

August 2023

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

August 2023

Berks County, PA

Email: ldavis@tcsr.realtor

New Listings**445****↑ 18.7%**from Jul 2023:
375**↓ -11.4%**from Aug 2022:
502

YTD	2023	2022	+/-
	3,209	3,852	-16.7%

5-year Aug average: **552****New Pendings****413****↑ 11.6%**from Jul 2023:
370**↓ -9.8%**from Aug 2022:
458

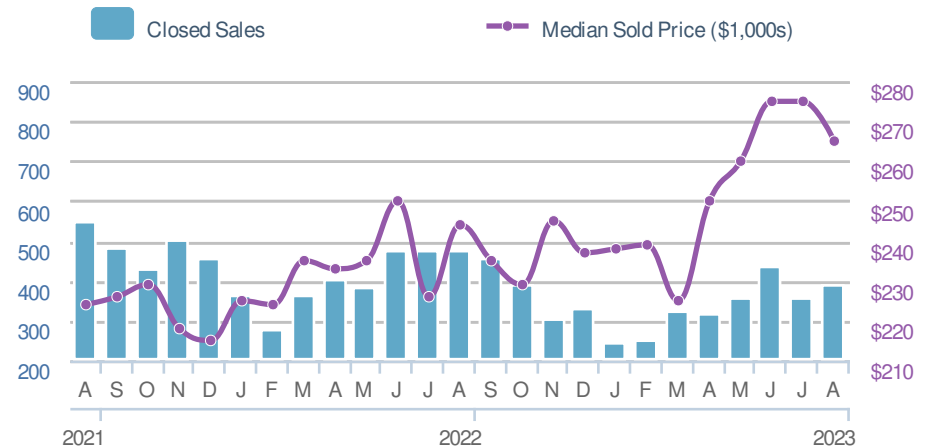
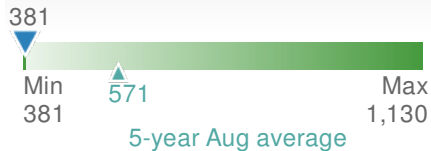
YTD	2023	2022	+/-
	2,886	3,435	-16.0%

5-year Aug average: **516****Closed Sales****387****↑ 8.1%**from Jul 2023:
358**↓ -18.5%**from Aug 2022:
475

YTD	2023	2022	+/-
	2,724	3,307	-17.6%

5-year Aug average: **491****Median Sold Price****\$265,000****↓ -3.6%**from Jul 2023:
\$275,000**↑ 8.6%**from Aug 2022:
\$244,000

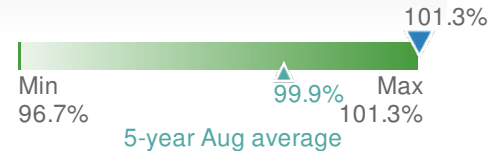
YTD	2023	2022	+/-
	\$255,000	\$235,000	8.5%

5-year Aug average: **\$224,570****Active Listings****381**

Jul 2023	Aug 2022
360	410

Avg DOM**16**

Jul 2023	Aug 2022	YTD
19	16	21

Avg Sold to OLP Ratio**101.3%**

Jul 2023	Aug 2022	YTD
101.8%	101.1%	100.8%

August 2023

Berks County, PA - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****281** **9.3%**from Jul 2023:
257 **-6.0%**from Aug 2022:
299

YTD	2023	2022	+/-
	2,041	2,392	-14.7%

5-year Aug average: **353****New Pendings****270** **3.8%**from Jul 2023:
260 **-7.5%**from Aug 2022:
292

YTD	2023	2022	+/-
	1,817	2,156	-15.7%

5-year Aug average: **338****Closed Sales****263** **13.4%**from Jul 2023:
232 **-12.0%**from Aug 2022:
299

YTD	2023	2022	+/-
	1,685	2,051	-17.8%

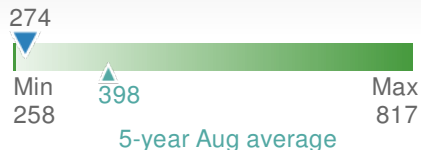
5-year Aug average: **326****Median
Sold Price****\$320,000** **-7.5%**from Jul 2023:
\$345,995 **3.2%**from Aug 2022:
\$310,000

YTD	2023	2022	+/-
	\$320,000	\$290,000	10.3%

5-year Aug average: **\$272,990****Summary**

In Berks County, PA, the median sold price for Detached properties for August was \$320,000, representing a decrease of 7.5% compared to last month and an increase of 3.2% from Aug 2022. The average days on market for units sold in August was 18 days, 31% below the 5-year August average of 26 days. There was a 3.8% month over month increase in new contract activity with 270 New Pendings; a 4.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 340; and a 1.5% increase in supply to 274 active units.

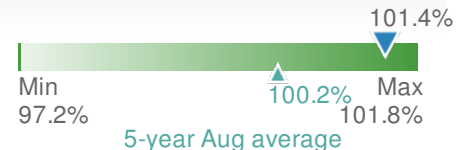
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, down from 1.32 in July and a decrease from 1.68 in August 2022. The Contract Ratio is 19% lower than the 5-year August average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**274**

Jul 2023	Aug 2022
270	258

Avg DOM**18**

Jul 2023	Aug 2022	YTD
20	14	22

**Avg Sold to
OLP Ratio****101.4%**

Jul 2023	Aug 2022	YTD
102.3%	101.8%	101.1%

August 2023

Berks County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings 164

 **39.0%**
 from Jul 2023: **118**
 **-19.2%**
 from Aug 2022: **203**



YTD	2023	2022	+/-
	1,166	1,459	-20.1%

5-year Aug average: **198****New Pendings 143**

 **30.0%**
 from Jul 2023: **110**
 **-13.9%**
 from Aug 2022: **166**

YTD	2023	2022	+/-
	1,068	1,278	-16.4%

5-year Aug average: **178****Closed Sales 124**

 **-0.8%**
 from Jul 2023: **125**
 **-29.1%**
 from Aug 2022: **175**

YTD	2023	2022	+/-
	1,038	1,255	-17.3%

5-year Aug average: **164****Median Sold Price \$184,950**

 **3.6%**
 from Jul 2023: **\$178,600**
 **8.9%**
 from Aug 2022: **\$169,900**

YTD	2023	2022	+/-
	\$172,500	\$162,000	6.5%

5-year Aug average: **\$154,749****Summary**

In Berks County, PA, the median sold price for Attached properties for August was \$184,950, representing an increase of 3.6% compared to last month and an increase of 8.9% from Aug 2022. The average days on market for units sold in August was 13 days, 37% below the 5-year August average of 21 days. There was a 30% month over month increase in new contract activity with 143 New Pendings; a 3.9% MoM increase in All Pendings (new contracts + contracts carried over from July) to 159; and an 18.9% increase in supply to 107 active units.

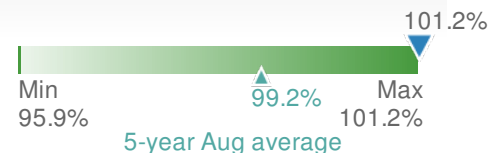
This activity resulted in a Contract Ratio of 1.49 pendings per active listing, down from 1.70 in July and an increase from 1.44 in August 2022. The Contract Ratio is 8% lower than the 5-year August average of 1.62. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 107

Jul 2023	Aug 2022
90	152

Avg DOM 13

Jul 2023	Aug 2022	YTD
17	19	19

Avg Sold to OLP Ratio 101.2%

Jul 2023	Aug 2022	YTD
101.0%	99.9%	100.3%

August 2023

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**26****↑ 13.0%**from Jul 2023:
23**↔ 0.0%**from Aug 2022:
26

YTD	2023	2022	+/-
	184	194	-5.2%

5-year Aug average: **32****New Pendings****26****↓ -3.7%**from Jul 2023:
27**↑ 44.4%**from Aug 2022:
18

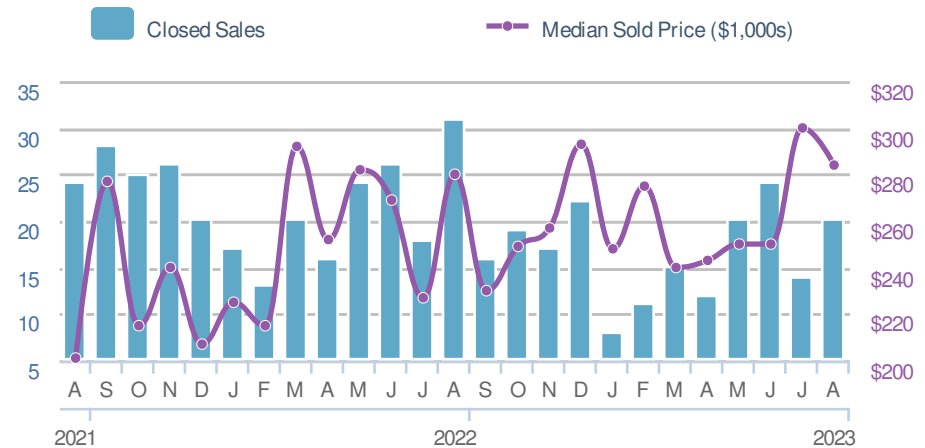
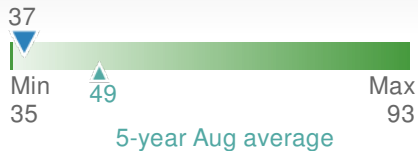
YTD	2023	2022	+/-
	148	172	-14.0%

5-year Aug average: **29****Closed Sales****20****↑ 42.9%**from Jul 2023:
14**↓ -35.5%**from Aug 2022:
31

YTD	2023	2022	+/-
	128	171	-25.1%

5-year Aug average: **27****Median Sold Price****\$284,450****↓ -5.2%**from Jul 2023:
\$300,000**↑ 1.6%**from Aug 2022:
\$280,000

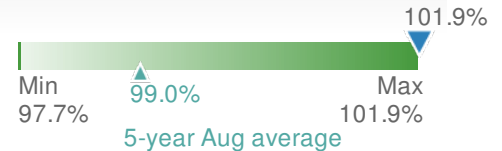
YTD	2023	2022	+/-
	\$265,000	\$255,000	3.9%

5-year Aug average: **\$257,190****Active Listings****37**

Jul 2023	Aug 2022
39	35

Avg DOM**17**

Jul 2023	Aug 2022	YTD
17	14	19

Avg Sold to OLP Ratio**101.9%**

Jul 2023	Aug 2022	YTD
103.6%	99.0%	101.5%

August 2023

Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21** **5.0%**from Jul 2023:
20 **5.0%**from Aug 2022:
20

YTD	2023	2022	+/-
	156	148	5.4%

5-year Aug average: **25****New Pendings****23** **-4.2%**from Jul 2023:
24 **76.9%**from Aug 2022:
13

YTD	2023	2022	+/-
	121	131	-7.6%

5-year Aug average: **23****Closed Sales****19** **58.3%**from Jul 2023:
12 **-24.0%**from Aug 2022:
25

YTD	2023	2022	+/-
	103	131	-21.4%

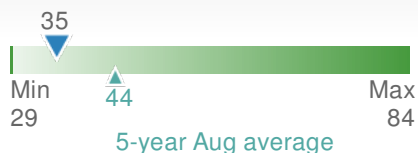
5-year Aug average: **21****Median Sold Price****\$299,000** **-3.5%**from Jul 2023:
\$310,000 **-2.3%**from Aug 2022:
\$306,000

YTD	2023	2022	+/-
	\$299,250	\$289,900	3.2%

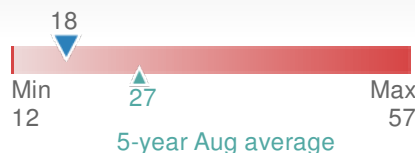
5-year Aug average: **\$285,650****Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for August was \$299,000, representing a decrease of 3.5% compared to last month and a decrease of 2.3% from Aug 2022. The average days on market for units sold in August was 18 days, 33% below the 5-year August average of 27 days. There was a 4.2% month over month decrease in new contract activity with 23 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 30; and a 10.3% decrease in supply to 35 active units.

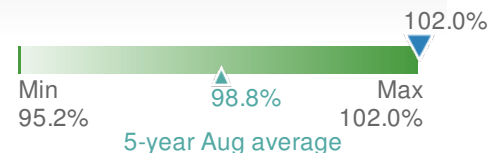
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.72 in July and an increase from 0.68 in August 2022. The Contract Ratio is 13% lower than the 5-year August average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**35**

Jul 2023	Aug 2022
39	31

Avg DOM**18**

Jul 2023	Aug 2022	YTD
19	12	22

Avg Sold to OLP Ratio**102.0%**

Jul 2023	Aug 2022	YTD
103.3%	99.8%	101.2%

August 2023

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5** **66.7%**from Jul 2023:
3 **-16.7%**from Aug 2022:
6

YTD	2023	2022	+/-
	28	46	-39.1%

5-year Aug average: **6****New Pendings****3** **0.0%**from Jul 2023:
3 **-40.0%**from Aug 2022:
5

YTD	2023	2022	+/-
	27	41	-34.1%

5-year Aug average: **6****Closed Sales****1** **-50.0%**from Jul 2023:
2 **-83.3%**from Aug 2022:
6

YTD	2023	2022	+/-
	25	40	-37.5%

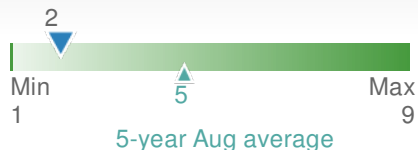
5-year Aug average: **6****Median Sold Price****\$249,000** **23.0%**from Jul 2023:
\$202,500 **24.5%**from Aug 2022:
\$199,950

YTD	2023	2022	+/-
	\$230,000	\$210,450	9.3%

5-year Aug average: **\$189,160****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for August was \$249,000, representing an increase of 23% compared to last month and an increase of 24.5% from Aug 2022. The average days on market for units sold in August was 4 days, 79% below the 5-year August average of 19 days. There was no month over month change in new contract activity with 3 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from July) to 4; and a 0% increase in supply to 2 active units.

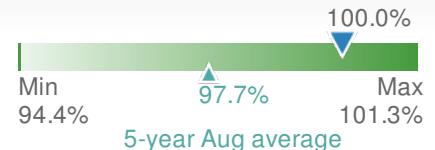
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in July and an increase from 1.50 in August 2022. The Contract Ratio is 45% lower than the 5-year August average of 3.66. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Jul 2023	Aug 2022
0	4

Avg DOM**4**

Jul 2023	Aug 2022	YTD
3	26	7

Avg Sold to OLP Ratio**100.0%**

Jul 2023	Aug 2022	YTD
105.9%	95.5%	102.7%

August 2023

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**14**

250.0% **250.0%**
 from Jul 2023: from Aug 2022:
 4 4

YTD	2023	2022	+/-
	80	92	-13.0%

5-year Aug average: **14****New Pendings****9**

28.6% **80.0%**
 from Jul 2023: from Aug 2022:
 7 5

YTD	2023	2022	+/-
	73	88	-17.0%

5-year Aug average: **12****Closed Sales****11**

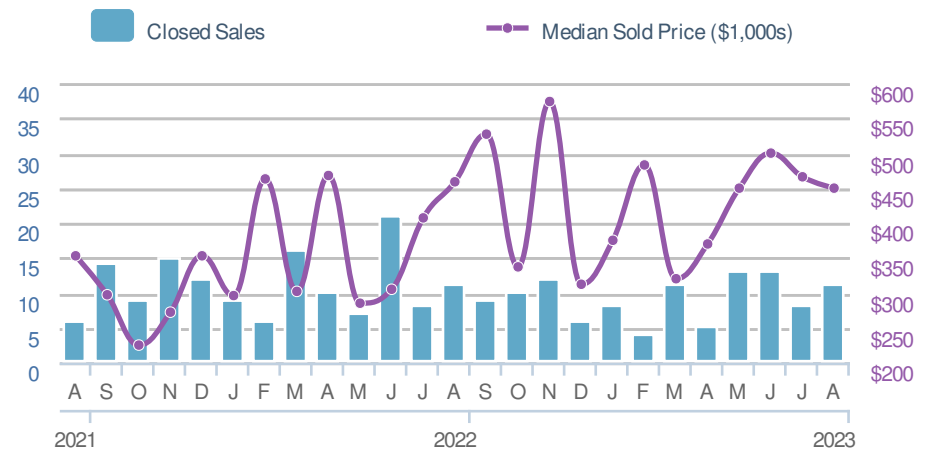
37.5% **0.0%**
 from Jul 2023: from Aug 2022:
 8 11

YTD	2023	2022	+/-
	76	88	-13.6%

5-year Aug average: **12****Median Sold Price****\$450,000**

-3.5% **-2.2%**
 from Jul 2023: from Aug 2022:
 \$466,249 \$459,900

YTD	2023	2022	+/-
	\$450,000	\$340,000	32.4%

5-year Aug average: **\$354,546****Active Listings****10**

10
 Min 6 17 Max 38
 5-year Aug average

Jul 2023	Aug 2022
5	6

Avg DOM**13**

13
 Min 10 18 Max 36
 5-year Aug average

Jul 2023	Aug 2022	YTD
11	10	16

Avg Sold to OLP Ratio**100.6%**

100.6%
 Min 94.8% 99.2% Max 103.2%
 5-year Aug average

Jul 2023	Aug 2022	YTD
101.9%	98.7%	101.0%

August 2023

Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**12**

300.0% **200.0%**
 from Jul 2023: 3 from Aug 2022: 4

YTD	2023	2022	+/-
	67	74	-9.5%

5-year Aug average: **11****New Pendings****7**

16.7% **40.0%**
 from Jul 2023: 6 from Aug 2022: 5

YTD	2023	2022	+/-
	60	69	-13.0%

5-year Aug average: **9****Closed Sales****9**

12.5% **12.5%**
 from Jul 2023: 8 from Aug 2022: 8

YTD	2023	2022	+/-
	65	68	-4.4%

5-year Aug average: **10****Median Sold Price****\$471,500**

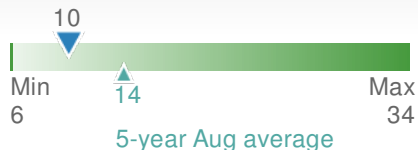
1.1% **-0.7%**
 from Jul 2023: **\$466,249** from Aug 2022: **\$474,750**

YTD	2023	2022	+/-
	\$468,000	\$417,000	12.2%

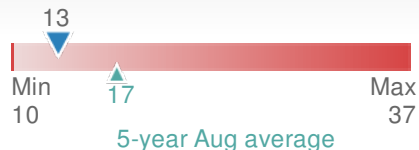
5-year Aug average: **\$380,910****Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for August was \$471,500, representing an increase of 1.1% compared to last month and a decrease of 0.7% from Aug 2022. The average days on market for units sold in August was 13 days, 25% below the 5-year August average of 17 days. There was a 16.7% month over month increase in new contract activity with 7 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 9; and a 100% increase in supply to 10 active units.

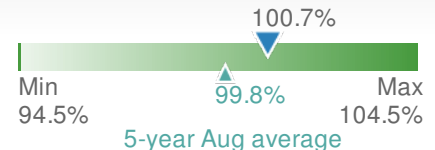
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 2.20 in July and a decrease from 3.50 in August 2022. The Contract Ratio is 48% lower than the 5-year August average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Jul 2023	Aug 2022
5	6

Avg DOM**13**

Jul 2023	Aug 2022	YTD
11	12	18

Avg Sold to OLP Ratio**100.7%**

Jul 2023	Aug 2022	YTD
101.9%	100.2%	100.7%

August 2023

Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**2** **100.0%**

from Jul 2023:

1 **0.0%**

from Aug 2022:

0

YTD	2023	2022	+/-
	13	18	-27.8%

5-year Aug average: **3****New Pendings****2** **100.0%**

from Jul 2023:

1 **0.0%**

from Aug 2022:

0

YTD	2023	2022	+/-
	13	19	-31.6%

5-year Aug average: **3****Closed Sales****2** **0.0%**

from Jul 2023:

0 **-33.3%**

from Aug 2022:

3

YTD	2023	2022	+/-
	11	20	-45.0%

5-year Aug average: **2****Median Sold Price****\$250,055** **0.0%**

from Jul 2023:

\$0 **0.0%**

from Aug 2022:

\$250,000

YTD	2023	2022	+/-
	\$257,500	\$289,224	-11.0%

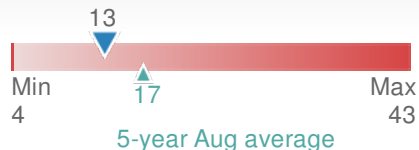
5-year Aug average: **\$229,547****Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for August was \$250,055, representing an increase of 0% compared to last month and an increase of 0% from Aug 2022. The average days on market for units sold in August was 13 days, 25% below the 5-year August average of 17 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 2; and no change in supply with 0 active units.

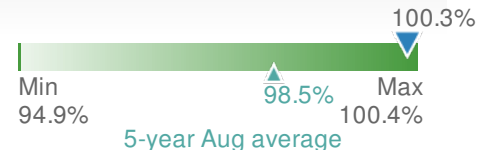
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from July and no change from August 2022. The Contract Ratio is 100% lower than the 5-year August average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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**0**

Jul 2023	Aug 2022
0	0

Avg DOM**13**

Jul 2023	Aug 2022	YTD
0	4	10

Avg Sold to OLP Ratio**100.3%**

Jul 2023	Aug 2022	YTD
0.0%	94.9%	102.4%

August 2023

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**3****↑ 200.0%**

from Jul 2023:

1**↑ 50.0%**

from Aug 2022:

2

YTD	2023	2022	+/-
	11	19	-42.1%

5-year Aug average: **2****New Pendings****2****↔ 0.0%**

from Jul 2023:

0**↔ 0.0%**

from Aug 2022:

0

YTD	2023	2022	+/-
	10	15	-33.3%

5-year Aug average: **2****Closed Sales****0****↓ -100.0%**

from Jul 2023:

1**↓ -100.0%**

from Aug 2022:

3

YTD	2023	2022	+/-
	9	16	-43.8%

5-year Aug average: **2****Median Sold Price****\$0****↓ -100.0%**

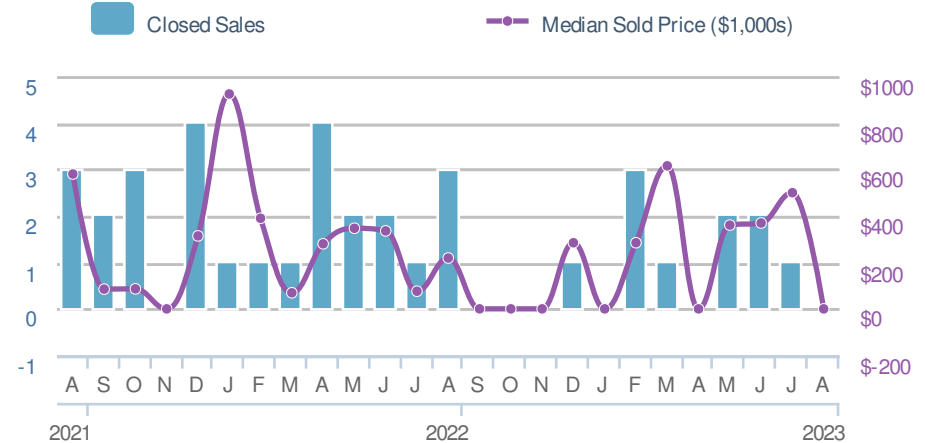
from Jul 2023:

\$500,000**↓ -100.0%**

from Aug 2022:

\$219,000

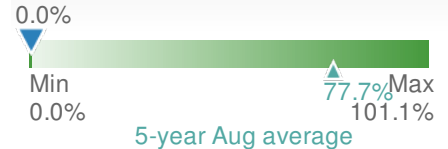
YTD	2023	2022	+/-
	\$345,000	\$269,500	28.0%

5-year Aug average: **\$233,100****Active Listings****3**

Jul 2023	Aug 2022
2	3

Avg DOM**0**

Jul 2023	Aug 2022	YTD
22	56	30

Avg Sold to OLP Ratio**0.0%**

Jul 2023	Aug 2022	YTD
100.0%	96.0%	97.0%

August 2023

Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**3** **200.0%**

from Jul 2023:

1 **50.0%**

from Aug 2022:

2

YTD	2023	2022	+/-
	11	19	-42.1%

5-year Aug average: **2****New Pendings****2** **0.0%**

from Jul 2023:

0 **0.0%**

from Aug 2022:

0

YTD	2023	2022	+/-
	10	15	-33.3%

5-year Aug average: **2****Closed Sales****0** **-100.0%**

from Jul 2023:

1 **-100.0%**

from Aug 2022:

3

YTD	2023	2022	+/-
	9	16	-43.8%

5-year Aug average: **2****Median Sold Price****\$0** **-100.0%**

from Jul 2023:

\$500,000 **-100.0%**

from Aug 2022:

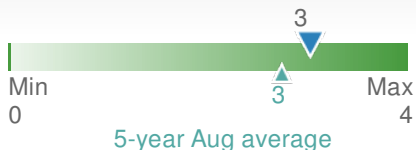
\$219,000

YTD	2023	2022	+/-
	\$345,000	\$269,500	28.0%

5-year Aug average: **\$233,100****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for August was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Aug 2022. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 50 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from July) to 2; and a 50% increase in supply to 3 active units.

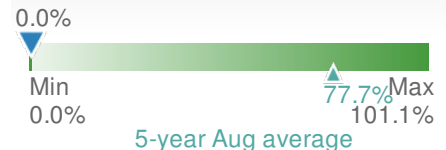
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.00 in July and an increase from 0.00 in August 2022. The Contract Ratio is 38% higher than the 5-year August average of 0.48. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**3**

Jul 2023	Aug 2022
2	3

Avg DOM**0**

Jul 2023	Aug 2022	YTD
22	56	30

Avg Sold to OLP Ratio**0.0%**

Jul 2023	Aug 2022	YTD
100.0%	96.0%	97.0%

August 2023

Upper Perkiomen (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****0**

↔ 0.0% ↔ 0.0%

from Jul 2023: 0 from Aug 2022: 0

YTD	2023	2022	+/- %
	0	0	

5-year Aug average: 0

New Pendings**0**

↔ 0.0% ↔ 0.0%

from Jul 2023: 0 from Aug 2022: 0

YTD	2023	2022	+/- %
	0	0	

5-year Aug average: 0

Closed Sales**0**

↔ 0.0% ↔ 0.0%

from Jul 2023: 0 from Aug 2022: 0

YTD	2023	2022	+/- %
	0	0	

5-year Aug average: 0

Median Sold Price**\$0**

↔ 0.0% ↔ 0.0%

from Jul 2023: \$0 from Aug 2022: \$0

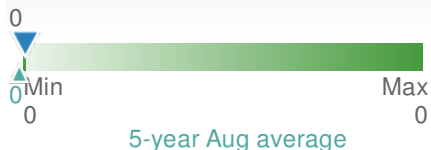
YTD	2023	2022	+/- %
	\$0	\$0	

5-year Aug average: \$0

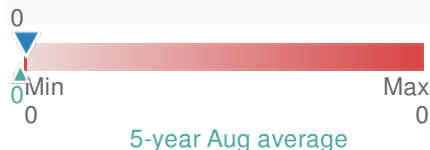
Summary

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

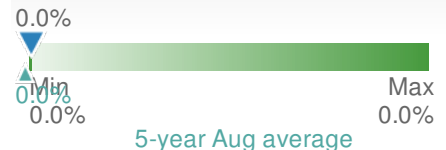
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from July and no change from August 2022. The Contract Ratio is the same as the 5-year August average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates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

Jul 2023	Aug 2022
0	0

Avg DOM**0**

Jul 2023	Aug 2022	YTD
0	0	0

Avg Sold to OLP Ratio**0.0%**

Jul 2023	Aug 2022	YTD
0.0%	0.0%	0.0%