

July 2023

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

July 2023

Berks County, PA

Email: ldavis@tcsr.realtor

New Listings**375**

↓ -1.8% ↓ -29.5%
from Jun 2023: from Jul 2022:
382 532

YTD 2023 2022 +/-

2,747 3,349 -18.0%5-year Jul average: **527****New Pending****370**

↓ -6.3% ↓ -21.1%
from Jun 2023: from Jul 2022:
395 469

YTD 2023 2022 +/-

2,495 2,988 -16.5%5-year Jul average: **499****Closed Sales****358**

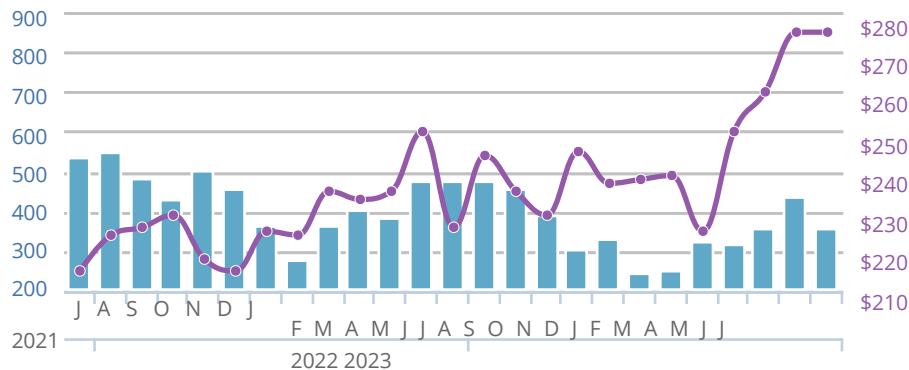
↓ -16.9% ↓ -24.6%
from Jun 2023: from Jul 2022:
431 475

YTD 2023 2022 +/-

2,322 2,816 -17.5%5-year Jul average: **494****Median Sold Price****\$275,000**

↔ 0.0% ↑ 21.7%
from Jun 2023: from Jul 2022:
\$275,000 \$226,000

YTD 2023 2022 +/-

\$251,500 \$232,000 8.4%5-year Jul average: **\$219,020****Closed Sales****Median Sold Price (\$1,000s)****Active Listings****360**

360
Min 336 Max 1,094
5-year Jul average

Jun 2023 Jul 2022

347 399**Avg DOM****19**

19
Min 12 Max 44
5-year Jul average

Jun 2023 Jul 2022 YTD

16 12 21**Avg Sold to OLP Ratio****101.8%**

101.8%
Min 90.8% Max 100.3%
5-year Jul average

Jun 2023 Jul 2022 YTD

102.7% 102.3% 100.7%

July 2023

Berks County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**257**

 **2.4%**
 **-25.5%**
 from Jun 2023:from Jul 2022:
251 345



YTD 2023 2022 +/-

1,753 2,093 -16.2%5-year Jul average: **346****New Pending****260**

 **3.2%**
 **-13.0%**
 from Jun 2023:from Jul 2022:
252 299



YTD 2023 2022 +/-

1,560 1,865 -16.4%5-year Jul average: **335****Closed Sales****232**

 **-20.3%**
 **-21.6%**
 from Jun 2023:from Jul 2022:
291 296

YTD 2023 2022 +/-

1,411 1,739 -18.9%5-year Jul average: **321****Median Sold Price****\$345,995**

 **4.5%**
 **15.3%**
 from Jun 2023:from Jul 2022:
\$331,000 \$300,000

YTD 2023 2022 +/-

\$320,000 \$285,000 12.3%5-year Jul average: **\$277,157****Summary**

In Berks County, PA, the median sold price for Detached properties for July was \$345,995, representing an increase of 4.5% compared to last month and an increase of 15.3% from Jul 2022. The average days on market for units sold in July was 20 days, 23% below the 5-year July average of 26 days. There was a 3.2% month over month increase in new contract activity with 260 New Pending; a 0.3% MoM decrease in All Pending (new contracts + contracts carried over from June) to 357; and a 3.8% increase in supply to 270 active units.

This activity resulted in a Contract Ratio of 1.32 pendings per active listing, down from 1.38 in June and a decrease from 1.67 in July 2022. The Contract Ratio is 19% lower than the 5-year July average of 1.63. 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**270**

270

 Min 223 Max 390
 5-year Jul average 279

Jun 2023Jul 2022

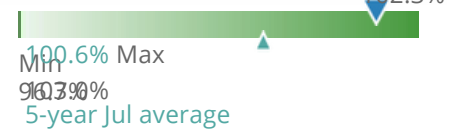
260 273**Avg DOM****20**

20

 Min 13 Max 46
 5-year Jul average 26

Jun 2023Jul 2022YTD

18 13 23**Avg Sold to OLP Ratio****102.3%**

102.3%

 Min 90.3% Max 100.6%
 5-year Jul average 97.9%

Jun 2023Jul 2022YTD

103.4% 102.5% 101.1%

July 2023

Berks County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**118**

-9.9% -36.6%
 from Jun 2023:from Jul 2022:
131 186

YTD 2023 2022 +/-

992 1,255 -21.0%5-year Jul average: **180****New Pending****110**

-22.5% -34.9%
 from Jun 2023:from Jul 2022:
142 169

YTD 2023 2022 +/-

934 1,122 -16.8%5-year Jul average: **164****Closed Sales****125**

-10.7% -30.2%
 from Jun 2023:from Jul 2022:
140 179

YTD 2023 2022 +/-

910 1,077 -15.5%5-year Jul average: **173****Median Sold Price****\$178,600**

-3.7% 8.2%
 from Jun 2023:from Jul 2022:
\$185,500 \$165,000

YTD 2023 2022 +/-

\$170,000 \$161,000 5.6%5-year Jul average: **\$152,960****Summary**

In Berks County, PA, the median sold price for Attached properties for July was \$178,600, representing a decrease of 3.7% compared to last month and an increase of 8.2% from Jul 2022. The average days on market for units sold in July was 17 days, 18% below the 5-year July average of 21 days. There was a 22.5% month over month decrease in new contract activity with 110 New Pending; a 17.3% MoM decrease in All Pending (new contracts + contracts carried over from June) to 153; and a 3.4% increase in supply to 90 active units.

This activity resulted in a Contract Ratio of 1.70 pendings per active listing, down from 2.13 in June and a decrease from 1.91 in July 2022. The Contract Ratio is 7% lower than the 5-year July average of 1.83. 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**90**

Jun 2023Jul 2022

87 126**Avg DOM****17**

Jun 2023Jul 2022YTD

13 10 20**Avg Sold to OLP Ratio****101.0%**

Jun 2023Jul 2022YTD

101.4% 101.9% 100.2%

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

23

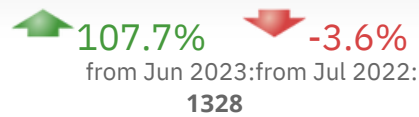


YTD 2023 2022 +/-

158 168 -6.0%

5-year Jul average: **31**

27

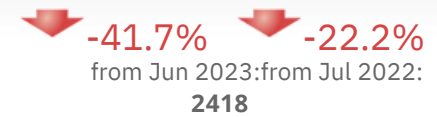


YTD 2023 2022 +/-

122 153 -20.3%

5-year Jul average: **30**

14

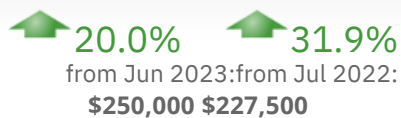


YTD 2023 2022 +/-

106 139 -23.7%

5-year Jul average: **26**

\$300,000

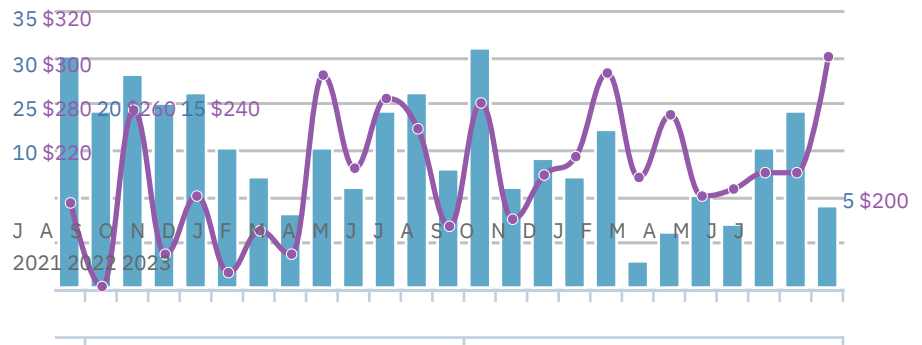


YTD 2023 2022 +/-

\$259,000 \$250,000 3.6%

5-year Jul average: **\$242,310**

Closed SalesMedian Sold Price (\$1,000s)



39



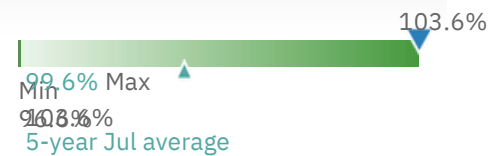
Jun 2023	Jul 2022
44	31

17



Jun 2023	Jul 2022	YTD
9	13	20

103.6%



Jun 2023	Jul 2022	YTD
106.2%	101.1%	101.3%

July 2023

Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS



Email: ldavis@tcsr.realtor

New Listings**20**

 **-4.8%**
 **-13.0%**
 from Jun 2023: from Jul 2022:
2123


YTD 2023 2022 +/-

135 128 5.5%5-year Jul average: **25****New Pending****24**

 **118.2%**
 **4.3%**
 from Jun 2023: from Jul 2022:
1123



YTD 2023 2022 +/-

98 117 -16.2%5-year Jul average: **25****Closed Sales****12**

 **-42.9%**
 **9.1%**
 from Jun 2023: from Jul 2022:
2111

YTD 2023 2022 +/-

82 105 -21.9%5-year Jul average: **21****Median Sold Price****\$310,000**

 **12.7%**
 **14.6%**
 from Jun 2023: from Jul 2022:
\$275,000 \$270,500

YTD 2023 2022 +/-

\$299,500 \$275,000 8.9%5-year Jul average: **\$262,200****Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for July was \$310,000, representing an increase of 12.7% compared to last month and an increase of 14.6% from Jul 2022. The average days on market for units sold in July was 19 days, 54% below the 5-year July average of 41 days. There was a 118.2% month over month increase in new contract activity with 24 New Pending; a 40% MoM increase in All Pending (new contracts + contracts carried over from June) to 28; and an 11.4% decrease in supply to 39 active units.

This activity resulted in a Contract Ratio of 0.72 pendings per active listing, up from 0.45 in June and a decrease from 1.18 in July 2022. The Contract Ratio is 28% lower than the 5-year July 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**39**

39

 Min 28 Max 78
 5-year Jul average

Jun 2023 Jul 2022


44 28**Avg DOM****19**

19

 Min 13 Max 122
 5-year Jul average

Jun 2023 Jul 2022 YTD

9 13 24**Avg Sold to OLP Ratio****103.3%**

103.3%

 Min 99.7% Max 103.3%
 5-year Jul average



Jun 2023 Jul 2022 YTD

107.5% 101.7% 100.9%

July 2023

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****3**

 **200.0%**
 **0.0%**
 from Jun 2023: from Jul 2022:
1 **3**


YTD 2023 2022 +/-

23 40 -42.5%5-year Jul average: **6****New Pending****3**

 **50.0%**
 **-40.0%**
 from Jun 2023: from Jul 2022:
2 **5**



YTD 2023 2022 +/-

24 36 -33.3%5-year Jul average: **5****Closed Sales****2**

 **-33.3%**
 **-71.4%**
 from Jun 2023: from Jul 2022:
3 **7**

YTD 2023 2022 +/-

24 34 -29.4%5-year Jul average: **5****Median Sold Price****\$202,500**

 **5.5%**
 **-5.8%**
 from Jun 2023: from Jul 2022:
\$192,000 **\$215,000**

YTD 2023 2022 +/-

\$225,000 **\$211,250** 6.5%5-year Jul average: **\$182,500****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for July was \$202,500, representing an increase of 5.5% compared to last month and a decrease of 5.8% from Jul 2022. The average days on market for units sold in July was 3 days, 88% below the 5-year July average of 24 days. There was a 50% month over month increase in new contract activity with 3 New Pending; a 100% MoM increase in All Pending (new contracts + contracts carried over from June) to 2; and no change in supply with 0 active units.

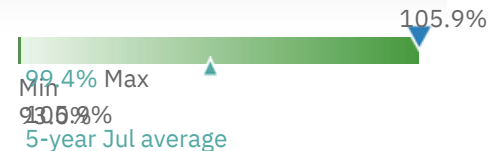
This activity resulted in a Contract Ratio of 0.00 pendencies per active listing, no change from June and a decrease from 2.33 in July 2022. The Contract Ratio is 100% lower than the 5-year July average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Jun 2023 Jul 2022

0 3**Avg DOM****3**

Jun 2023 Jul 2022 YTD

9 13**Avg Sold to OLP Ratio****105.9%**

Jun 2023 Jul 2022 YTD

97.5% 100.2% 102.8%

July 2023

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings

4

-66.7% -63.6%
 from Jun 2023: from Jul 2022:
 1211

YTD 2023 2022 +/-

65 88 -26.1%

5-year Jul average: 14

New Pendings

7

-36.4% -41.7%
 from Jun 2023: from Jul 2022:
 1112

YTD 2023 2022 +/-

64 83 -22.9%

5-year Jul average: 13

Closed Sales

8

-38.5% 0.0%
 from Jun 2023: from Jul 2022:
 13 8

YTD 2023 2022 +/-

65 77 -15.6%

5-year Jul average: 14

Median Sold Price

\$466,249

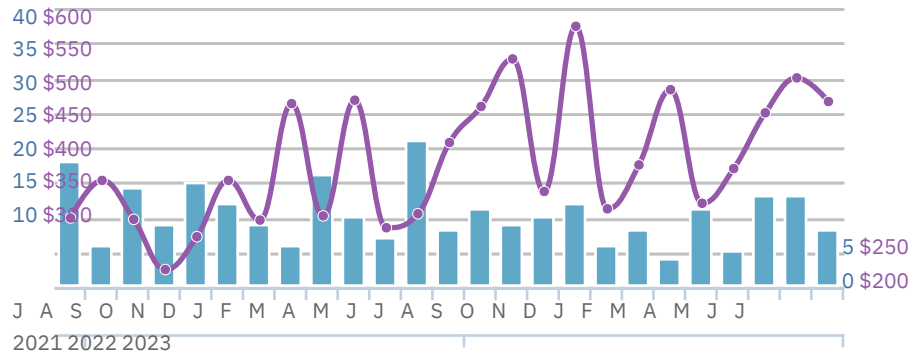
-6.8% 14.6%
 from Jun 2023: from Jul 2022:
 \$500,000 \$407,000

YTD 2023 2022 +/-

\$450,000 \$320,000 40.6%

5-year Jul average: \$328,619

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



Active Listings

5

5
 Min 16
 5
 Max 43
 5-year Jul average

Jun 2023 Jul 2022

8 7

Avg DOM

11

11
 Min 5
 19 Max 40
 5-year Jul average

Jun 2023 Jul 2022 YTD

19 7 17

Avg Sold to OLP Ratio

101.9%

101.9%
 Min 98.0%
 101.8% Max 106.8%
 5-year Jul average

Jun 2023 Jul 2022 YTD

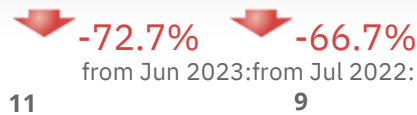
101.0% 106.8% 101.0%

July 2023

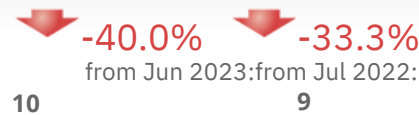
Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**3**

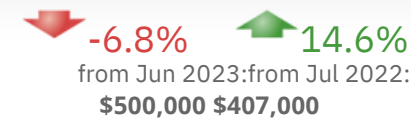
YTD 2023 2022 +/-

54 70 -22.9%5-year Jul average: **11****New Pending****6**

YTD 2023 2022 +/-

53 64 -17.2%5-year Jul average: **11****Closed Sales****8**

YTD 2023 2022 +/-

56 60 -6.7%5-year Jul average: **12****Median Sold Price****\$466,249**

YTD 2023 2022 +/-

\$467,000 \$405,000 15.3%5-year Jul average: **\$364,420****Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for July was \$466,249, representing a decrease of 6.8% compared to last month and an increase of 14.6% from Jul 2022. The average days on market for units sold in July was 11 days, 42% below the 5-year July average of 19 days. There was a 40% month over month decrease in new contract activity with 6 New Pending; a 26.7% MoM decrease in All Pending (new contracts + contracts carried over from June) to 11; and a 37.5% decrease in supply to 5 active units.

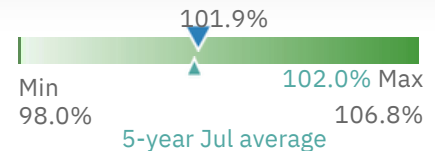
This activity resulted in a Contract Ratio of 2.20 pendings per active listing, up from 1.88 in June and a decrease from 3.43 in July 2022. The Contract Ratio is 6% lower than the 5-year July average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**5**

Jun 2023 Jul 2022

8 7**Avg DOM****11**

Jun 2023 Jul 2022 YTD

19 7 18**Avg Sold to OLP Ratio****101.9%**

Jun 2023 Jul 2022 YTD

101.0% 106.8% 100.7%

July 2023

Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**1**

↔ 0.0% ↘ -50.0%

from Jun 2023: from Jul 2022:

1**2**

YTD 2023 2022 +/-

11 18 -38.9%5-year Jul average: **2****New Pendings****1**

↔ 0.0% ↘ -66.7%

from Jun 2023: from Jul 2022:

1**3**

YTD 2023 2022 +/-

11 19 -42.1%5-year Jul average: **2****Closed Sales****0**

↔ 0.0% ↔ 0.0%

from Jun 2023: from Jul 2022:

0**0**

YTD 2023 2022 +/-

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

↔ 0.0% ↔ 0.0%

from Jun 2023: from Jul 2022:

\$0 \$0

YTD 2023 2022 +/-

\$257,500 \$295,000 -12.7%5-year Jul average: **\$132,630****Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for July was \$0, representing no change compared to last month and no change from July 2022. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 17 days. There was no month over month change in new contract activity with 1 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from June) to 2; 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 June and no change from July 2022. The Contract Ratio is 100% lower than the 5-year July 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.

Active Listings**0**

Jun 2023 Jul 2022

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

Jun 2023 Jul 2022 YTD

0 0 9**Avg Sold to OLP Ratio****0.0%**

Jun 2023 Jul 2022 YTD

0.0% 0.0% 102.8%

July 2023

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings

1

0.0% \leftarrow \rightarrow -66.7%
from Jun 2023: from Jul 2022:
0 3

YTD 2023 2022 +/-

8 17 -52.9%

5-year Jul average: 2

New Pending

0

-100.0% \leftarrow \rightarrow -100.0%
from Jun 2023: from Jul 2022:
1 3

YTD 2023 2022 +/-

8 15 -46.7%

5-year Jul average: 1

Closed Sales

1

-50.0% \leftarrow \rightarrow 0.0%
from Jun 2023: from Jul 2022:
2 1

YTD 2023 2022 +/-

9 13 -30.8%

5-year Jul average: 2

Median Sold Price

\$500,000

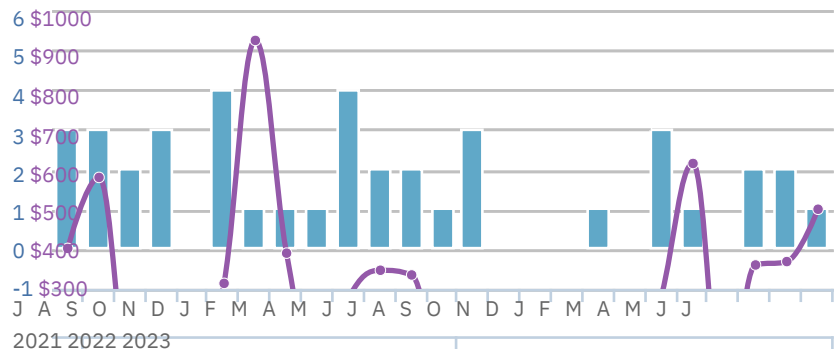
35.2% \uparrow 557.9%
from Jun 2023: from Jul 2022:
\$369,950 \$76,000

YTD 2023 2022 +/-

\$345,000 \$320,000 7.8%

5-year Jul average: \$302,050

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



Active Listings

2



Jun 2023 Jul 2022

2 2

Avg DOM

22

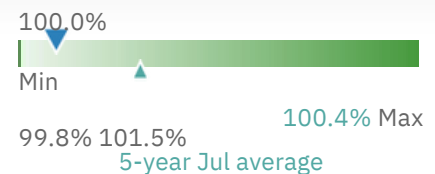


Jun 2023 Jul 2022 YTD

6 6 30

Avg Sold to OLP Ratio

100.0%



Jun 2023 Jul 2022 YTD

100.1% 100.0% 97.0%

July 2023

Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**1**

↔ 0.0% ↓ -66.7%
from Jun 2023: from Jul 2022:
0 **3**

YTD 2023 2022 +/-

8 17 -52.9%5-year Jul average: **2****New Pendings****0**

↓ -100.0% ↓ -100.0%
from Jun 2023: from Jul 2022:
1 **3**

YTD 2023 2022 +/-

8 15 -46.7%5-year Jul average: **1****Closed Sales****1**

↓ -50.0% ↔ 0.0%
from Jun 2023: from Jul 2022:
2 **1**

YTD 2023 2022 +/-

9 13 -30.8%5-year Jul average: **2****Median Sold Price****\$500,000**

↑ 35.2% ↑ 557.9%
from Jun 2023: from Jul 2022:
\$369,950 **\$76,000**

YTD 2023 2022 +/-

\$345,000 **\$320,000** 7.8%5-year Jul average: **\$332,100****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for July was \$500,000, representing an increase of 35.2% compared to last month and an increase of 557.9% from Jul 2022. The average days on market for units sold in July was 22 days, 86% above the 5-year July average of 12 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 June) to 0; and no change in supply with 2 active units.

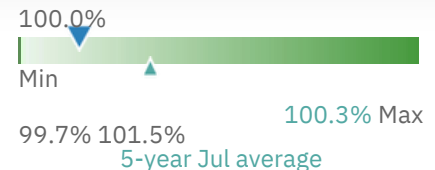
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.50 in June and a decrease from 1.50 in July 2022. The Contract Ratio is 100% lower than the 5-year July average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**2**

Jun 2023 Jul 2022

2 2**Avg DOM****22**

Jun 2023 Jul 2022 YTD

6 6**30****Avg Sold to OLP Ratio****100.0%**

Jun 2023 Jul 2022 YTD

100.1%**100.0%****97.0%**

July 2023

Upper Perkiomen (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0% ↔ 0.0%
from Jun 2023: from Jul 2022:
0 0

YTD 2023 2022 +/-

0 0 %5-year Jul average: **0****New Pendings****0**

↔ 0.0% ↔ 0.0%
from Jun 2023: from Jul 2022:
0 0

YTD 2023 2022 +/-

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

↔ 0.0% ↔ 0.0%
from Jun 2023: from Jul 2022:
0 0

YTD 2023 2022 +/-

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

↔ 0.0% ↔ 0.0%
from Jun 2023: from Jul 2022:
\$0 \$0

YTD 2023 2022 +/-

\$0 \$0 %5-year Jul average: **\$180,000****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Attached properties for July was \$0, representing no change compared to last month and no change from Jul 2022. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 7 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 June) with 0; and no change in supply with 0 active units.

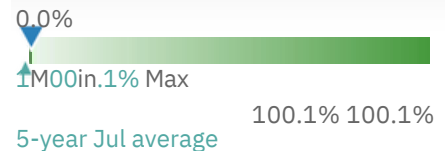
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and no change from July 2022. The Contract Ratio is the same as the 5-year July average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates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

Jun 2023 Jul 2022

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

Jun 2023 Jul 2022 YTD

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

Jun 2023 Jul 2022 YTD

0.0% 0.0% 0.0%