

# January 2024

All Home Types  
Detached  
Attached

## Local Market Insight

### Berks County, PA

**January 2024**

Berks County, PA

Email: ldavis@tcsr.realtor

**New Listings****280****↑22.8%**from Dec 2023:  
**228****↓-5.1%**from Jan 2023:  
**295**

YTD	2024	2023	+/-
	<b>280</b>	<b>295</b>	<b>-5.1%</b>

5-year Jan average: **338****New Pendings****286****↑18.7%**from Dec 2023:  
**241****↓-3.4%**from Jan 2023:  
**296**

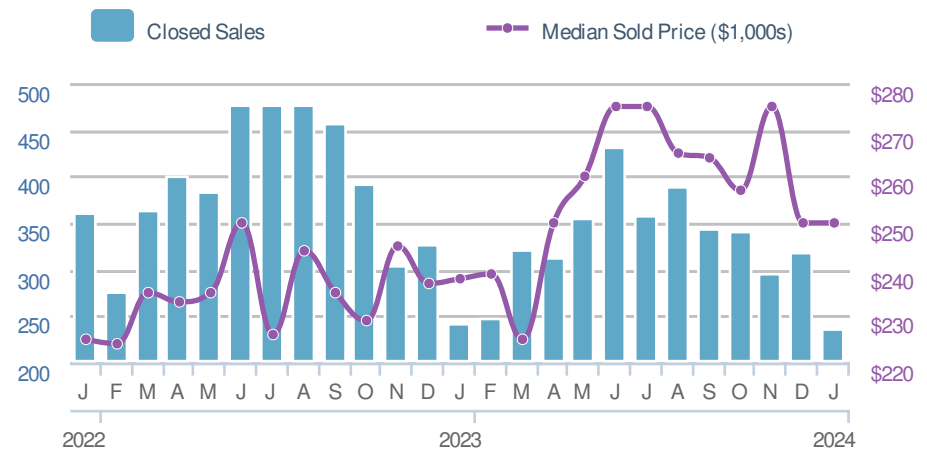
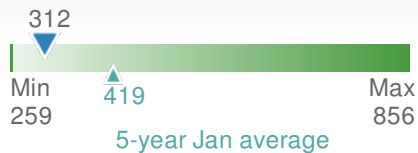
YTD	2024	2023	+/-
	<b>286</b>	<b>296</b>	<b>-3.4%</b>

5-year Jan average: **341****Closed Sales****234****↓-26.2%**from Dec 2023:  
**317****↓-2.5%**from Jan 2023:  
**240**

YTD	2024	2023	+/-
	<b>234</b>	<b>240</b>	<b>-2.5%</b>

5-year Jan average: **309****Median Sold Price****\$250,500****↑0.2%**from Dec 2023:  
**\$250,000****↑4.8%**from Jan 2023:  
**\$238,950**

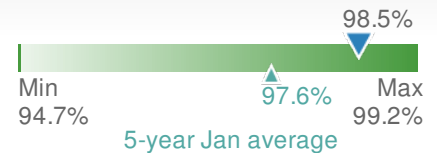
YTD	2024	2023	+/-
	<b>\$250,500</b>	<b>\$238,950</b>	<b>4.8%</b>

5-year Jan average: **\$215,870****Active Listings****312**

Dec 2023	Jan 2023
<b>331</b>	<b>294</b>

**Avg DOM****25**

Dec 2023	Jan 2023	YTD
<b>20</b>	<b>27</b>	<b>25</b>

**Avg Sold to OLP Ratio****98.5%**

Dec 2023	Jan 2023	YTD
<b>98.9%</b>	<b>96.6%</b>	<b>98.5%</b>

**January 2024**

Berks County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****151** **9.4%**from Dec 2023:  
**138** **-11.2%**from Jan 2023:  
**170**

YTD	2024	2023	+/-
	<b>151</b>	<b>170</b>	<b>-11.2%</b>

5-year Jan average: **200****New Pendings****171** **14.8%**from Dec 2023:  
**149** **-3.9%**from Jan 2023:  
**178**

YTD	2024	2023	+/-
	<b>171</b>	<b>178</b>	<b>-3.9%</b>

5-year Jan average: **205****Closed Sales****142** **-32.1%**from Dec 2023:  
**209** **4.4%**from Jan 2023:  
**136**

YTD	2024	2023	+/-
	<b>142</b>	<b>136</b>	<b>4.4%</b>

5-year Jan average: **192****Median  
Sold Price****\$325,000** **8.3%**from Dec 2023:  
**\$300,000** **18.2%**from Jan 2023:  
**\$274,950**

YTD	2024	2023	+/-
	<b>\$325,000</b>	<b>\$274,950</b>	<b>18.2%</b>

5-year Jan average: **\$267,590****Summary**

In Berks County, PA, the median sold price for Detached properties for January was \$325,000, representing an increase of 8.3% compared to last month and an increase of 18.2% from Jan 2023. The average days on market for units sold in January was 29 days, 3% below the 5-year January average of 30 days. There was a 14.8% month over month increase in new contract activity with 171 New Pendings; a 1.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 219; and an 11% decrease in supply to 195 active units.

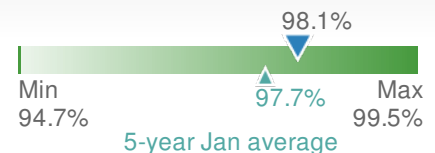
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 0.98 in December and a decrease from 1.38 in January 2023. The Contract Ratio is 20% lower than the 5-year January average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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****195**

Dec 2023	Jan 2023
<b>219</b>	<b>185</b>

**Avg DOM****29**

Dec 2023	Jan 2023	YTD
<b>22</b>	<b>26</b>	<b>29</b>

**Avg Sold to  
OLP Ratio****98.1%**

Dec 2023	Jan 2023	YTD
<b>98.9%</b>	<b>97.1%</b>	<b>98.1%</b>

**January 2024**

Berks County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****129** **43.3%**from Dec 2023:  
**90** **3.2%**from Jan 2023:  
**125**

YTD	2024	2023	+/-
	<b>129</b>	<b>125</b>	3.2%

5-year Jan average: **138****New Pendings****115** **25.0%**from Dec 2023:  
**92** **-2.5%**from Jan 2023:  
**118**

YTD	2024	2023	+/-
	<b>115</b>	<b>118</b>	-2.5%

5-year Jan average: **136****Closed Sales****92** **-14.8%**from Dec 2023:  
**108** **-11.5%**from Jan 2023:  
**104**

YTD	2024	2023	+/-
	<b>92</b>	<b>104</b>	-11.5%

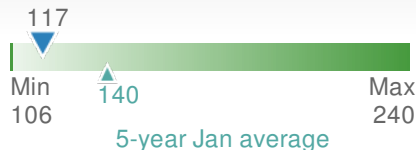
5-year Jan average: **117****Median  
Sold Price****\$175,000** **-9.1%**from Dec 2023:  
**\$192,500** **6.1%**from Jan 2023:  
**\$165,000**

YTD	2024	2023	+/-
	<b>\$175,000</b>	<b>\$165,000</b>	6.1%

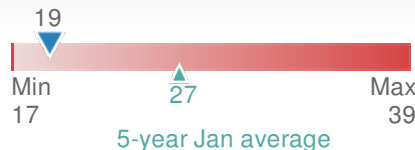
5-year Jan average: **\$145,300****Summary**

In Berks County, PA, the median sold price for Attached properties for January was \$175,000, representing a decrease of 9.1% compared to last month and an increase of 6.1% from Jan 2023. The average days on market for units sold in January was 19 days, 29% below the 5-year January average of 27 days. There was a 25% month over month increase in new contract activity with 115 New Pendings; a 7.8% MoM increase in All Pendings (new contracts + contracts carried over from December) to 139; and a 4.5% increase in supply to 117 active units.

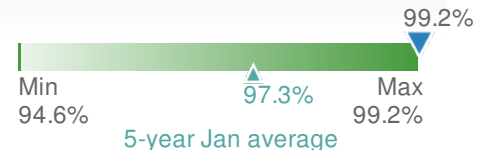
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, up from 1.15 in December and a decrease from 1.35 in January 2023. The Contract Ratio is 16% lower than the 5-year January average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared 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****117**

Dec 2023	Jan 2023
<b>112</b>	<b>109</b>

**Avg DOM****19**

Dec 2023	Jan 2023	YTD
<b>17</b>	<b>29</b>	<b>19</b>

**Avg Sold to  
OLP Ratio****99.2%**

Dec 2023	Jan 2023	YTD
<b>99.1%</b>	<b>95.9%</b>	<b>99.2%</b>

**January 2024**

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

**New Listings****15****↑87.5%**from Dec 2023:  
8**↓-11.8%**from Jan 2023:  
17

YTD	2024	2023	+/-
	<b>15</b>	17	-11.8%

5-year Jan average: **21****New Pendings****20****↑122.2%**from Dec 2023:  
9**↑122.2%**from Jan 2023:  
9

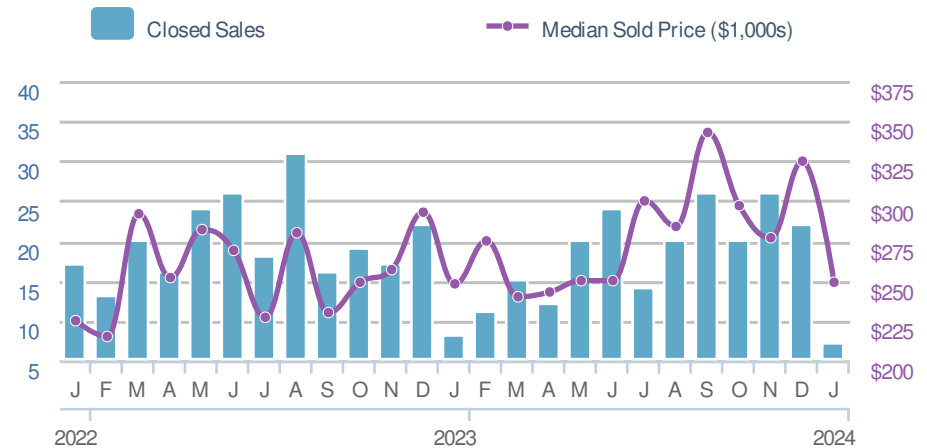
YTD	2024	2023	+/-
	<b>20</b>	9	122.2%

5-year Jan average: **19****Closed Sales****7****↓-68.2%**from Dec 2023:  
22**↓-12.5%**from Jan 2023:  
8

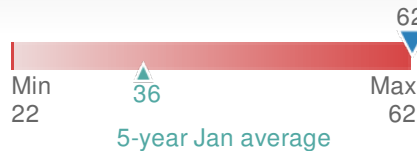
YTD	2024	2023	+/-
	<b>7</b>	8	-12.5%

5-year Jan average: **15****Median Sold Price****\$249,900****↓-23.1%**from Dec 2023:  
\$325,000**↑0.8%**from Jan 2023:  
\$248,000

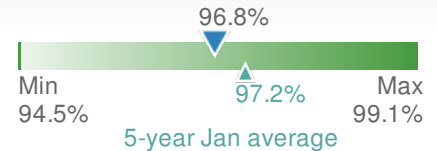
YTD	2024	2023	+/-
	<b>\$249,900</b>	\$248,000	0.8%

5-year Jan average: **\$245,380****Active Listings****26**

Dec 2023	Jan 2023
30	26

**Avg DOM****62**

Dec 2023	Jan 2023	YTD
25	30	62

**Avg Sold to OLP Ratio****96.8%**

Dec 2023	Jan 2023	YTD
95.9%	94.5%	96.8%

**January 2024**

## Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****11** **57.1%**

from Dec 2023:

**7** **-26.7%**

from Jan 2023:

**15**

YTD	2024	2023	+/-
	<b>11</b>	<b>15</b>	-26.7%

5-year Jan average: **16****New Pendings****15** **114.3%**

from Dec 2023:

**7** **114.3%**

from Jan 2023:

**7**

YTD	2024	2023	+/-
	<b>15</b>	<b>7</b>	114.3%

5-year Jan average: **15****Closed Sales****5** **-76.2%**

from Dec 2023:

**21** **-16.7%**

from Jan 2023:

**6**

YTD	2024	2023	+/-
	<b>5</b>	<b>6</b>	-16.7%

5-year Jan average: **12****Median  
Sold Price****\$394,600** **15.2%**

from Dec 2023:

**\$342,500** **45.9%**

from Jan 2023:

**\$270,450**

YTD	2024	2023	+/-
	<b>\$394,600</b>	<b>\$270,450</b>	45.9%

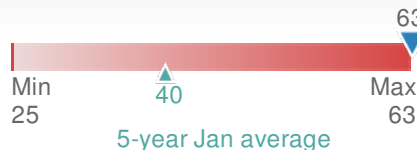
5-year Jan average: **\$300,776****Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for January was \$394,600, representing an increase of 15.2% compared to last month and an increase of 45.9% from Jan 2023. The average days on market for units sold in January was 63 days, 58% above the 5-year January average of 40 days. There was a 114.3% month over month increase in new contract activity with 15 New Pendings; an 80% MoM increase in All Pendings (new contracts + contracts carried over from December) to 18; and a 10.7% decrease in supply to 25 active units.

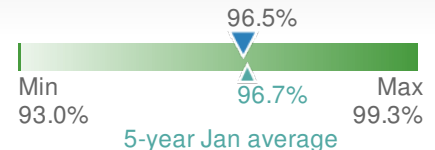
This activity resulted in a Contract Ratio of 0.72 pendings per active listing, up from 0.36 in December and an increase from 0.52 in January 2023. The Contract Ratio is the same as the 5-year January average of 0.72. A higher Contract Ratio signifies a relative increase in contract activity compared 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****25**

Dec 2023	Jan 2023
<b>28</b>	<b>25</b>

**Avg DOM****63**

Dec 2023	Jan 2023	YTD
<b>26</b>	<b>36</b>	<b>63</b>

**Avg Sold to  
OLP Ratio****96.5%**

Dec 2023	Jan 2023	YTD
<b>95.5%</b>	<b>93.0%</b>	<b>96.5%</b>

**January 2024**

## Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****4** **300.0%**

from Dec 2023:

**1** **100.0%**

from Jan 2023:

**2**

YTD	2024	2023	+/-
	<b>4</b>	<b>2</b>	100.0%

5-year Jan average: **4****New Pendings****5** **150.0%**

from Dec 2023:

**2** **150.0%**

from Jan 2023:

**2**

YTD	2024	2023	+/-
	<b>5</b>	<b>2</b>	150.0%

5-year Jan average: **5****Closed Sales****2** **100.0%**

from Dec 2023:

**1** **0.0%**

from Jan 2023:

**2**

YTD	2024	2023	+/-
	<b>2</b>	<b>2</b>	0.0%

5-year Jan average: **4****Median Sold Price****\$187,500** **7.1%**

from Dec 2023:

**\$175,000** **-21.9%**

from Jan 2023:

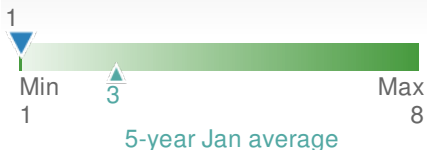
**\$240,000**

YTD	2024	2023	+/-
	<b>\$187,500</b>	<b>\$240,000</b>	-21.9%

5-year Jan average: **\$194,380****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for January was \$187,500, representing an increase of 7.1% compared to last month and a decrease of 21.9% from Jan 2023. The average days on market for units sold in January was 60 days, 206% above the 5-year January average of 20 days. There was a 150% month over month increase in new contract activity with 5 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from December) to 5; and a 50% decrease in supply to 1 active units.

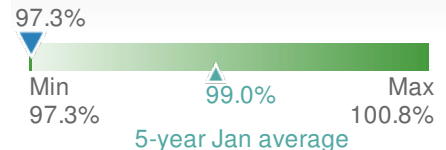
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 1.00 in December and an increase from 2.00 in January 2023. The Contract Ratio is 26% higher than the 5-year January average of 3.97. A higher Contract Ratio signifies a relative increase in contract activity compared 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****1**

Dec 2023	Jan 2023
<b>2</b>	<b>1</b>

**Avg DOM****60**

Dec 2023	Jan 2023	YTD
<b>6</b>	<b>13</b>	<b>60</b>

**Avg Sold to OLP Ratio****97.3%**

Dec 2023	Jan 2023	YTD
<b>103.0%</b>	<b>99.1%</b>	<b>97.3%</b>

**January 2024**

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

**New Listings****8****↑14.3%**from Dec 2023:  
**7****↔0.0%**from Jan 2023:  
**8**

YTD	2024	2023	+/-
	<b>8</b>	<b>8</b>	0.0%

5-year Jan average: **7****New Pendings****12****↑200.0%**from Dec 2023:  
**4****↑71.4%**from Jan 2023:  
**7**

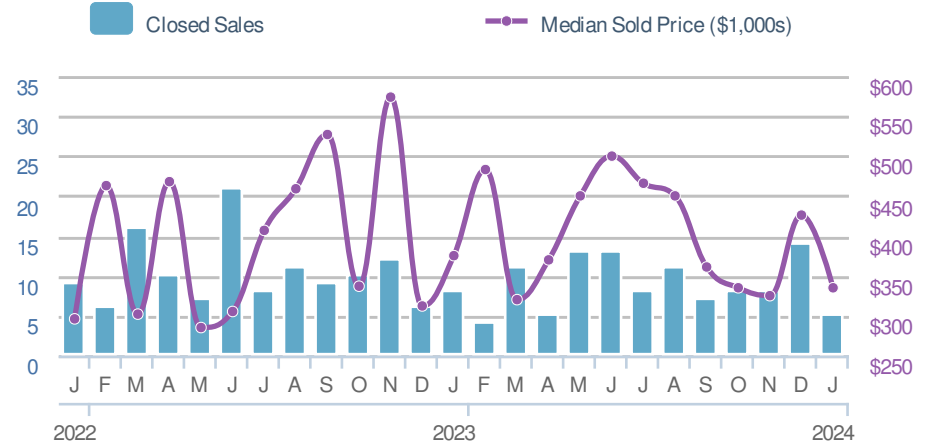
YTD	2024	2023	+/-
	<b>12</b>	<b>7</b>	71.4%

5-year Jan average: **9****Closed Sales****5****↓-64.3%**from Dec 2023:  
**14****↓-37.5%**from Jan 2023:  
**8**

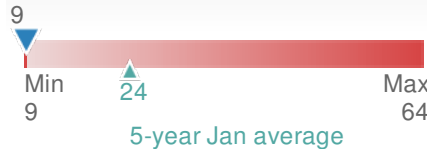
YTD	2024	2023	+/-
	<b>5</b>	<b>8</b>	-37.5%

5-year Jan average: **7****Median Sold Price****\$335,000****↓-21.5%**from Dec 2023:  
**\$426,500****↓-10.9%**from Jan 2023:  
**\$375,950**

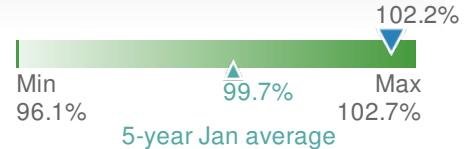
YTD	2024	2023	+/-
	<b>\$335,000</b>	<b>\$375,950</b>	-10.9%

5-year Jan average: **\$300,860****Active Listings****4**

Dec 2023	Jan 2023
<b>5</b>	<b>7</b>

**Avg DOM****9**

Dec 2023	Jan 2023	YTD
<b>27</b>	<b>23</b>	<b>9</b>

**Avg Sold to OLP Ratio****102.2%**

Dec 2023	Jan 2023	YTD
<b>105.9%</b>	<b>96.1%</b>	<b>102.2%</b>



**January 2024**

## Twin Valley (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****6**

↔ 0.0%

from Dec 2023:

6

↑ 20.0%

from Jan 2023:

5

YTD	2024	2023	+/-
	<b>6</b>	<b>5</b>	20.0%

5-year Jan average: 5

**New Pendings****11**

↑ 266.7%

from Dec 2023:

3

↑ 83.3%

from Jan 2023:

6

YTD	2024	2023	+/-
	<b>11</b>	<b>6</b>	83.3%

5-year Jan average: 6

**Closed Sales****5**

↓ -54.5%

from Dec 2023:

11

↓ -37.5%

from Jan 2023:

8

YTD	2024	2023	+/-
	<b>5</b>	<b>8</b>	-37.5%

5-year Jan average: 7

**Median Sold Price****\$335,000**

↓ -38.5%

from Dec 2023:

**\$545,000**

↓ -10.9%

from Jan 2023:

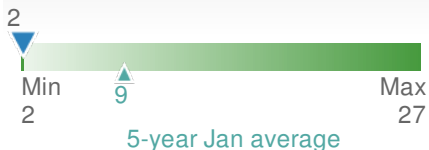
**\$375,950**

YTD	2024	2023	+/-
	<b>\$335,000</b>	<b>\$375,950</b>	-10.9%

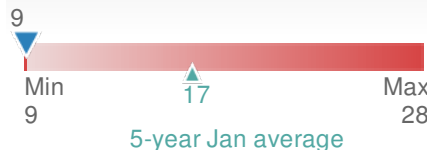
5-year Jan average: **\$299,895****Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for January was \$335,000, representing a decrease of 38.5% compared to last month and a decrease of 10.9% from Jan 2023. The average days on market for units sold in January was 9 days, 48% below the 5-year January average of 17 days. There was a 266.7% month over month increase in new contract activity with 11 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from December) to 10; and a 60% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 0.80 in December and an increase from 2.40 in January 2023. The Contract Ratio is 91% higher than the 5-year January average of 2.62. 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****2**

Dec 2023	Jan 2023
<b>5</b>	<b>5</b>

**Avg DOM****9**

Dec 2023	Jan 2023	YTD
<b>34</b>	<b>23</b>	<b>9</b>

**Avg Sold to OLP Ratio****102.2%**

Dec 2023	Jan 2023	YTD
<b>106.9%</b>	<b>96.1%</b>	<b>102.2%</b>

**January 2024**

Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****2**

**100.0%**  
 from Dec 2023: **1**

**-33.3%**  
 from Jan 2023: **3**

YTD	2024	2023	+/-
	<b>2</b>	<b>3</b>	-33.3%

5-year Jan average: **3****New Pendings****1**

**0.0%**  
 from Dec 2023: **1**

**0.0%**  
 from Jan 2023: **1**

YTD	2024	2023	+/-
	<b>1</b>	<b>1</b>	0.0%

5-year Jan average: **3****Closed Sales****0**

**-100.0%**  
 from Dec 2023: **3**

**0.0%**  
 from Jan 2023: **0**

YTD	2024	2023	+/-
	<b>0</b>	<b>0</b>	0.0%

5-year Jan average: **1****Median Sold Price****\$0**

**-100.0%**  
 from Dec 2023: **\$250,000**

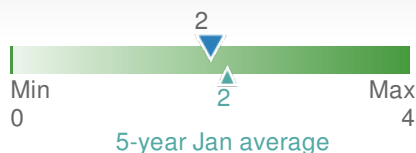
**0.0%**  
 from Jan 2023: **\$0**

YTD	2024	2023	+/-
	<b>\$0</b>	<b>\$0</b>	0.0%

5-year Jan average: **\$140,129****Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for January was \$0, representing a decrease of 100% compared to last month and no change from Jan 2023. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 34 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 December) to 2; and a 0% increase in supply to 2 active units.

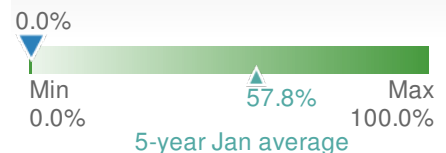
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in December and an increase from 0.50 in January 2023. The Contract Ratio is 20% higher than the 5-year January average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****2**

Dec 2023	Jan 2023
<b>0</b>	<b>2</b>

**Avg DOM****0**

Dec 2023	Jan 2023	YTD
<b>5</b>	<b>0</b>	<b>0</b>

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

Dec 2023	Jan 2023	YTD
<b>102.4%</b>	<b>0.0%</b>	<b>0.0%</b>

**January 2024**

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

**New Listings****0**

↓ -100.0%   ↓ -100.0%  
from Dec 2023: 2   from Jan 2023: 1

YTD	2024	2023	+/-
	<b>0</b>	<b>1</b>	-
-----100.0%			
5-year Jan average: 2			

**New Pendings****0**

↓ -100.0%   ↓ -100.0%  
from Dec 2023: 1   from Jan 2023: 3

YTD	2024	2023	+/-
	<b>0</b>	<b>3</b>	-
-----100.0%			
5-year Jan average: 2			

**Closed Sales****0**

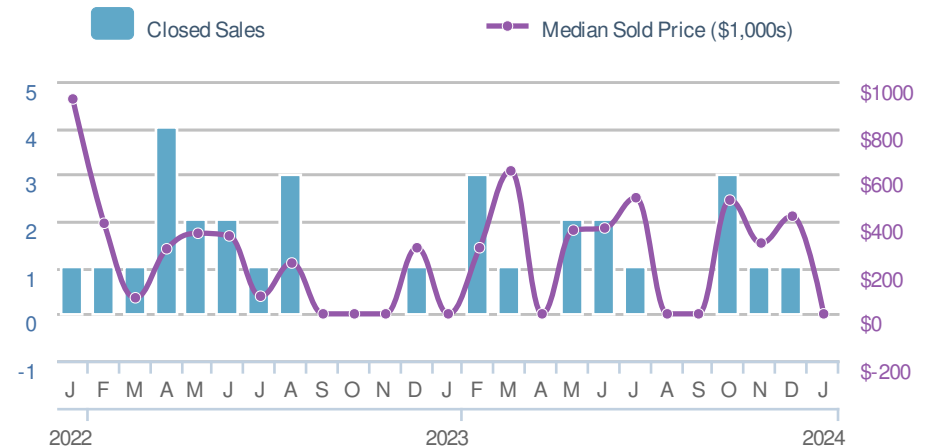
↓ -100.0%   ↔ 0.0%  
from Dec 2023: 1   from Jan 2023: 0

YTD	2024	2023	+/-
	<b>0</b>	<b>0</b>	0.0%
-----			
5-year Jan average: 1			

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

↓ -100.0%   ↔ 0.0%  
from Dec 2023: \$420,000   from Jan 2023: \$0

YTD	2024	2023	+/-
	<b>\$0</b>	<b>\$0</b>	0.0%
-----			
5-year Jan average: \$344,800			

**Active Listings****2**

Min 1   2   3   Max 6  
5-year Jan average

Dec 2023	Jan 2023
<b>3</b>	<b>1</b>

**Avg DOM****0**

Min 0   59   Max 183  
5-year Jan average

Dec 2023	Jan 2023	YTD
<b>4</b>	<b>0</b>	<b>0</b>

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

Min 0.0%   58.0%   Max 100.3%  
5-year Jan average

Dec 2023	Jan 2023	YTD
<b>105.3%</b>	<b>0.0%</b>	<b>0.0%</b>

**January 2024**

## Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****0**

**-100.0%** **-100.0%**  
 from Dec 2023: **2** from Jan 2023: **1**

YTD	2024	2023	+/-
	<b>0</b>	<b>1</b>	-
-----100.0%			
5-year Jan average: <b>2</b>			

**New Pendings****0**

**-100.0%** **-100.0%**  
 from Dec 2023: **1** from Jan 2023: **3**

YTD	2024	2023	+/-
	<b>0</b>	<b>3</b>	-
-----100.0%			
5-year Jan average: <b>2</b>			

**Closed Sales****0**

**-100.0%** **0.0%**  
 from Dec 2023: **1** from Jan 2023: **0**

YTD	2024	2023	+/-
	<b>0</b>	<b>0</b>	0.0%
-----			
5-year Jan average: <b>1</b>			

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

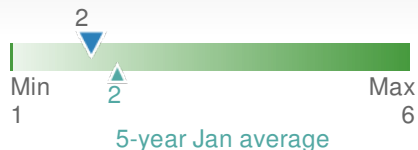
**-100.0%** **0.0%**  
 from Dec 2023: **\$420,000** from Jan 2023: **\$0**

YTD	2024	2023	+/-
	<b>\$0</b>	<b>\$0</b>	0.0%
-----			
5-year Jan average: <b>\$344,800</b>			

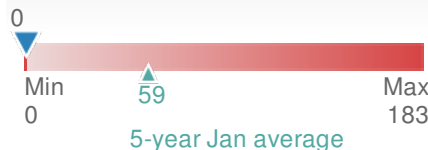
**Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for January was \$0, representing a decrease of 100% compared to last month and no change from Jan 2023. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 59 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 0; and a 33.3% decrease in supply to 2 active units.

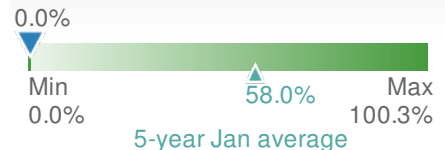
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and a decrease from 4.00 in January 2023. The Contract Ratio is 100% lower than the 5-year January average of 2.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Dec 2023	Jan 2023
<b>3</b>	<b>1</b>

**Avg DOM****0**

Dec 2023	Jan 2023	YTD
<b>4</b>	<b>0</b>	<b>0</b>

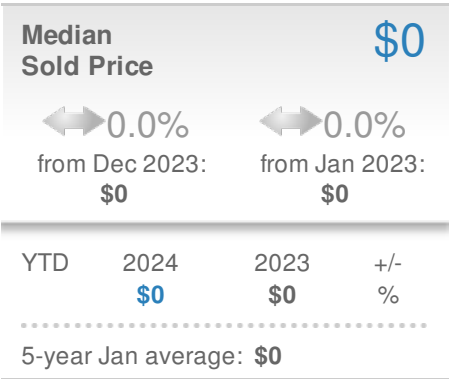
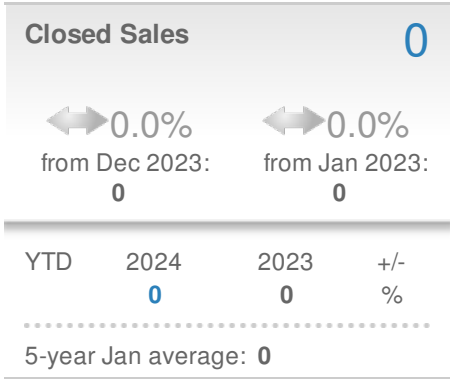
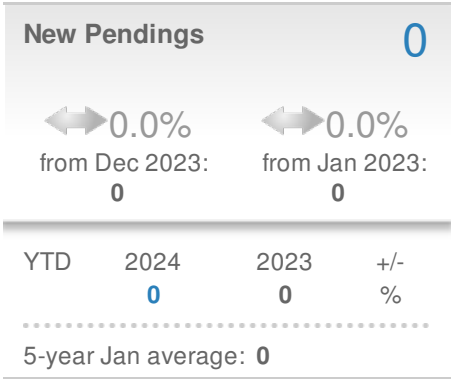
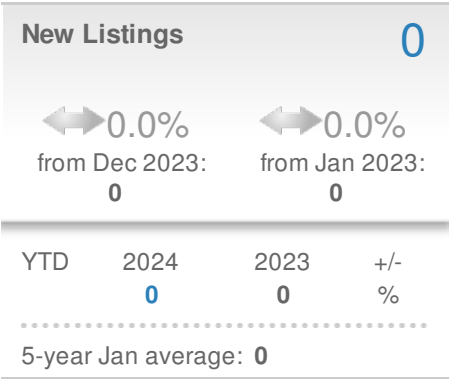
**Avg Sold to OLP Ratio****0.0%**

Dec 2023	Jan 2023	YTD
<b>105.3%</b>	<b>0.0%</b>	<b>0.0%</b>

**January 2024**

Upper Perkiomen (Berks, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Attached properties for January was \$0, representing no change compared to last month and no change from Jan 2023. The average days on market for units sold in January was 0 days, the same as the 5-year January 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 December) 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 December and no change from January 2023. The Contract Ratio is the same as the 5-year January 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.

