

# November 2023

All Home Types  
Detached  
Attached

## Local Market Insight

Berks County, PA

**November 2023**  
Berks County, PA

Email: ldavis@tcsr.realtor

**New Listings****303****↓ -21.1%**from Oct 2023:  
**384****↓ -5.3%**from Nov 2022:  
**320**

YTD	2023	2022	+/-
	<b>4,285</b>	<b>5,035</b>	-14.9%

5-year Nov average: **382****New Pendings****324****↓ -3.9%**from Oct 2023:  
**337****↓ -3.6%**from Nov 2022:  
**336**

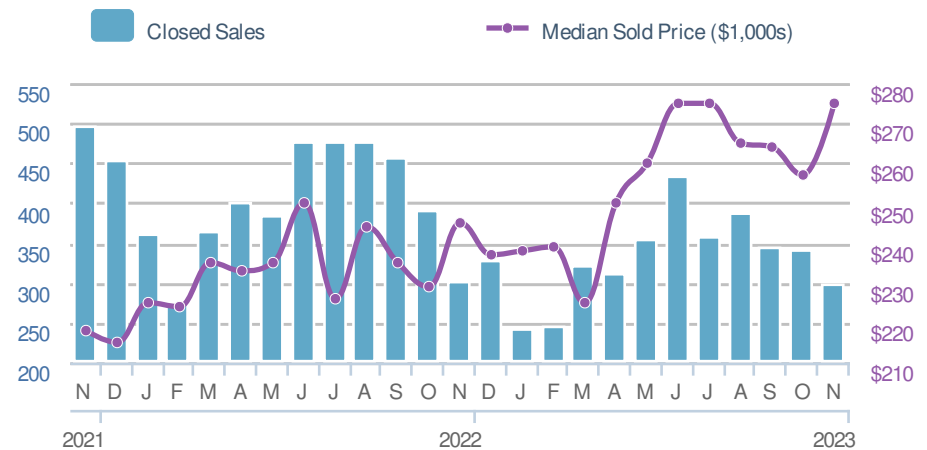
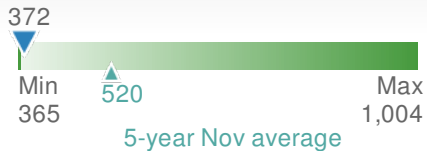
YTD	2023	2022	+/-
	<b>3,835</b>	<b>4,479</b>	-14.4%

5-year Nov average: **392****Closed Sales****296****↓ -12.9%**from Oct 2023:  
**340****↓ -2.0%**from Nov 2022:  
**302**

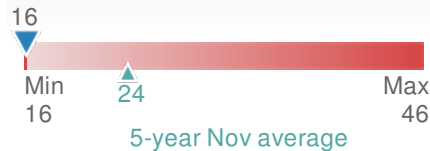
YTD	2023	2022	+/-
	<b>3,730</b>	<b>4,488</b>	-16.9%

5-year Nov average: **400****Median Sold Price****\$275,000****↑ 6.8%**from Oct 2023:  
**\$257,500****↑ 12.2%**from Nov 2022:  
**\$245,000**

YTD	2023	2022	+/-
	<b>\$256,000</b>	<b>\$235,000</b>	8.9%

5-year Nov average: **\$222,420****Active Listings****372**

Oct 2023	Nov 2022
<b>399</b>	<b>365</b>

**Avg DOM****16**

Oct 2023	Nov 2022	YTD
<b>17</b>	<b>19</b>	<b>20</b>

**Avg Sold to OLP Ratio****99.8%**

Oct 2023	Nov 2022	YTD
<b>100.8%</b>	<b>98.5%</b>	<b>100.7%</b>


**November 2023**

Berks County, PA - Detached

Tri-County Suburban REALTORS


Email: ldavis@tcsr.realtor

**New Listings 176**

 **-31.3%**  
 from Oct 2023: **256**  
 **-9.7%**  
 from Nov 2022: **195**



YTD	2023	2022	+/-
	<b>2,739</b>	<b>3,103</b>	-11.7%

5-year Nov average: **239****New Pendings 212**

 **-8.6%**  
 from Oct 2023: **232**  
 **1.0%**  
 from Nov 2022: **210**



YTD	2023	2022	+/-
	<b>2,444</b>	<b>2,788</b>	-12.3%

5-year Nov average: **255****Closed Sales 206**

 **-8.0%**  
 from Oct 2023: **224**  
 **4.0%**  
 from Nov 2022: **198**

YTD	2023	2022	+/-
	<b>2,363</b>	<b>2,799</b>	-15.6%

5-year Nov average: **263****Median Sold Price \$310,000**

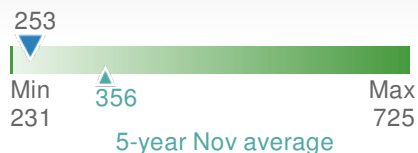
 **3.0%**  
 from Oct 2023: **\$301,000**  
 **0.0%**  
 from Nov 2022: **\$310,000**

YTD	2023	2022	+/-
	<b>\$315,000</b>	<b>\$295,000</b>	6.8%

5-year Nov average: **\$270,670****Summary**

In Berks County, PA, the median sold price for Detached properties for November was \$310,000, representing an increase of 3% compared to last month and no change from Nov 2022. The average days on market for units sold in November was 17 days, 30% below the 5-year November average of 24 days. There was an 8.6% month over month decrease in new contract activity with 212 New Pendings; a 6.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 288; and a 13.9% decrease in supply to 253 active units.

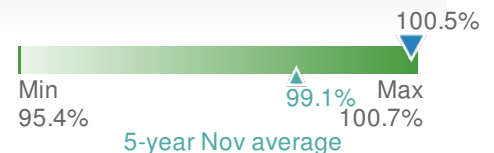
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 1.05 in October and a decrease from 1.36 in November 2022. The Contract Ratio is 18% lower than the 5-year November average of 1.39. A higher Contract Ratio signifies a relative increase in contract activity compared 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 253**

Oct 2023	Nov 2022
<b>294</b>	<b>233</b>

**Avg DOM 17**

Oct 2023	Nov 2022	YTD
<b>17</b>	<b>19</b>	<b>21</b>

**Avg Sold to OLP Ratio 100.5%**

Oct 2023	Nov 2022	YTD
<b>101.1%</b>	<b>98.7%</b>	<b>101.0%</b>



**November 2023**

Berks County, PA - Attached

Tri-County Suburban REALTORS



Email: ldavis@tcsr.realtor

**New Listings 127**

 **-0.8%**  
 from Oct 2023: **128**
 **1.6%**  
 from Nov 2022: **125**



YTD	2023	2022	+/-
	<b>1,544</b>	<b>1,929</b>	-20.0%

5-year Nov average: **144****New Pendings 112**

 **6.7%**  
 from Oct 2023: **105**
 **-11.1%**  
 from Nov 2022: **126**



YTD	2023	2022	+/-
	<b>1,390</b>	<b>1,690</b>	-17.8%

5-year Nov average: **137****Closed Sales 90**

 **-22.4%**  
 from Oct 2023: **116**
 **-13.5%**  
 from Nov 2022: **104**

YTD	2023	2022	+/-
	<b>1,366</b>	<b>1,688</b>	-19.1%

5-year Nov average: **137****Median Sold Price \$175,500**

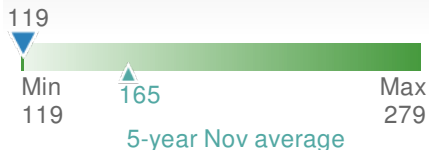
 **-2.6%**  
 from Oct 2023: **\$180,250**
 **9.7%**  
 from Nov 2022: **\$160,000**

YTD	2023	2022	+/-
	<b>\$175,000</b>	<b>\$161,001</b>	8.7%

5-year Nov average: **\$146,460****Summary**

In Berks County, PA, the median sold price for Attached properties for November was \$175,500, representing a decrease of 2.6% compared to last month and an increase of 9.7% from Nov 2022. The average days on market for units sold in November was 15 days, 34% below the 5-year November average of 23 days. There was a 6.7% month over month increase in new contract activity with 112 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from October) to 153; and a 13.3% increase in supply to 119 active units.

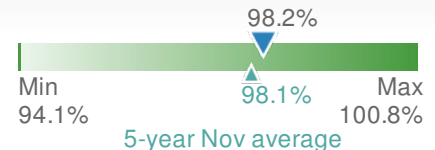
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.30 in October and a decrease from 1.47 in November 2022. The Contract Ratio is 10% lower than the 5-year November average of 1.43. A higher Contract Ratio signifies a relative increase in contract activity compared 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 119**

Oct 2023	Nov 2022
<b>105</b>	<b>132</b>

**Avg DOM 15**

Oct 2023	Nov 2022	YTD
<b>17</b>	<b>18</b>	<b>18</b>

**Avg Sold to OLP Ratio 98.2%**

Oct 2023	Nov 2022	YTD
<b>100.3%</b>	<b>97.9%</b>	<b>100.2%</b>

**November 2023**

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

**New Listings****13****↓ -62.9%**from Oct 2023:  
**35****↓ -13.3%**from Nov 2022:  
**15**

YTD	2023	2022	+/-
	<b>260</b>	<b>245</b>	6.1%

5-year Nov average: **19****New Pendings****20****↓ -35.5%**from Oct 2023:  
**31****↑ 5.3%**from Nov 2022:  
**19**

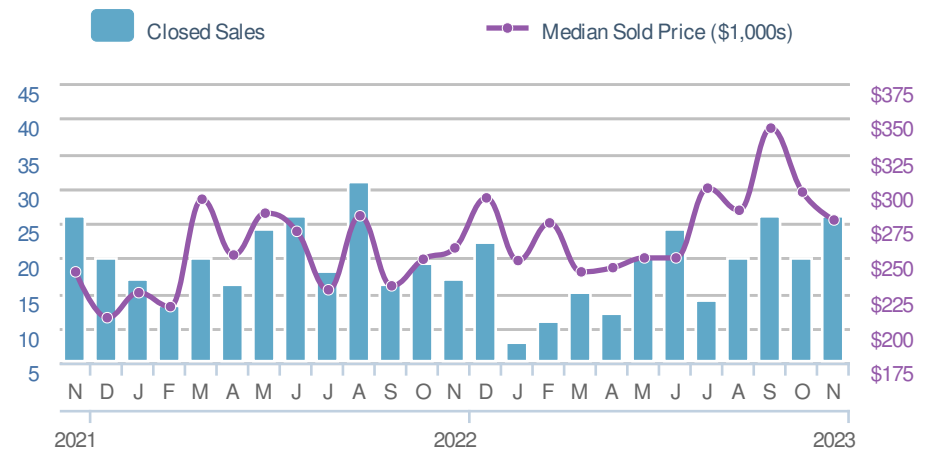
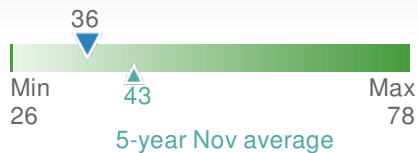
YTD	2023	2022	+/-
	<b>214</b>	<b>228</b>	-6.1%

5-year Nov average: **22****Closed Sales****26****↑ 30.0%**from Oct 2023:  
**20****↑ 52.9%**from Nov 2022:  
**17**

YTD	2023	2022	+/-
	<b>202</b>	<b>226</b>	-10.6%

5-year Nov average: **23****Median Sold Price****\$277,300****↓ -6.8%**from Oct 2023:  
**\$297,500****↑ 7.9%**from Nov 2022:  
**\$257,000**

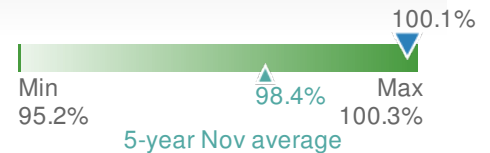
YTD	2023	2022	+/-
	<b>\$275,000</b>	<b>\$255,000</b>	7.8%

5-year Nov average: **\$245,176****Active Listings****36**

Oct 2023	Nov 2022
<b>44</b>	<b>26</b>

**Avg DOM****11**

Oct 2023	Nov 2022	YTD
<b>34</b>	<b>25</b>	<b>25</b>



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

Oct 2023	Nov 2022	YTD
<b>99.7%</b>	<b>97.3%</b>	<b>101.5%</b>

**November 2023**



## Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****12**

 **-58.6%**  
 from Oct 2023: **29**  
 **-14.3%**  
 from Nov 2022: **14**



YTD	2023	2022	+/-
	<b>220</b>	<b>189</b>	16.4%

5-year Nov average: **15****New Pendings****19**

 **-29.6%**  
 from Oct 2023: **27**  
 **26.7%**  
 from Nov 2022: **15**


YTD	2023	2022	+/-
	<b>178</b>	<b>174</b>	2.3%

5-year Nov average: **17****Closed Sales****22**

 **29.4%**  
 from Oct 2023: **17**  
 **69.2%**  
 from Nov 2022: **13**

YTD	2023	2022	+/-
	<b>165</b>	<b>170</b>	-2.9%

5-year Nov average: **18****Median Sold Price****\$290,500**

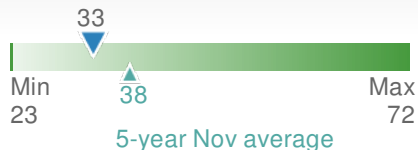
 **-3.2%**  
 from Oct 2023: **\$300,000**  
 **-1.5%**  
 from Nov 2022: **\$295,000**

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

5-year Nov average: **\$267,040****Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for November was \$290,500, representing a decrease of 3.2% compared to last month and a decrease of 1.5% from Nov 2022. The average days on market for units sold in November was 12 days, 66% below the 5-year November average of 36 days. There was a 29.6% month over month decrease in new contract activity with 19 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 25; and a 19.5% decrease in supply to 33 active units.

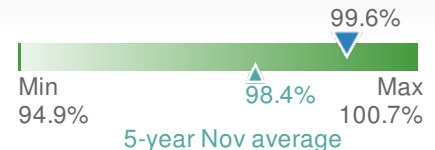
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, up from 0.73 in October and a decrease from 1.00 in November 2022. The Contract Ratio is 15% lower than the 5-year November average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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****33**

Oct 2023	Nov 2022
<b>41</b>	<b>25</b>

**Avg DOM****12**

Oct 2023	Nov 2022	YTD
<b>37</b>	<b>18</b>	<b>29</b>

**Avg Sold to OLP Ratio****99.6%**

Oct 2023	Nov 2022	YTD
<b>100.1%</b>	<b>97.8%</b>	<b>101.2%</b>

**November 2023**

## Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****1** **-83.3%**

from Oct 2023:

**6** **0.0%**

from Nov 2022:

**1**

YTD	2023	2022	+/-
	<b>40</b>	<b>56</b>	-28.6%

5-year Nov average: **5****New Pendings****1** **-75.0%**

from Oct 2023:

**4** **-75.0%**

from Nov 2022:

**4**

YTD	2023	2022	+/-
	<b>36</b>	<b>54</b>	-33.3%

5-year Nov average: **5****Closed Sales****4** **33.3%**

from Oct 2023:

**3** **0.0%**

from Nov 2022:

**4**

YTD	2023	2022	+/-
	<b>37</b>	<b>56</b>	-33.9%

5-year Nov average: **5****Median Sold Price****\$250,000** **19.0%**

from Oct 2023:

**\$210,000** **24.1%**

from Nov 2022:

**\$201,500**

YTD	2023	2022	+/-
	<b>\$230,000</b>	<b>\$204,000</b>	12.7%

5-year Nov average: **\$191,190****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for November was \$250,000, representing an increase of 19% compared to last month and an increase of 24.1% from Nov 2022. The average days on market for units sold in November was 5 days, 76% below the 5-year November average of 21 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 1; and no change in supply with 3 active units.

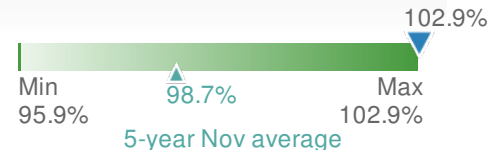
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.33 in October and a decrease from 3.00 in November 2022. The Contract Ratio is 80% lower than the 5-year November average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

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

**Avg DOM****5**

Oct 2023	Nov 2022	YTD
<b>17</b>	<b>49</b>	<b>7</b>

**Avg Sold to OLP Ratio****102.9%**

Oct 2023	Nov 2022	YTD
<b>97.5%</b>	<b>95.9%</b>	<b>103.0%</b>

**November 2023**

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

**New Listings****6**

**-40.0%**  
 from Oct 2023: **10**

**-50.0%**  
 from Nov 2022: **12**

YTD	2023	2022	+/-
	<b>105</b>	<b>127</b>	-17.3%

5-year Nov average: **11****New Pendings****6**

**-53.8%**  
 from Oct 2023: **13**

**-33.3%**  
 from Nov 2022: **9**

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

5-year Nov average: **9****Closed Sales****8**

**0.0%**  
 from Oct 2023: **8**

**-33.3%**  
 from Nov 2022: **12**

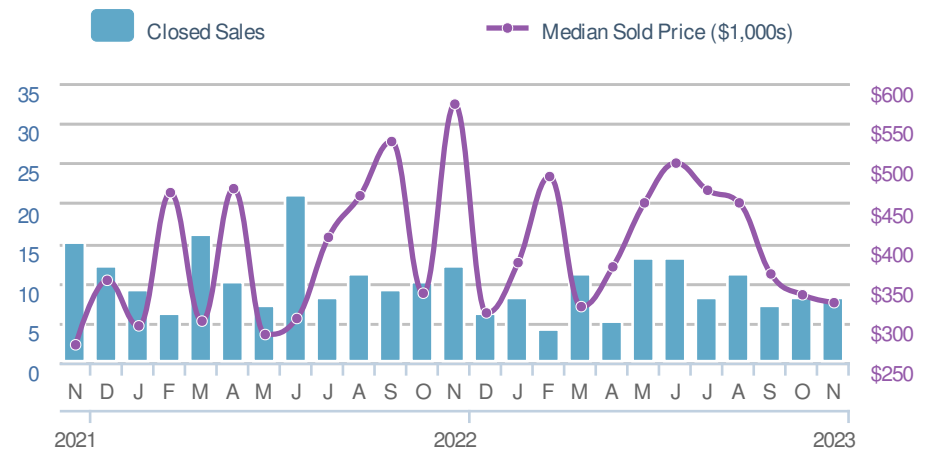
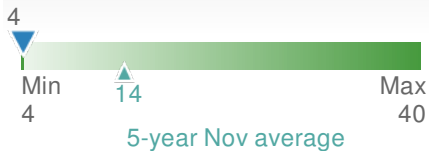
YTD	2023	2022	+/-
	<b>100</b>	<b>119</b>	-16.0%

5-year Nov average: **13****Median Sold Price****\$325,000**

**-3.0%**  
 from Oct 2023: **\$335,000**

**-43.4%**  
 from Nov 2022: **\$574,581**

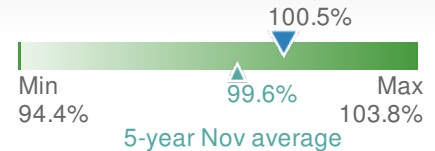
YTD	2023	2022	+/-
	<b>\$426,000</b>	<b>\$350,000</b>	21.7%

5-year Nov average: **\$331,166****Active Listings****4**

Oct 2023	Nov 2022
<b>5</b>	<b>5</b>

**Avg DOM****7**

Oct 2023	Nov 2022	YTD
<b>16</b>	<b>10</b>	<b>15</b>

**Avg Sold to OLP Ratio****100.5%**

Oct 2023	Nov 2022	YTD
<b>100.4%</b>	<b>98.7%</b>	<b>100.9%</b>




**November 2023**


## Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor


**New Listings****4**


 **-55.6%**  
 from Oct 2023: **9**

 **-66.7%**  
 from Nov 2022: **12**

YTD	2023	2022	+/-
	<b>88</b>	<b>103</b>	-14.6%

5-year Nov average: **10****New Pendings****4**


 **-66.7%**  
 from Oct 2023: **12**

 **-50.0%**  
 from Nov 2022: **8**

YTD	2023	2022	+/-
	<b>83</b>	<b>90</b>	-7.8%


5-year Nov average: **8****Closed Sales****7**


 **-12.5%**  
 from Oct 2023: **8**

 **-30.0%**  
 from Nov 2022: **10**

YTD	2023	2022	+/-
	<b>86</b>	<b>93</b>	-7.5%

5-year Nov average: **11****Median Sold Price****\$327,500**

 **-2.2%**  
 from Oct 2023: **\$335,000**

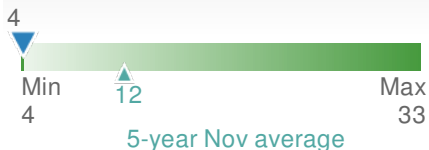
 **-44.9%**  
 from Nov 2022: **\$594,531**

YTD	2023	2022	+/-
	<b>\$450,000</b>	<b>\$430,000</b>	4.7%

5-year Nov average: **\$353,656****Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for November was \$327,500, representing a decrease of 2.2% compared to last month and a decrease of 44.9% from Nov 2022. The average days on market for units sold in November was 8 days, 51% below the 5-year November average of 16 days. There was a 66.7% month over month decrease in new contract activity with 4 New Pendings; a 26.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 11; and a 20% decrease in supply to 4 active units.

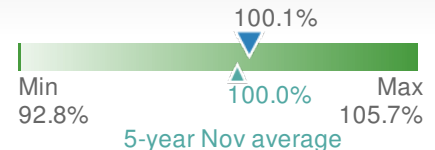
This activity resulted in a Contract Ratio of 2.75 pendings per active listing, down from 3.00 in October and a decrease from 3.40 in November 2022. The Contract Ratio is 18% higher than the 5-year November average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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****4**

Oct 2023	Nov 2022
<b>5</b>	<b>5</b>

**Avg DOM****8**

Oct 2023	Nov 2022	YTD
<b>16</b>	<b>9</b>	<b>16</b>

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

Oct 2023	Nov 2022	YTD
<b>100.4%</b>	<b>99.5%</b>	<b>100.7%</b>

**November 2023**

## Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****2** **100.0%**

from Oct 2023:

**1** **0.0%**

from Nov 2022:

**0**

YTD	2023	2022	+/-
	<b>17</b>	<b>24</b>	-29.2%

5-year Nov average: **1****New Pendings****2** **100.0%**

from Oct 2023:

**1** **100.0%**

from Nov 2022:

**1**

YTD	2023	2022	+/-
	<b>17</b>	<b>25</b>	-32.0%

5-year Nov average: **1****Closed Sales****1** **0.0%**

from Oct 2023:

**0** **-50.0%**

from Nov 2022:

**2**

YTD	2023	2022	+/-
	<b>14</b>	<b>26</b>	-46.2%

5-year Nov average: **3****Median Sold Price****\$246,000** **0.0%**

from Oct 2023:

**\$0** **18.4%**

from Nov 2022:

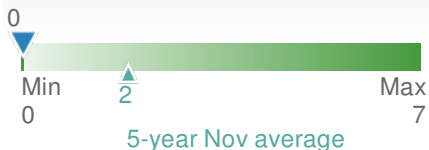
**\$207,750**

YTD	2023	2022	+/-
	<b>\$263,750</b>	<b>\$278,500</b>	-5.3%

5-year Nov average: **\$214,420****Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for November was \$246,000, representing an increase of 0% compared to last month and an increase of 18.4% from Nov 2022. The average days on market for units sold in November was 3 days, 86% below the 5-year November average of 21 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from October) to 3; 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 October and no change from November 2022. The Contract Ratio is 100% lower than the 5-year November average of 0.31. 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**

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

**Avg DOM****3**

Oct 2023	Nov 2022	YTD
<b>0</b>	<b>14</b>	<b>9</b>

**Avg Sold to OLP Ratio****102.9%**

Oct 2023	Nov 2022	YTD
<b>0.0%</b>	<b>95.1%</b>	<b>101.9%</b>

**November 2023**

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

**New Listings****0**

**-100.0%** **-100.0%**  
 from Oct 2023: **2** from Nov 2022: **1**

YTD	2023	2022	+/-
	<b>14</b>	<b>23</b>	-39.1%

5-year Nov average: **2****New Pendings****0**

**0.0%** **0.0%**  
 from Oct 2023: **0** from Nov 2022: **0**

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

5-year Nov average: **2****Closed Sales****1**

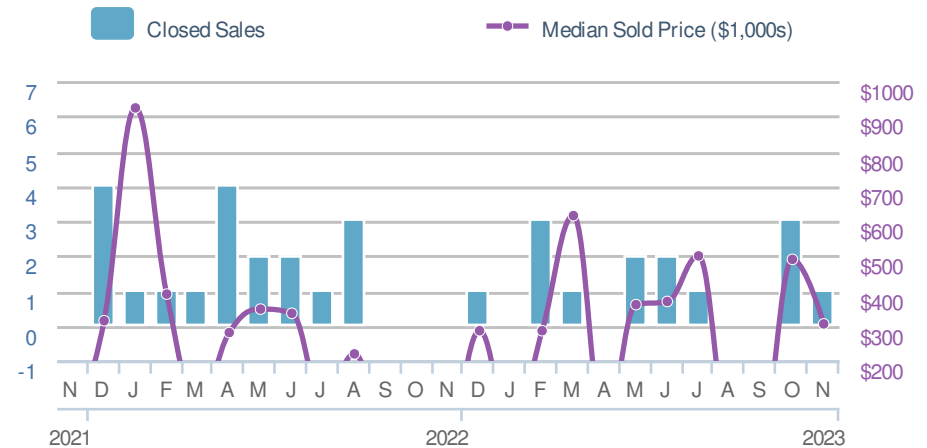
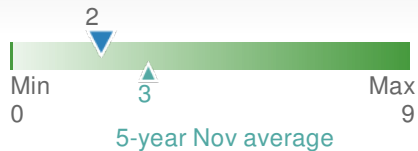
**-66.7%** **0.0%**  
 from Oct 2023: **3** from Nov 2022: **0**

YTD	2023	2022	+/-
	<b>13</b>	<b>16</b>	-18.8%

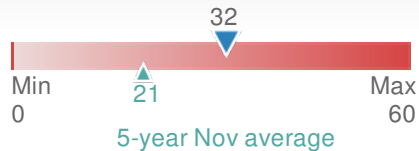
5-year Nov average: **2****Median Sold Price****\$305,000**

**-37.8%** **0.0%**  
 from Oct 2023: **\$490,000** from Nov 2022: **\$0**

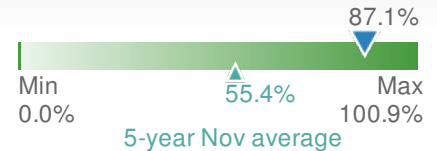
YTD	2023	2022	+/-
	<b>\$345,000</b>	<b>\$269,500</b>	28.0%

5-year Nov average: **\$184,000****Active Listings****2**

Oct 2023	Nov 2022
<b>2</b>	<b>4</b>

**Avg DOM****32**

Oct 2023	Nov 2022	YTD
<b>25</b>	<b>0</b>	<b>29</b>

**Avg Sold to OLP Ratio****87.1%**

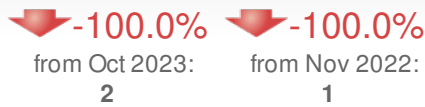
Oct 2023	Nov 2022	YTD
<b>97.7%</b>	<b>0.0%</b>	<b>96.4%</b>

**November 2023**

## Upper Perkiomen (Berks, PA) - Detached

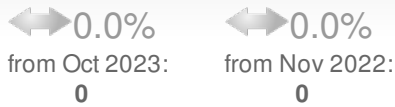
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****0**

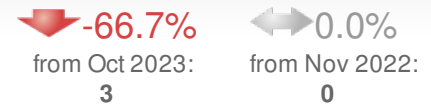
YTD	2023	2022	+/-
	<b>14</b>	<b>23</b>	-39.1%

5-year Nov average: 2

**New Pendings****0**

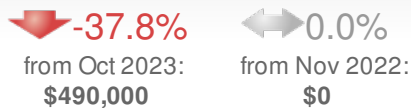
YTD	2023	2022	+/-
	<b>12</b>	<b>16</b>	-25.0%

5-year Nov average: 1

**Closed Sales****1**

YTD	2023	2022	+/-
	<b>13</b>	<b>16</b>	-18.8%

5-year Nov average: 2

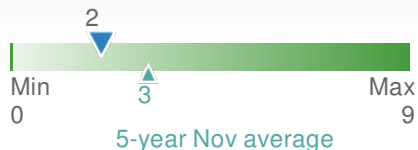
**Median Sold Price****\$305,000**

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

5-year Nov average: **\$184,000****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for November was \$305,000, representing a decrease of 37.8% compared to last month and an increase of 0% from Nov 2022. The average days on market for units sold in November was 32 days, 55% above the 5-year November average of 21 days. There was no month over month change in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 0; and no change in supply with 2 active units.

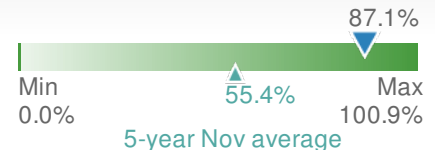
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.50 in October and a decrease from 0.25 in November 2022. The Contract Ratio is 100% lower than the 5-year November average of 1.45. A higher Contract Ratio signifies a relative increase in contract activity compared 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****2**

Oct 2023	Nov 2022
<b>2</b>	<b>4</b>

**Avg DOM****32**

Oct 2023	Nov 2022	YTD
<b>25</b>	<b>0</b>	<b>29</b>

**Avg Sold to OLP Ratio****87.1%**

Oct 2023	Nov 2022	YTD
<b>97.7%</b>	<b>0.0%</b>	<b>96.4%</b>

**November 2023**

## Upper Perkiomen (Berks, PA) - Attached

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

↔ 0.0%      ↔ 0.0%

from Oct 2023:      from Nov 2022:

**0**      **0**

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

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

↔ 0.0%      ↔ 0.0%

from Oct 2023:      from Nov 2022:

**0**      **0**

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

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

↔ 0.0%      ↔ 0.0%

from Oct 2023:      from Nov 2022:

**0**      **0**

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

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

↔ 0.0%      ↔ 0.0%

from Oct 2023:      from Nov 2022:

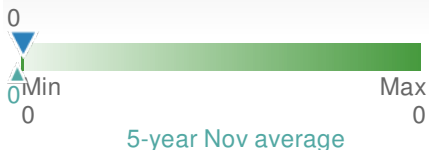
**\$0**      **\$0**

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

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

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

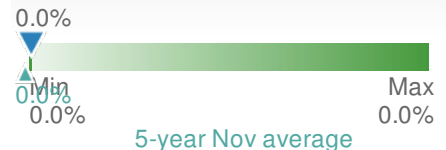
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from October and no change from November 2022. The Contract Ratio is the same as the 5-year November average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

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

**Avg DOM****0**

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

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

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