022:

713

YTD 2023 2022 +/-

61 77 -20.8%

5-year Jun average: 13

## New Pendings

11

↑ 10.0%

↑ 10.0%

from May 2023: from Jun 2022:

1010

YTD 2023 2022 +/-

58 71 -18.3%

5-year Jun average: 14

## Closed Sales

13

↔ 0.0%

↓ -38.1%

from May 2023: from Jun 2022:

1321

YTD 2023 2022 +/-

56 69 -18.8%

5-year Jun average: 15

## Median Sold Price

\$500,000

↑ 11.1%

↑ 63.9%

from May 2023: from Jun 2022:

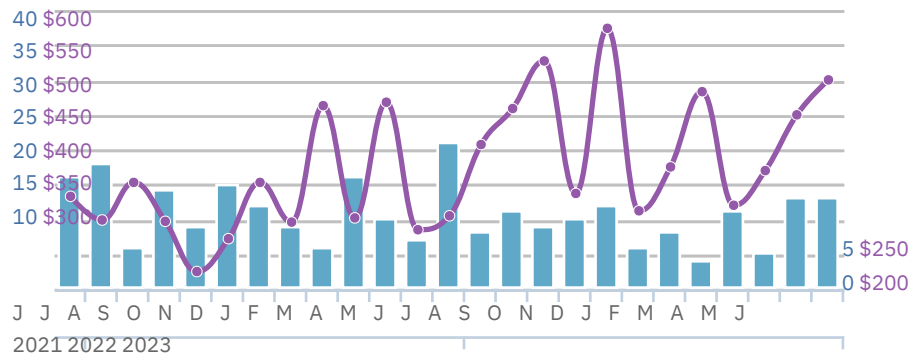
\$450,000 \$305,000

YTD 2023 2022 +/-

\$452,495 \$314,990 43.7%

5-year Jun average: \$314,830

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



## Active Listings

8



May 2023 Jun 2022

4 9

## Avg DOM

19

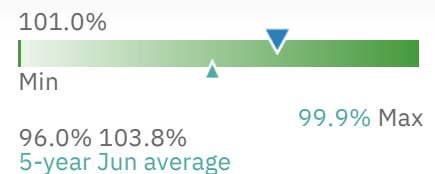


May 2023 Jun 2022 YTD

14 10 18

## Avg Sold to OLP Ratio

101.0%



May 2023 Jun 2022 YTD

104.1% 102.0% 101.3%



**June 2023**

## Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****11**

**57.1%**
**0.0%**  
 from May 2023:from Jun 2022:  
**711**

YTD 2023 2022 +/-

**51 61** -16.4%5-year Jun average: **11****New Pendings****10**

**0.0%**
**25.0%**  
 from May 2023:from Jun 2022:  
**10** **8**

YTD 2023 2022 +/-

**48 55** -12.7%5-year Jun average: **11****Closed Sales****13**

**18.2%**
**-7.1%**  
 from May 2023:from Jun 2022:  
**1114**

YTD 2023 2022 +/-

**47 52** -9.6%5-year Jun average: **12****Median Sold Price****\$500,000**

**7.5%**
**44.9%**  
 from May 2023:from Jun 2022:  
**\$465,000 \$345,000**

YTD 2023 2022 +/-

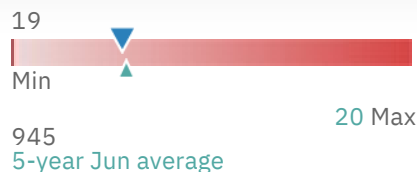
**\$468,000 \$392,500** 19.2%5-year Jun average: **\$337,180****Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for June was \$500,000, representing an increase of 7.5% compared to last month and an increase of 44.9% from Jun 2022. The average days on market for units sold in June was 19 days, 4% below the 5-year June average of 20 days. There was no month over month change in new contract activity with 10 New Pendings; a 21.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 15; and a 100% increase in supply to 8 active units.

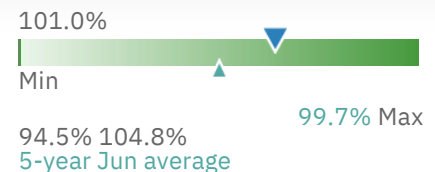
This activity resulted in a Contract Ratio of 1.88 pendings per active listing, down from 4.75 in May and a decrease from 2.88 in June 2022. The Contract Ratio is 23% lower than the 5-year June average of 2.45. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****8**

May 2023Jun 2022

**4 8****Avg DOM****19**

May 2023Jun 2022YTD

**16 9 20****Avg Sold to OLP Ratio****101.0%**

May 2023Jun 2022YTD

**104.0% 101.7% 101.0%**

**June 2023**

## Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****1**

0.0% -50.0%  
from May 2023: from Jun 2022:

0 2

YTD 2023 2022 +/-

**10 16** -37.5%5-year Jun average: **2****New Pendings****1**

0.0% -50.0%  
from May 2023: from Jun 2022:

0 2

YTD 2023 2022 +/-

**10 16** -37.5%5-year Jun average: **3****Closed Sales****0**

-100.0% -100.0%  
from May 2023: from Jun 2022:

2 7

YTD 2023 2022 +/-

**9 17** -47.1%5-year Jun average: **3****Median Sold Price****\$0**

-100.0% -100.0%  
from May 2023: from Jun 2022:  
**\$220,000 \$295,000**

YTD 2023 2022 +/-

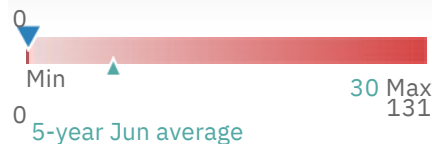
**\$257,500 \$295,000** -12.7%5-year Jun average: **\$145,798****Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for June was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jun 2022. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 30 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from May) to 1; and no change in supply with 0 active units.

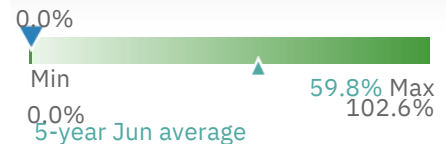
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from May and a decrease from 1.00 in June 2022. The Contract Ratio is 100% lower than the 5-year June average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

May 2023 Jun 2022

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

May 2023 Jun 2022 YTD

**4 10****Avg Sold to OLP Ratio****0.0%**

May 2023 Jun 2022 YTD

**104.6% 102.6% 102.8%**

**June 2023**

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

**New Listings****0**

↓ -100.0% ↓ -100.0%  
from May 2023: from Jun 2022:  
3 3

YTD 2023 2022 +/-

**7 14 -50.0%**5-year Jun average: **2****New Pendings****1**

↓ -66.7% ↔ 0.0%  
from May 2023: from Jun 2022:  
3 1

YTD 2023 2022 +/-

**8 12 -33.3%**5-year Jun average: **2****Closed Sales****2**

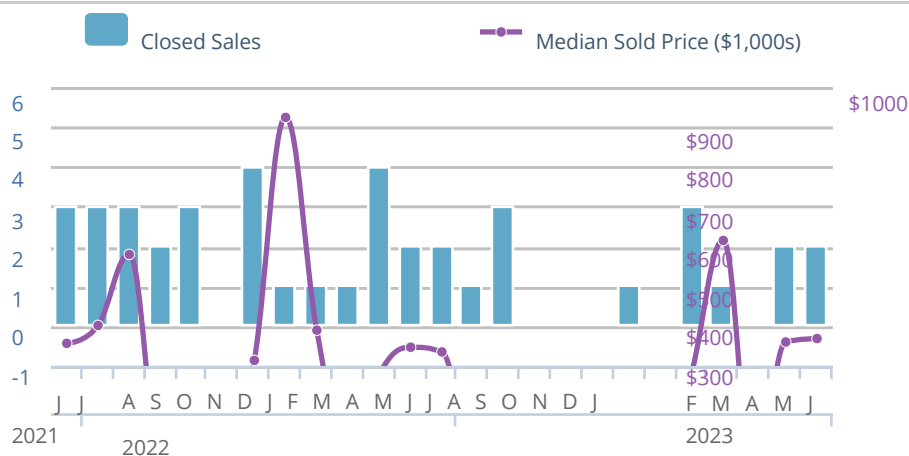
↔ 0.0% ↔ 0.0%  
from May 2023: from Jun 2022:  
2 2

YTD 2023 2022 +/-

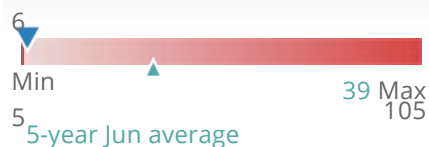
**8 12 -33.3%**5-year Jun average: **2****Median Sold Price****\$369,950**

↑ 2.6% ↑ 10.3%  
from May 2023: from Jun 2022:  
**\$360,500 \$335,500**

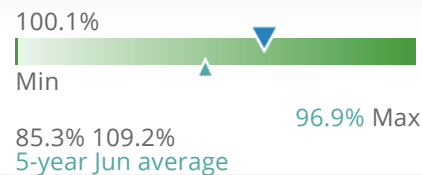
YTD 2023 2022 +/-

**\$317,450 \$335,500 -5.4%**5-year Jun average: **\$337,122****Active Listings****2**

May 2023 Jun 2022

**2 3****Avg DOM****6**

May 2023 Jun 2022 YTD

**8 5 32****Avg Sold to OLP Ratio****100.1%**

May 2023 Jun 2022 YTD

**101.9% 109.2% 96.7%**

**June 2023**

## Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****0**

↓ -100.0% ↓ -100.0%  
from May 2023: from Jun 2022:  
**3 3**

YTD 2023 2022 +/-

**7 14 -50.0%**5-year Jun average: **2** .....**New Pending****1**

↓ -66.7% ↔ 0.0%  
from May 2023: from Jun 2022:  
**3 1**

YTD 2023 2022 +/-

**8 12 -33.3%**5-year Jun average: **2** .....**Closed Sales****2**

↔ 0.0% ↔ 0.0%  
from May 2023: from Jun 2022:  
**2 2**

YTD 2023 2022 +/-

**8 12 -33.3%**5-year Jun average: **2** .....**Median Sold Price****\$369,950**

↑ 2.6% ↑ 10.3%  
from May 2023: from Jun 2022:  
**\$360,500 \$335,500**

YTD 2023 2022 +/-

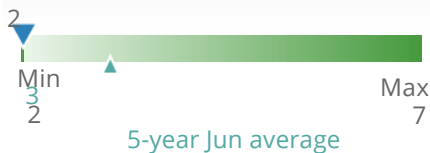
**\$317,450 \$335,500 -5.4%**5-year Jun average: **\$337,122** .....**Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for June was \$369,950, representing an increase of 2.6% compared to last month and an increase of 10.3% from Jun 2022.

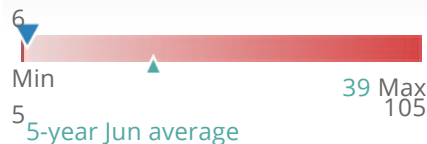
The average days on market for units sold in June was 6 days, 85% below the 5-year June average of 39 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pending; a 66.7% MoM decrease in All Pending (new contracts + contracts carried over from May) to 1; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.50 in May and an increase from 0.33 in June 2022. The Contract Ratio is 61% lower than the 5-year June average of 1.28. A higher Contract Ratio signifies a relative increase in

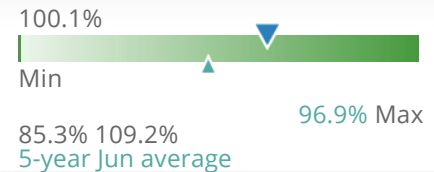
contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****2**

May 2023 Jun 2022

**2 3****Avg DOM****6**

May 2023 Jun 2022 YTD

**8 5 32****Avg Sold to OLP Ratio****100.1%**

May 2023 Jun 2022 YTD

**101.9% 109.2% 96.7%**

**June 2023**

## Upper Perkiomen (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****0**

↔ 0.0% ↔ 0.0%  
from May 2023: from Jun 2022:  
**0 0**

YTD 2023 2022 +/-

**0 0 %**5-year Jun average: **0****New Pending****0**

↔ 0.0% ↔ 0.0%  
from May 2023: from Jun 2022:  
**0 0**

YTD 2023 2022 +/-

**0 0 %**5-year Jun average: **0****Closed Sales****0**

↔ 0.0% ↔ 0.0%  
from May 2023: from Jun 2022:  
**0 0**

YTD 2023 2022 +/-

**0 0 %**5-year Jun average: **0****Median  
Sold Price****\$0**

↔ 0.0% ↔ 0.0%  
from May 2023: from Jun 2022:  
**\$0 \$0**

YTD 2023 2022 +/-

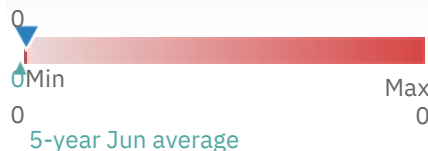
**\$0 \$0 %**5-year Jun average: **\$0****Summary**

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

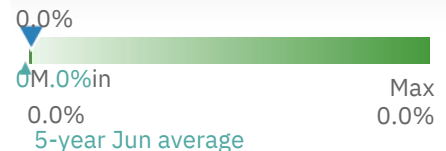
This activity resulted in a Contract Ratio of 0.00 pendencies per active listing, no change from May and no change from June 2022. The Contract Ratio is the same as the 5-year June average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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**

May 2023 Jun 2022

**0 0****Avg DOM****0**

May 2023 Jun 2022 YTD

**0 0 0****Avg Sold to  
OLP Ratio****0.0%**

May 2023 Jun 2022 YTD

**0.0% 0.0% 0.0%**