

December 2023

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

December 2023

Berks County, PA

Email: ldavis@tcsr.realtor

New Listings**228****↓ -24.8%**from Nov 2023:
303**↑ 0.9%**from Dec 2022:
226

YTD	2023	2022	+/-
	4,524	5,262	-14.0%

5-year Dec average: **284****New Pendings****241****↓ -25.6%**from Nov 2023:
324**↓ -2.4%**from Dec 2022:
247

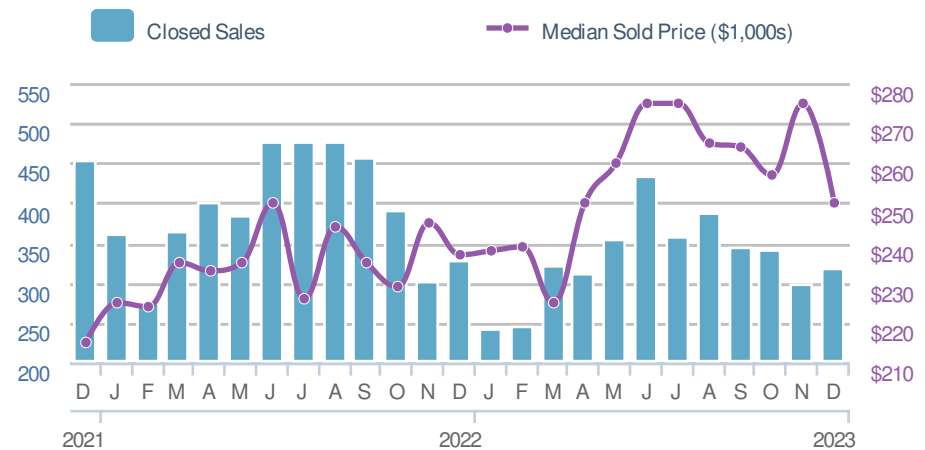
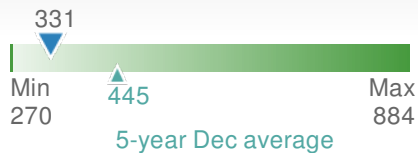
YTD	2023	2022	+/-
	4,067	4,705	-13.6%

5-year Dec average: **315****Closed Sales****317****↑ 7.1%**from Nov 2023:
296**↓ -3.1%**from Dec 2022:
327

YTD	2023	2022	+/-
	4,058	4,832	-16.0%

5-year Dec average: **406****Median Sold Price****\$250,000****↓ -9.1%**from Nov 2023:
\$275,000**↑ 5.5%**from Dec 2022:
\$237,000

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

5-year Dec average: **\$214,390****Active Listings****331**

Nov 2023	Dec 2022
372	319

Avg DOM**20**

Nov 2023	Dec 2022	YTD
16	20	20

Avg Sold to OLP Ratio**98.9%**

Nov 2023	Dec 2022	YTD
99.8%	99.0%	100.6%


December 2023

Berks County, PA - Detached

Tri-County Suburban REALTORS



Email: ldavis@tcsr.realtor

New Listings 138

 **-21.6%**
 from Nov 2023: **176**
 **-2.1%**
 from Dec 2022: **141**



YTD	2023	2022	+/-
	2,881	3,245	-11.2%

5-year Dec average: **169****New Pendings 149**

 **-29.7%**
 from Nov 2023: **212**
 **-2.0%**
 from Dec 2022: **152**



YTD	2023	2022	+/-
	2,586	2,925	-11.6%

5-year Dec average: **196****Closed Sales 209**

 **1.5%**
 from Nov 2023: **206**
 **0.5%**
 from Dec 2022: **208**

YTD	2023	2022	+/-
	2,576	3,012	-14.5%

5-year Dec average: **262****Median Sold Price \$300,000**

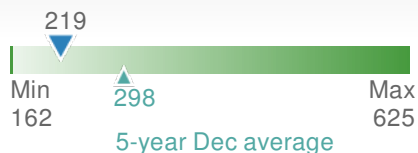
 **-3.2%**
 from Nov 2023: **\$310,000**
 **1.0%**
 from Dec 2022: **\$297,000**

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

5-year Dec average: **\$262,000****Summary**

In Berks County, PA, the median sold price for Detached properties for December was \$300,000, representing a decrease of 3.2% compared to last month and an increase of 1% from Dec 2022. The average days on market for units sold in December was 22 days, 12% below the 5-year December average of 25 days. There was a 29.7% month over month decrease in new contract activity with 149 New Pendings; a 25.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 215; and a 13.4% decrease in supply to 219 active units.

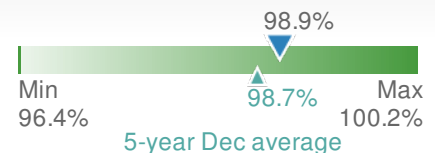
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.14 in November and a decrease from 1.17 in December 2022. The Contract Ratio is 28% lower than the 5-year December average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared 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 219

Nov 2023	Dec 2022
253	204

Avg DOM 22

Nov 2023	Dec 2022	YTD
17	20	21

Avg Sold to OLP Ratio 98.9%

Nov 2023	Dec 2022	YTD
100.5%	99.3%	100.8%

December 2023

Berks County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**90** **-29.1%**from Nov 2023:
127 **5.9%**from Dec 2022:
85

YTD	2023	2022	+/-
	1,641	2,014	-18.5%

5-year Dec average: **115****New Pendings****92** **-17.9%**from Nov 2023:
112 **-3.2%**from Dec 2022:
95

YTD	2023	2022	+/-
	1,480	1,779	-16.8%

5-year Dec average: **119****Closed Sales****108** **20.0%**from Nov 2023:
90 **-9.2%**from Dec 2022:
119

YTD	2023	2022	+/-
	1,481	1,819	-18.6%

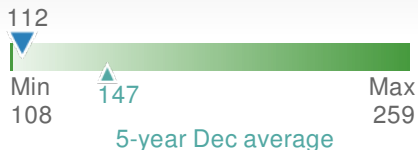
5-year Dec average: **144****Median Sold Price****\$192,500** **9.7%**from Nov 2023:
\$175,500 **20.3%**from Dec 2022:
\$160,000

YTD	2023	2022	+/-
	\$175,000	\$161,000	8.7%

5-year Dec average: **\$150,500****Summary**

In Berks County, PA, the median sold price for Attached properties for December was \$192,500, representing an increase of 9.7% compared to last month and an increase of 20.3% from Dec 2022. The average days on market for units sold in December was 17 days, 21% below the 5-year December average of 22 days. There was a 17.9% month over month decrease in new contract activity with 92 New Pendings; a 15.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 129; and a 5.9% decrease in supply to 112 active units.

This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 1.29 in November and a decrease from 1.32 in December 2022. The Contract Ratio is 16% lower than the 5-year December average of 1.37. 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**112**

Nov 2023	Dec 2022
119	115

Avg DOM**17**

Nov 2023	Dec 2022	YTD
15	20	18

Avg Sold to OLP Ratio**99.1%**

Nov 2023	Dec 2022	YTD
98.2%	98.4%	100.2%

December 2023

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**8** **-38.5%**from Nov 2023:
13 **0.0%**from Dec 2022:
8

YTD	2023	2022	+/-
	268	253	5.9%

5-year Dec average: **13****New Pendings****9** **-55.0%**from Nov 2023:
20 **-30.8%**from Dec 2022:
13

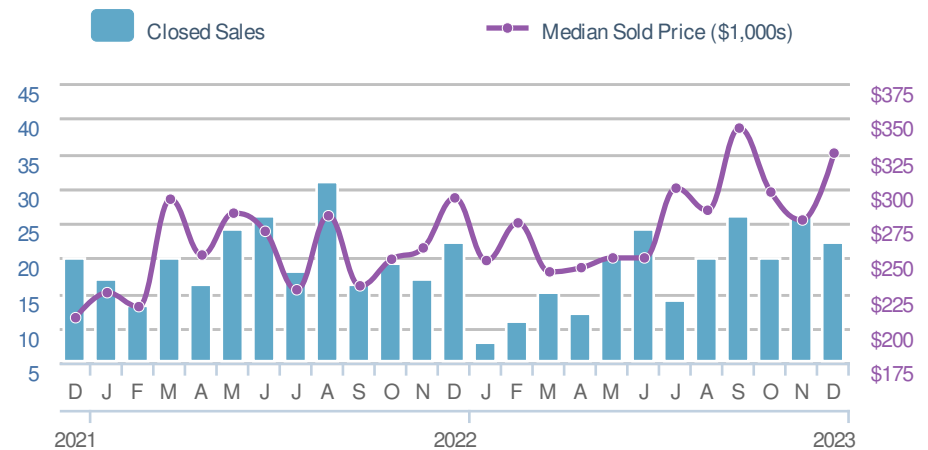
YTD	2023	2022	+/-
	223	238	-6.3%

5-year Dec average: **18****Closed Sales****22** **-15.4%**from Nov 2023:
26 **0.0%**from Dec 2022:
22

YTD	2023	2022	+/-
	225	249	-9.6%

5-year Dec average: **28****Median Sold Price****\$325,000** **17.2%**from Nov 2023:
\$277,300 **10.7%**from Dec 2022:
\$293,500

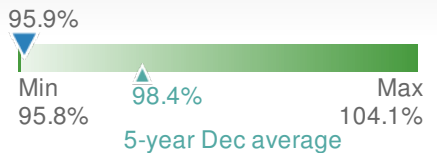
YTD	2023	2022	+/-
	\$276,750	\$257,000	7.7%

5-year Dec average: **\$246,800****Active Listings****30**

Nov 2023	Dec 2022
36	21

Avg DOM**25**

Nov 2023	Dec 2022	YTD
11	29	25



Avg Sold to OLP Ratio**95.9%**

Nov 2023	Dec 2022	YTD
100.1%	104.1%	100.9%

December 2023



Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7**

 **-41.7%**  **40.0%**
 from Nov 2023: **12** from Dec 2022: **5**



YTD	2023	2022	+/-
	227	194	17.0%

5-year Dec average: **9****New Pendings****7**

 **-63.2%**  **-36.4%**
 from Nov 2023: **19** from Dec 2022: **11**



YTD	2023	2022	+/-
	185	182	1.6%

5-year Dec average: **13****Closed Sales****21**

 **-4.5%**  **10.5%**
 from Nov 2023: **22** from Dec 2022: **19**

YTD	2023	2022	+/-
	187	190	-1.6%

5-year Dec average: **22****Median Sold Price****\$342,500**

 **17.9%**  **12.3%**
 from Nov 2023: **\$290,500** from Dec 2022: **\$305,000**

YTD	2023	2022	+/-
	\$300,000	\$298,000	0.7%

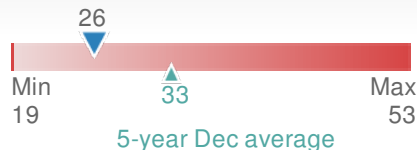
5-year Dec average: **\$263,750****Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for December was \$342,500, representing an increase of 17.9% compared to last month and an increase of 12.3% from Dec 2022. The average days on market for units sold in December was 26 days, 21% below the 5-year December average of 33 days. There was a 63.2% month over month decrease in new contract activity with 7 New Pendings; a 60% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 10; and a 15.2% decrease in supply to 28 active units.

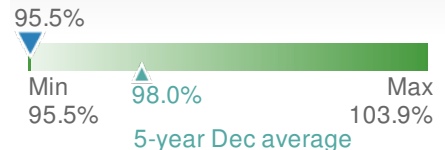
This activity resulted in a Contract Ratio of 0.36 pendings per active listing, down from 0.76 in November and a decrease from 0.65 in December 2022. The Contract Ratio is 48% lower than the 5-year December average of 0.69. A higher Contract Ratio signifies a relative increase in contract activity compared 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**28**

Nov 2023	Dec 2022
33	20

Avg DOM**26**

Nov 2023	Dec 2022	YTD
12	30	28

Avg Sold to OLP Ratio**95.5%**

Nov 2023	Dec 2022	YTD
99.6%	103.9%	100.5%

December 2023

Boyertown Area (Berks, PA) - Attached

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

↔ 0.0% ↓ -66.7%
from Nov 2023: 1 from Dec 2022: 3

YTD	2023	2022	+/-
	41	59	-30.5%

5-year Dec average: 4

New Pendings**2**

↑ 100.0% ↔ 0.0%
from Nov 2023: 1 from Dec 2022: 2

YTD	2023	2022	+/-
	38	56	-32.1%

5-year Dec average: 5

Closed Sales**1**

↓ -75.0% ↓ -66.7%
from Nov 2023: 4 from Dec 2022: 3

YTD	2023	2022	+/-
	38	59	-35.6%

5-year Dec average: 6

Median Sold Price**\$175,000**

↓ -30.0% ↓ -22.2%
from Nov 2023: **\$250,000** from Dec 2022: **\$225,000**

YTD	2023	2022	+/-
	\$225,000	\$209,500	7.4%

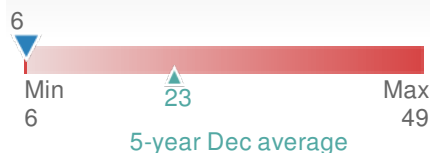
5-year Dec average: **\$188,280****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for December was \$175,000, representing a decrease of 30% compared to last month and a decrease of 22.2% from Dec 2022. The average days on market for units sold in December was 6 days, 74% below the 5-year December average of 23 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from November) to 2; and a 33.3% decrease in supply to 2 active units.

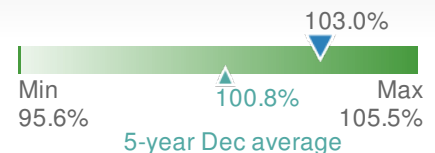
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.33 in November and a decrease from 2.00 in December 2022. The Contract Ratio is 64% lower than the 5-year December average of 2.79. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2023	Dec 2022
3	1

Avg DOM**6**

Nov 2023	Dec 2022	YTD
5	23	7

Avg Sold to OLP Ratio**103.0%**

Nov 2023	Dec 2022	YTD
102.9%	105.5%	103.0%

December 2023

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**7****↑ 16.7%**from Nov 2023:
6**↑ 16.7%**from Dec 2022:
6

YTD	2023	2022	+/-
	113	133	-15.0%

5-year Dec average: **7****New Pendings****4****↓ -33.3%**from Nov 2023:
6**↓ -20.0%**from Dec 2022:
5

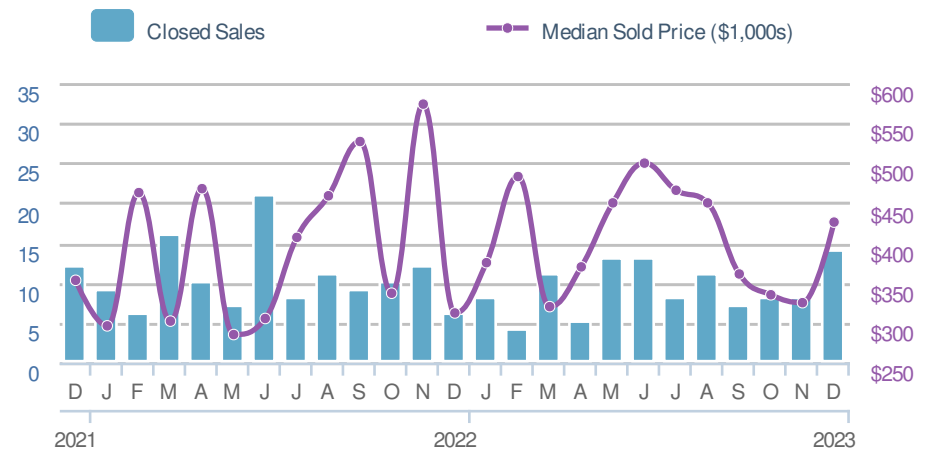
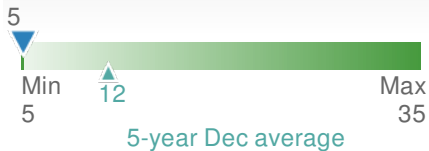
YTD	2023	2022	+/-
	104	121	-14.0%

5-year Dec average: **8****Closed Sales****14****↑ 75.0%**from Nov 2023:
8**↑ 133.3%**from Dec 2022:
6

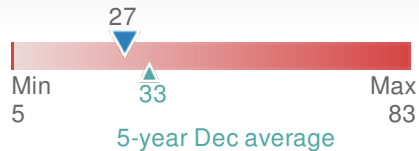
YTD	2023	2022	+/-
	113	125	-9.6%

5-year Dec average: **10****Median Sold Price****\$426,500****↑ 31.2%**from Nov 2023:
\$325,000**↑ 36.5%**from Dec 2022:
\$312,500

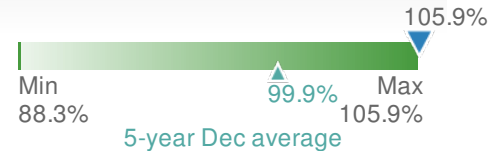
YTD	2023	2022	+/-
	\$427,545	\$349,277	22.4%

5-year Dec average: **\$319,250****Active Listings****5**

Nov 2023	Dec 2022
4	5

Avg DOM**27**

Nov 2023	Dec 2022	YTD
7	5	17

Avg Sold to OLP Ratio**105.9%**

Nov 2023	Dec 2022	YTD
100.5%	102.6%	101.5%

December 2023

Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**6** **50.0%**

from Nov 2023:

4 **0.0%**

from Dec 2022:

6

YTD	2023	2022	+/-
	95	109	-12.8%

5-year Dec average: **6****New Pendings****3** **-25.0%**

from Nov 2023:

4 **-40.0%**

from Dec 2022:

5

YTD	2023	2022	+/-
	86	96	-10.4%

5-year Dec average: **7****Closed Sales****11** **57.1%**

from Nov 2023:

7 **120.0%**

from Dec 2022:

5

YTD	2023	2022	+/-
	96	98	-2.0%

5-year Dec average: **8****Median Sold Price****\$545,000** **66.4%**

from Nov 2023:

\$327,500 **84.7%**

from Dec 2022:

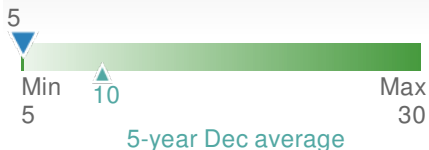
\$295,000

YTD	2023	2022	+/-
	\$462,500	\$428,250	8.0%

5-year Dec average: **\$347,200****Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for December was \$545,000, representing an increase of 66.4% compared to last month and an increase of 84.7% from Dec 2022. The average days on market for units sold in December was 34 days, 2% above the 5-year December average of 33 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 63.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 4; and a 25% increase in supply to 5 active units.

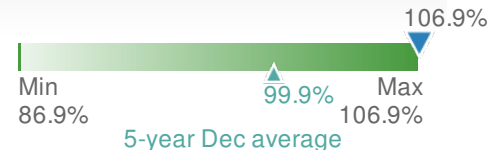
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 2.75 in November and a decrease from 3.60 in December 2022. The Contract Ratio is 64% lower than the 5-year December average of 2.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2023	Dec 2022
4	5

Avg DOM**34**

Nov 2023	Dec 2022	YTD
8	6	18

Avg Sold to OLP Ratio**106.9%**

Nov 2023	Dec 2022	YTD
100.1%	102.8%	101.4%

December 2023

Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1** **-50.0%**

from Nov 2023:

2 **0.0%**

from Dec 2022:

0

YTD	2023	2022	+/-
	18	24	-25.0%

5-year Dec average: **1****New Pendings****1** **-50.0%**

from Nov 2023:

2 **0.0%**

from Dec 2022:

0

YTD	2023	2022	+/-
	18	25	-28.0%

5-year Dec average: **1****Closed Sales****3** **200.0%**

from Nov 2023:

1 **200.0%**

from Dec 2022:

1

YTD	2023	2022	+/-
	17	27	-37.0%

5-year Dec average: **2****Median Sold Price****\$250,000** **1.6%**

from Nov 2023:

\$246,000 **-24.2%**

from Dec 2022:

\$330,000

YTD	2023	2022	+/-
	\$257,500	\$282,000	-8.7%

5-year Dec average: **\$235,978****Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for December was \$250,000, representing an increase of 1.6% compared to last month and a decrease of 24.2% from Dec 2022. The average days on market for units sold in December was 5 days, 76% below the 5-year December average of 20 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 1; and no change in supply with 0 active units.

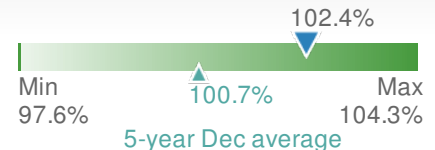
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and no change from December 2022. The Contract Ratio is 100% lower than the 5-year December average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**0**

Nov 2023	Dec 2022
0	0

Avg DOM**5**

Nov 2023	Dec 2022	YTD
3	4	8

Avg Sold to OLP Ratio**102.4%**

Nov 2023	Dec 2022	YTD
102.9%	101.5%	102.0%

December 2023

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**2**

↔ 0.0%

from Nov 2023:
0

↔ 0.0%

from Dec 2022:
0

YTD	2023	2022	+/-
	16	23	-30.4%

5-year Dec average: **2****New Pendings****1**

↔ 0.0%

from Nov 2023:
0

↔ 0.0%

from Dec 2022:
1

YTD	2023	2022	+/-
	13	17	-23.5%

5-year Dec average: **1****Closed Sales****1**

↔ 0.0%

from Nov 2023:
1

↔ 0.0%

from Dec 2022:
1

YTD	2023	2022	+/-
	14	17	-17.6%

5-year Dec average: **2****Median Sold Price****\$420,000**

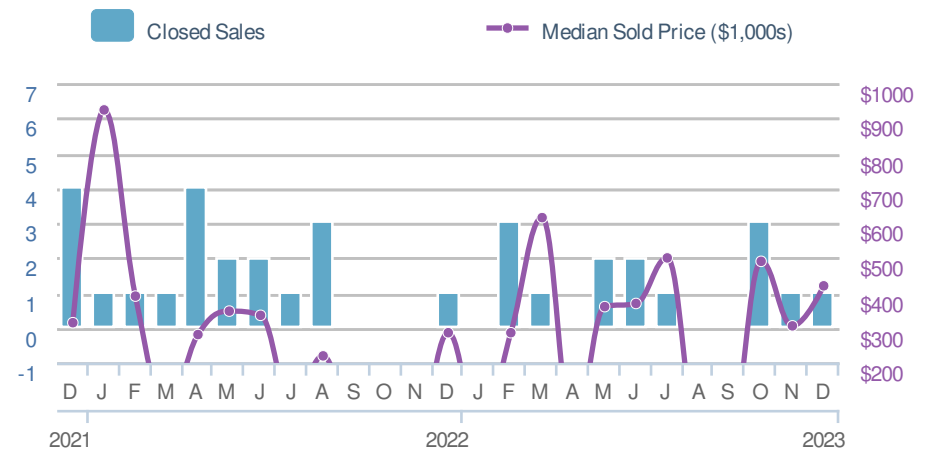
↑ 37.7%

from Nov 2023:
\$305,000

↑ 47.4%

from Dec 2022:
\$285,000

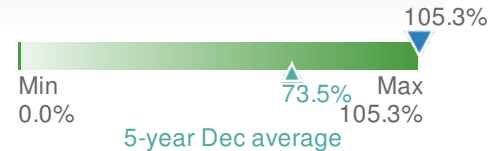
YTD	2023	2022	+/-
	\$382,500	\$285,000	34.2%

5-year Dec average: **\$282,880****Active Listings****3**

Nov 2023	Dec 2022
2	3

Avg DOM**4**

Nov 2023	Dec 2022	YTD
32	48	27

Avg Sold to OLP Ratio**105.3%**

Nov 2023	Dec 2022	YTD
87.1%	81.5%	97.1%

December 2023

Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**2**

↔ 0.0% ↔ 0.0%

from Nov 2023: from Dec 2022:

0 **0**

YTD	2023	2022	+/-
	16	23	-30.4%

5-year Dec average: **2****New Pendings****1**

↔ 0.0% ↔ 0.0%

from Nov 2023: from Dec 2022:

0 **1**

YTD	2023	2022	+/-
	13	17	-23.5%

5-year Dec average: **1****Closed Sales****1**

↔ 0.0% ↔ 0.0%

from Nov 2023: from Dec 2022:

1 **1**

YTD	2023	2022	+/-
	14	17	-17.6%

5-year Dec average: **2****Median Sold Price****\$420,000**

↑ 37.7% ↑ 47.4%

from Nov 2023: from Dec 2022:

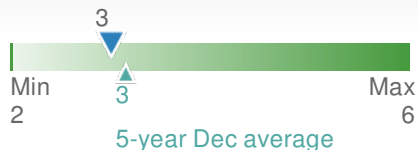
\$305,000 **\$285,000**

YTD	2023	2022	+/-
	\$382,500	\$285,000	34.2%

5-year Dec average: **\$309,980****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for December was \$420,000, representing an increase of 37.7% compared to last month and an increase of 47.4% from Dec 2022. The average days on market for units sold in December was 4 days, 83% below the 5-year December average of 24 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 0; and a 50% increase in supply to 3 active units.

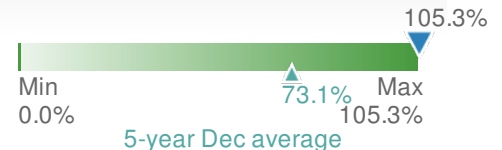
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and a decrease from 0.33 in December 2022. The Contract Ratio is 100% lower than the 5-year December average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2023	Dec 2022
2	3

Avg DOM**4**

Nov 2023	Dec 2022	YTD
32	48	27

Avg Sold to OLP Ratio**105.3%**

Nov 2023	Dec 2022	YTD
87.1%	81.5%	97.1%

December 2023

Upper Perkiomen (Berks, PA) - Attached

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

↔ 0.0%

from Nov 2023:

0

↔ 0.0%

from Dec 2022:

0

YTD	2023	2022	+/-
	0	0	%

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

↔ 0.0%

from Nov 2023:

0

↔ 0.0%

from Dec 2022:

0

YTD	2023	2022	+/-
	0	0	%

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

↔ 0.0%

from Nov 2023:

0

↔ 0.0%

from Dec 2022:

0

YTD	2023	2022	+/-
	0	0	%

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

↔ 0.0%

from Nov 2023:

\$0

↔ 0.0%

from Dec 2022:

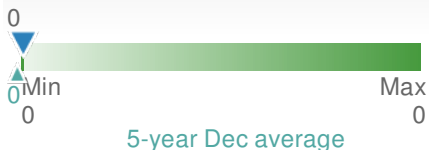
\$0

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

5-year Dec average: **\$179,000****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Attached properties for December was \$0, representing no change compared to last month and no change from Dec 2022. The average days on market for units sold in December was 0 days, 100% below the 5-year December average of 33 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 November) with 0; and no change in supply with 0 active units.

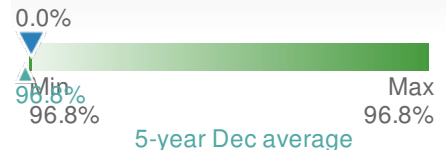
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and no change from December 2022. The Contract Ratio is the same as the 5-year December average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

Nov 2023	Dec 2022
0	0

Avg DOM**0**

Nov 2023	Dec 2022	YTD
0	0	0

Avg Sold to OLP Ratio**0.0%**

Nov 2023	Dec 2022	YTD
0.0%	0.0%	0.0%