

# October 2023

All Home Types  
Detached  
Attached

## Local Market Insight

### Berks County, PA

**October 2023**

Berks County, PA

Email: ldavis@tcsr.realtor

**New Listings****384****↑14.6%**from Sep 2023:  
**335****↓-9.6%**from Oct 2022:  
**425**

YTD	2023	2022	+/-
	<b>3,968</b>	<b>4,715</b>	-15.8%

5-year Oct average: **494****New Pendings****337****↑0.9%**from Sep 2023:  
**334****↓-8.7%**from Oct 2022:  
**369**

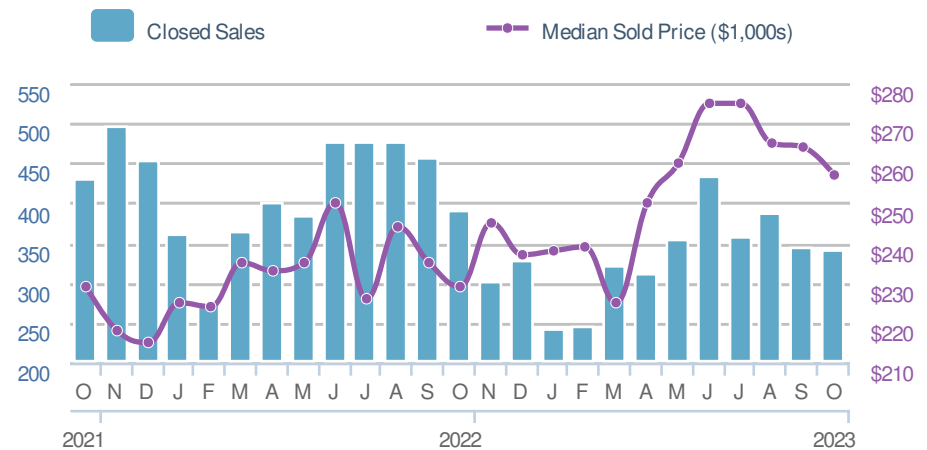
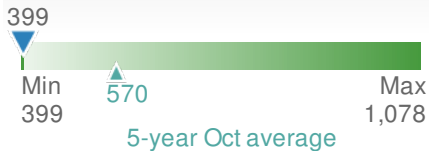
YTD	2023	2022	+/-
	<b>3,536</b>	<b>4,158</b>	-15.0%

5-year Oct average: **454****Closed Sales****340****↓-0.9%**from Sep 2023:  
**343****↓-13.0%**from Oct 2022:  
**391**

YTD	2023	2022	+/-
	<b>3,429</b>	<b>4,177</b>	-17.9%

5-year Oct average: **444****Median Sold Price****\$257,500****↓-2.8%**from Sep 2023:  
**\$264,950****↑12.0%**from Oct 2022:  
**\$229,950**

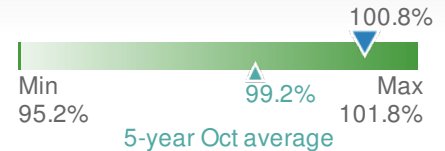
YTD	2023	2022	+/-
	<b>\$255,000</b>	<b>\$234,000</b>	9.0%

5-year Oct average: **\$217,470****Active Listings****399**

Sep 2023	Oct 2022
<b>357</b>	<b>427</b>

**Avg DOM****17**

Sep 2023	Oct 2022	YTD
<b>13</b>	<b>20</b>	<b>20</b>

**Avg Sold to OLP Ratio****100.8%**

Sep 2023	Oct 2022	YTD
<b>100.7%</b>	<b>99.0%</b>	<b>100.8%</b>

**October 2023**

## Berks County, PA - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****256** **11.3%**from Sep 2023:  
**230** **-6.2%**from Oct 2022:  
**273**

YTD	2023	2022	+/-
	<b>2,558</b>	<b>2,908</b>	-12.0%

5-year Oct average: **328****New Pending****232** **8.4%**from Sep 2023:  
**214** **4.5%**from Oct 2022:  
**222**

YTD	2023	2022	+/-
	<b>2,255</b>	<b>2,579</b>	-12.6%

5-year Oct average: **300****Closed Sales****224** **-3.0%**from Sep 2023:  
**231** **-3.4%**from Oct 2022:  
**232**

YTD	2023	2022	+/-
	<b>2,155</b>	<b>2,594</b>	-16.9%

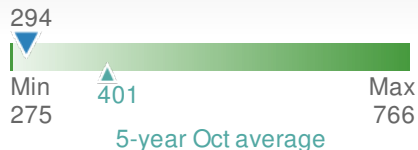
5-year Oct average: **295****Median  
Sold Price****\$301,000** **-2.9%**from Sep 2023:  
**\$310,000** **-1.6%**from Oct 2022:  
**\$306,000**

YTD	2023	2022	+/-
	<b>\$315,000</b>	<b>\$292,600</b>	7.7%

5-year Oct average: **\$265,580****Summary**

In Berks County, PA, the median sold price for Detached properties for October was \$301,000, representing a decrease of 2.9% compared to last month and a decrease of 1.6% from Oct 2022. The average days on market for units sold in October was 17 days, 37% below the 5-year October average of 27 days. There was an 8.4% month over month increase in new contract activity with 232 New Pending; a 2.8% MoM decrease in All Pending (new contracts + contracts carried over from September) to 308; and a 4.6% increase in supply to 294 active units.

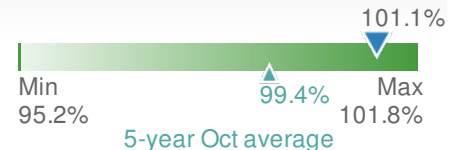
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.13 in September and a decrease from 1.10 in October 2022. The Contract Ratio is 18% lower than the 5-year October average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared 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****294**

Sep 2023	Oct 2022
<b>281</b>	<b>284</b>

**Avg DOM****17**

Sep 2023	Oct 2022	YTD
<b>14</b>	<b>22</b>	<b>21</b>



**Avg Sold to  
OLP Ratio****101.1%**

Sep 2023	Oct 2022	YTD
<b>101.0%</b>	<b>100.0%</b>	<b>101.1%</b>

**October 2023**

Berks County, PA - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings 128**

 **21.9%**  
 from Sep 2023: **105**
 **-15.2%**  
 from Oct 2022: **151**


YTD	2023	2022	+/-
	<b>1,408</b>	<b>1,804</b>	-22.0%

5-year Oct average: **166****New Pendings 105**

 **-12.5%**  
 from Sep 2023: **120**
 **-28.6%**  
 from Oct 2022: **147**



YTD	2023	2022	+/-
	<b>1,280</b>	<b>1,578</b>	-18.9%

5-year Oct average: **154****Closed Sales 116**

 **3.6%**  
 from Sep 2023: **112**
 **-27.0%**  
 from Oct 2022: **159**

YTD	2023	2022	+/-
	<b>1,273</b>	<b>1,582</b>	-19.5%

5-year Oct average: **149****Median Sold Price \$180,250**

 **3.0%**  
 from Sep 2023: **\$175,000**
 **6.1%**  
 from Oct 2022: **\$169,900**

YTD	2023	2022	+/-
	<b>\$174,000</b>	<b>\$161,490</b>	7.7%

5-year Oct average: **\$152,450****Summary**

In Berks County, PA, the median sold price for Attached properties for October was \$180,250, representing an increase of 3% compared to last month and an increase of 6.1% from Oct 2022. The average days on market for units sold in October was 17 days, 18% below the 5-year October average of 21 days. There was a 12.5% month over month decrease in new contract activity with 105 New Pendings; a 15% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 136; and a 38.2% increase in supply to 105 active units.

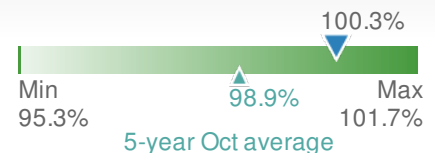
This activity resulted in a Contract Ratio of 1.30 pendings per active listing, down from 2.11 in September and a decrease from 1.34 in October 2022. The Contract Ratio is 15% lower than the 5-year October average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared 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 105**

Sep 2023	Oct 2022
<b>76</b>	<b>143</b>

**Avg DOM 17**

Sep 2023	Oct 2022	YTD
<b>12</b>	<b>16</b>	<b>18</b>

**Avg Sold to OLP Ratio 100.3%**

Sep 2023	Oct 2022	YTD
<b>100.2%</b>	<b>97.4%</b>	<b>100.3%</b>

**October 2023**

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

**New Listings****35**
**66.7%**  
from Sep 2023:  
**21**
**118.8%**  
from Oct 2022:  
**16**

YTD	2023	2022	+/-
	<b>246</b>	<b>231</b>	6.5%

5-year Oct average: **33****New Pendings****31**
**82.4%**  
from Sep 2023:  
**17**
**55.0%**  
from Oct 2022:  
**20**

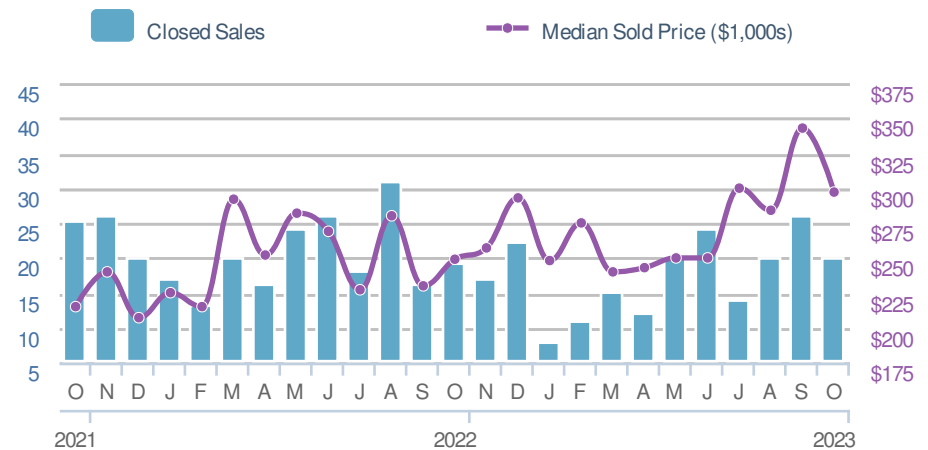
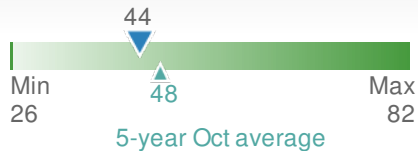
YTD	2023	2022	+/-
	<b>195</b>	<b>209</b>	-6.7%

5-year Oct average: **31****Closed Sales****20**
**-23.1%**  
from Sep 2023:  
**26**
**5.3%**  
from Oct 2022:  
**19**

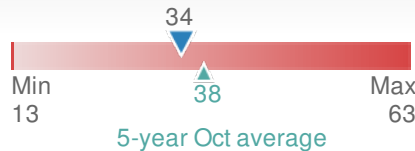
YTD	2023	2022	+/-
	<b>175</b>	<b>209</b>	-16.3%

5-year Oct average: **30****Median Sold Price****\$297,500**
**-13.3%**  
from Sep 2023:  
**\$343,000**
**19.0%**  
from Oct 2022:  
**\$249,900**

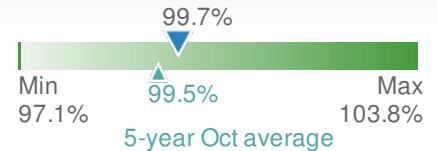
YTD	2023	2022	+/-
	<b>\$275,000</b>	<b>\$255,000</b>	7.8%

5-year Oct average: **\$233,260****Active Listings****44**

Sep 2023	Oct 2022
<b>43</b>	<b>34</b>

**Avg DOM****34**

Sep 2023	Oct 2022	YTD
<b>14</b>	<b>13</b>	<b>26</b>



**Avg Sold to OLP Ratio****99.7%**

Sep 2023	Oct 2022	YTD
<b>101.9%</b>	<b>99.4%</b>	<b>101.7%</b>

**October 2023**



## Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****29**

 **61.1%**     **107.1%**  
 from Sep 2023: 18    from Oct 2022: 14



YTD	2023	2022	+/-
	<b>208</b>	176	18.2%

5-year Oct average: **28****New Pendings****27**

 **92.9%**     **50.0%**  
 from Sep 2023: 14    from Oct 2022: 18



YTD	2023	2022	+/-
	<b>161</b>	159	1.3%

5-year Oct average: **26****Closed Sales****17**

 **-22.7%**     **54.5%**  
 from Sep 2023: 22    from Oct 2022: 11

YTD	2023	2022	+/-
	<b>143</b>	157	-8.9%

5-year Oct average: **25****Median Sold Price****\$300,000**

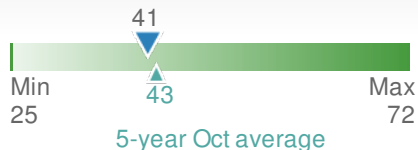
 **-17.8%**     **-16.7%**  
 from Sep 2023: **\$365,000**    from Oct 2022: **\$360,000**

YTD	2023	2022	+/-
	<b>\$300,000</b>	\$295,000	1.7%

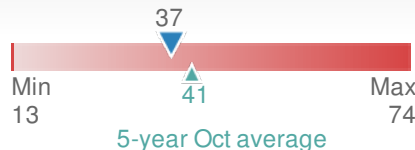
5-year Oct average: **\$266,746****Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for October was \$300,000, representing a decrease of 17.8% compared to last month and a decrease of 16.7% from Oct 2022. The average days on market for units sold in October was 37 days, 10% below the 5-year October average of 41 days. There was a 92.9% month over month increase in new contract activity with 27 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from September) to 30; and a 2.4% decrease in supply to 41 active units.

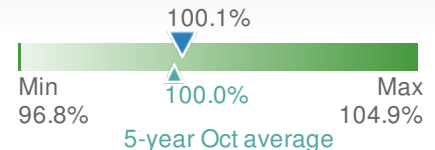
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, up from 0.50 in September and a decrease from 0.77 in October 2022. The Contract Ratio is 14% lower than the 5-year October average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity compared 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****41**

Sep 2023	Oct 2022
<b>42</b>	<b>30</b>

**Avg DOM****37**

Sep 2023	Oct 2022	YTD
<b>15</b>	<b>13</b>	<b>30</b>

**Avg Sold to OLP Ratio****100.1%**

Sep 2023	Oct 2022	YTD
<b>100.7%</b>	<b>101.1%</b>	<b>101.4%</b>

**October 2023**

## Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****6**

**100.0%** **200.0%**  
 from Sep 2023: 3 from Oct 2022: 2

YTD	2023	2022	+/-
	<b>38</b>	<b>55</b>	-30.9%

5-year Oct average: 5

**New Pendings****4**

**33.3%** **100.0%**  
 from Sep 2023: 3 from Oct 2022: 2

YTD	2023	2022	+/-
	<b>34</b>	<b>50</b>	-32.0%

5-year Oct average: 5

**Closed Sales****3**

**-25.0%** **-62.5%**  
 from Sep 2023: 4 from Oct 2022: 8

YTD	2023	2022	+/-
	<b>32</b>	<b>52</b>	-38.5%

5-year Oct average: 6

**Median Sold Price****\$210,000**

**-3.4%** **2.2%**  
 from Sep 2023: **\$217,500** from Oct 2022: **\$205,550**

YTD	2023	2022	+/-
	<b>\$218,000</b>	<b>\$207,250</b>	5.2%

5-year Oct average: **\$188,900****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for October was \$210,000, representing a decrease of 3.4% compared to last month and an increase of 2.2% from Oct 2022. The average days on market for units sold in October was 17 days, 12% below the 5-year October average of 19 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 4; and a 200% increase in supply to 3 active units.

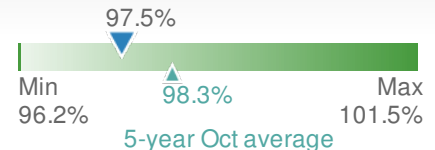
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 3.00 in September and an increase from 0.75 in October 2022. The Contract Ratio is 54% lower than the 5-year October average of 2.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Sep 2023	Oct 2022
<b>1</b>	<b>4</b>

**Avg DOM****17**

Sep 2023	Oct 2022	YTD
<b>5</b>	<b>14</b>	<b>8</b>

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

Sep 2023	Oct 2022	YTD
<b>108.5%</b>	<b>97.1%</b>	<b>103.0%</b>

**October 2023**

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

**New Listings****10****↑ 11.1%**from Sep 2023:  
**9****↓ -9.1%**from Oct 2022:  
**11**

YTD	2023	2022	+/-
	<b>100</b>	<b>115</b>	-13.0%

5-year Oct average: **12****New Pendings****13****↑ 44.4%**from Sep 2023:  
**9****↑ 30.0%**from Oct 2022:  
**10**

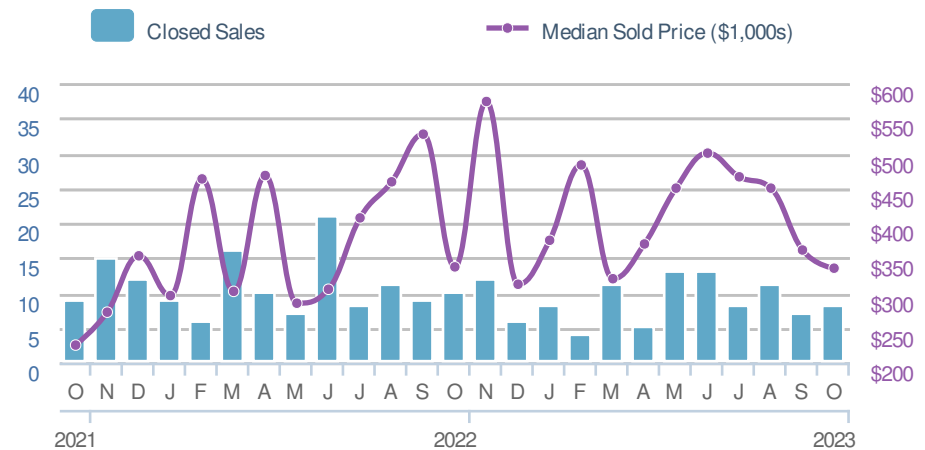
YTD	2023	2022	+/-
	<b>95</b>	<b>107</b>	-11.2%

5-year Oct average: **12****Closed Sales****8****↑ 14.3%**from Sep 2023:  
**7****↓ -20.0%**from Oct 2022:  
**10**

YTD	2023	2022	+/-
	<b>92</b>	<b>107</b>	-14.0%

5-year Oct average: **11****Median Sold Price****\$335,000****↓ -7.2%**from Sep 2023:  
**\$361,000****↓ -0.6%**from Oct 2022:  
**\$337,088**

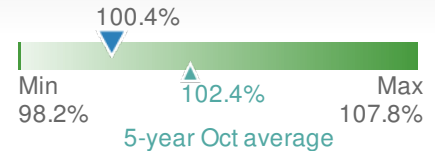
YTD	2023	2022	+/-
	<b>\$435,000</b>	<b>\$343,400</b>	26.7%

5-year Oct average: **\$295,318****Active Listings****5**

Sep 2023	Oct 2022
<b>10</b>	<b>8</b>

**Avg DOM****16**

Sep 2023	Oct 2022	YTD
<b>8</b>	<b>10</b>	<b>16</b>

**Avg Sold to OLP Ratio****100.4%**

Sep 2023	Oct 2022	YTD
<b>101.1%</b>	<b>104.7%</b>	<b>100.9%</b>



**October 2023**

## Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****9** **12.5%**from Sep 2023:  
**8** **-10.0%**from Oct 2022:  
**10**

YTD	2023	2022	+/-
	<b>85</b>	<b>91</b>	-6.6%

5-year Oct average: **10****New Pendings****12** **50.0%**from Sep 2023:  
**8** **71.4%**from Oct 2022:  
**7**

YTD	2023	2022	+/-
	<b>80</b>	<b>82</b>	-2.4%

5-year Oct average: **10****Closed Sales****8** **60.0%**from Sep 2023:  
**5** **14.3%**from Oct 2022:  
**7**

YTD	2023	2022	+/-
	<b>79</b>	<b>83</b>	-4.8%

5-year Oct average: **9****Median Sold Price****\$335,000** **-7.2%**from Sep 2023:  
**\$361,000** **-28.5%**from Oct 2022:  
**\$468,800**

YTD	2023	2022	+/-
	<b>\$462,500</b>	<b>\$430,000</b>	7.6%

5-year Oct average: **\$339,760****Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for October was \$335,000, representing a decrease of 7.2% compared to last month and a decrease of 28.5% from Oct 2022. The average days on market for units sold in October was 16 days, 5% below the 5-year October average of 17 days. There was a 50% month over month increase in new contract activity with 12 New Pendings; a 36.4% MoM increase in All Pendings (new contracts + contracts carried over from September) to 15; and a 50% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.10 in September and an increase from 2.38 in October 2022. The Contract Ratio is 34% higher than the 5-year October average of 2.25. 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**

Sep 2023	Oct 2022
<b>10</b>	<b>8</b>

**Avg DOM****16**

Sep 2023	Oct 2022	YTD
<b>8</b>	<b>11</b>	<b>17</b>

**Avg Sold to OLP Ratio****100.4%**

Sep 2023	Oct 2022	YTD
<b>102.0%</b>	<b>106.2%</b>	<b>100.8%</b>

**October 2023**

## Twin Valley (Berks, PA) - Attached

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

↔ 0.0%

from Sep 2023:  
1

↔ 0.0%

from Oct 2022:  
1

YTD	2023	2022	+/-
	<b>15</b>	<b>24</b>	-37.5%

5-year Oct average: 1

**New Pendings****1**

↔ 0.0%

from Sep 2023:  
1

↓ -66.7%

from Oct 2022:  
3

YTD	2023	2022	+/-
	<b>15</b>	<b>25</b>	-40.0%

5-year Oct average: 2

**Closed Sales****0**

↓ -100.0%

from Sep 2023:  
2

↓ -100.0%

from Oct 2022:  
3

YTD	2023	2022	+/-
	<b>13</b>	<b>24</b>	-45.8%

5-year Oct average: 2

**Median Sold Price****\$0**

↓ -100.0%

from Sep 2023:  
\$330,000

↓ -100.0%

from Oct 2022:  
\$282,000

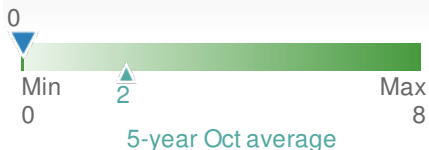
YTD	2023	2022	+/-
	<b>\$270,000</b>	<b>\$283,500</b>	-4.8%

5-year Oct average: \$135,290

**Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for October was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Oct 2022. The average days on market for units sold in October was 0 days, 100% below the 5-year October average of 26 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 September) 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 September and no change from October 2022. The Contract Ratio is 100% lower than the 5-year October average of 0.50. 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**

Sep 2023	Oct 2022
<b>0</b>	<b>0</b>

**Avg DOM****0**

Sep 2023	Oct 2022	YTD
<b>7</b>	<b>9</b>	<b>9</b>

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

Sep 2023	Oct 2022	YTD
<b>98.8%</b>	<b>101.2%</b>	<b>101.8%</b>

**October 2023**

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

**New Listings****2****↑ 100.0%**from Sep 2023:  
**1****↔ 0.0%**from Oct 2022:  
**0**

YTD	2023	2022	+/-
	<b>14</b>	<b>22</b>	<b>-36.4%</b>

5-year Oct average: **2****New Pendings****0****↓ -100.0%**from Sep 2023:  
**2****↔ 0.0%**from Oct 2022:  
**0**

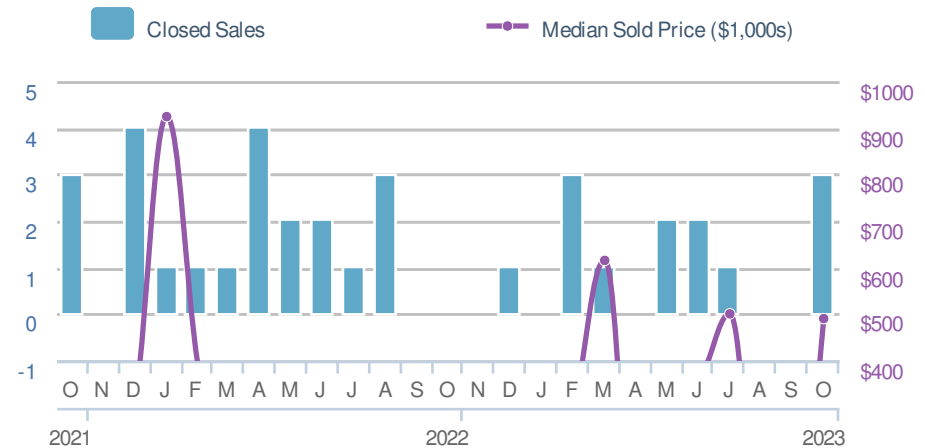
YTD	2023	2022	+/-
	<b>12</b>	<b>16</b>	<b>-25.0%</b>

5-year Oct average: **1****Closed Sales****3****↔ 0.0%**from Sep 2023:  
**0****↔ 0.0%**from Oct 2022:  
**0**

YTD	2023	2022	+/-
	<b>12</b>	<b>16</b>	<b>-25.0%</b>

5-year Oct average: **1****Median Sold Price****\$490,000****↔ 0.0%**from Sep 2023:  
**\$0****↔ 0.0%**from Oct 2022:  
**\$0**

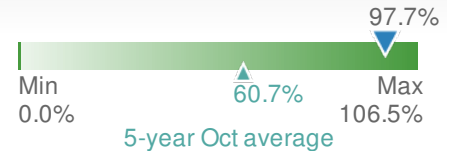
YTD	2023	2022	+/-
	<b>\$393,000</b>	<b>\$269,500</b>	<b>45.8%</b>

5-year Oct average: **\$161,300****Active Listings****2**

Sep 2023	Oct 2022
<b>1</b>	<b>3</b>

**Avg DOM****25**

Sep 2023	Oct 2022	YTD
<b>0</b>	<b>0</b>	<b>29</b>

**Avg Sold to OLP Ratio****97.7%**

Sep 2023	Oct 2022	YTD
<b>0.0%</b>	<b>0.0%</b>	<b>97.2%</b>

**October 2023**

## Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****2** **100.0%**from Sep 2023:  
**1** **0.0%**from Oct 2022:  
**0**

YTD	2023	2022	+/-
	<b>14</b>	<b>22</b>	-36.4%

5-year Oct average: **1****New Pendings****0** **-100.0%**from Sep 2023:  
**2** **0.0%**from Oct 2022:  
**0**

YTD	2023	2022	+/-
	<b>12</b>	<b>16</b>	-25.0%

5-year Oct average: **1****Closed Sales****3** **0.0%**from Sep 2023:  
**0** **0.0%**from Oct 2022:  
**0**

YTD	2023	2022	+/-
	<b>12</b>	<b>16</b>	-25.0%

5-year Oct average: **1****Median Sold Price****\$490,000** **0.0%**from Sep 2023:  
**\$0** **0.0%**from Oct 2022:  
**\$0**

YTD	2023	2022	+/-
	<b>\$393,000</b>	<b>\$269,500</b>	45.8%

5-year Oct average: **\$161,300****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for October was \$490,000, representing an increase of 0% compared to last month and an increase of 0% from Oct 2022. The average days on market for units sold in October was 25 days, 191% above the 5-year October average of 9 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 1; and a 100% increase in supply to 2 active units.

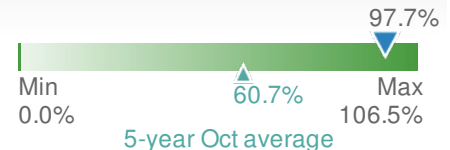
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 4.00 in September and an increase from 0.33 in October 2022. The Contract Ratio is 32% lower than the 5-year October average of 0.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Sep 2023	Oct 2022
<b>1</b>	<b>3</b>

**Avg DOM****25**

Sep 2023	Oct 2022	YTD
<b>0</b>	<b>0</b>	<b>29</b>

**Avg Sold to OLP Ratio****97.7%**

Sep 2023	Oct 2022	YTD
<b>0.0%</b>	<b>0.0%</b>	<b>97.2%</b>

**October 2023**

## Upper Perkiomen (Berks, PA) - Attached

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

↔ 0.0%

from Sep 2023:  
**0**

↔ 0.0%

from Oct 2022:  
**0**

YTD	2023	2022	+/-
	<b>0</b>	<b>0</b>	%

5-year Oct average: **0****New Pendings****0**

↔ 0.0%

from Sep 2023:  
**0**

↔ 0.0%

from Oct 2022:  
**0**

YTD	2023	2022	+/-
	<b>0</b>	<b>0</b>	%

5-year Oct average: **0****Closed Sales****0**

↔ 0.0%

from Sep 2023:  
**0**

↔ 0.0%

from Oct 2022:  
**0**

YTD	2023	2022	+/-
	<b>0</b>	<b>0</b>	%

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

↔ 0.0%

from Sep 2023:  
**\$0**

↔ 0.0%

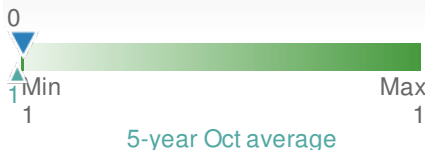
from Oct 2022:  
**\$0**

YTD	2023	2022	+/-
	<b>\$0</b>	<b>\$0</b>	%

5-year Oct average: **\$0****Summary**

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

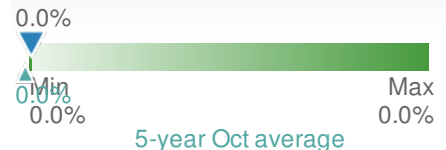
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from September and no change from October 2022. The Contract Ratio is the same as the 5-year October average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

Sep 2023	Oct 2022
<b>0</b>	<b>0</b>

**Avg DOM****0**

Sep 2023	Oct 2022	YTD
<b>0</b>	<b>0</b>	<b>0</b>

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

Sep 2023	Oct 2022	YTD
<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>