

February 2024

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

February 2024

Berks County, PA

Email: ldavis@tcsr.realtor

New Listings**297** **6.1%**from Jan 2024:
280 **-4.5%**from Feb 2023:
311

| YTD | 2024 | 2023 | +/- |
|-----|------------|------------|-------|
| | 590 | 626 | -5.8% |

5-year Feb average: **356****New Pendings****306** **7.0%**from Jan 2024:
286 **3.4%**from Feb 2023:
296

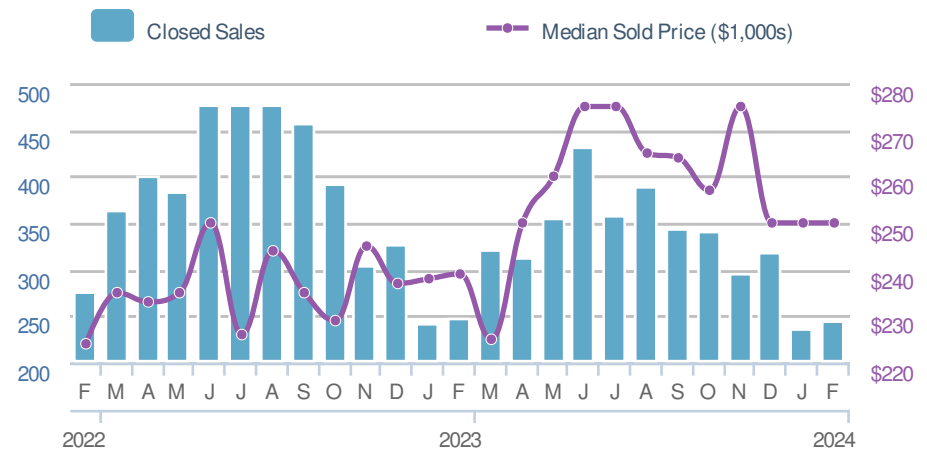
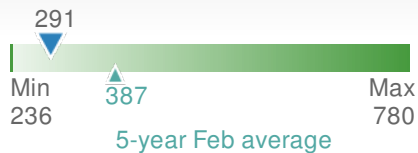
| YTD | 2024 | 2023 | +/- |
|-----|------------|------------|------|
| | 593 | 586 | 1.2% |

5-year Feb average: **360****Closed Sales****244** **4.3%**from Jan 2024:
234 **-0.8%**from Feb 2023:
246

| YTD | 2024 | 2023 | +/- |
|-----|------------|------------|-------|
| | 479 | 493 | -2.8% |

5-year Feb average: **281****Median Sold Price****\$250,000** **-0.2%**from Jan 2024:
\$250,500 **4.2%**from Feb 2023:
\$239,900

| YTD | 2024 | 2023 | +/- |
|-----|------------------|------------------|------|
| | \$250,000 | \$237,500 | 5.3% |

5-year Feb average: **\$219,520****Active Listings****291**

| Jan 2024 | Feb 2023 |
|------------|------------|
| 312 | 304 |

Avg DOM**28**

| Jan 2024 | Feb 2023 | YTD |
|-----------|-----------|-----------|
| 25 | 29 | 27 |

Avg Sold to OLP Ratio**98.2%**

| Jan 2024 | Feb 2023 | YTD |
|--------------|--------------|--------------|
| 98.5% | 98.1% | 98.4% |

February 2024

Berks County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**178** **17.9%**from Jan 2024:
151 **-1.7%**from Feb 2023:
181

| YTD | 2024 | 2023 | +/- |
|-----|------------|------------|-------|
| | 337 | 364 | -7.4% |

5-year Feb average: **219****New Pendings****163** **-4.7%**from Jan 2024:
171 **0.6%**from Feb 2023:
162

| YTD | 2024 | 2023 | +/- |
|-----|------------|------------|------|
| | 339 | 335 | 1.2% |

5-year Feb average: **214****Closed Sales****150** **5.6%**from Jan 2024:
142 **3.4%**from Feb 2023:
145

| YTD | 2024 | 2023 | +/- |
|-----|------------|------------|------|
| | 293 | 284 | 3.2% |

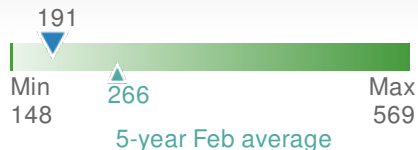
5-year Feb average: **177****Median
Sold Price****\$310,000** **-4.6%**from Jan 2024:
\$325,000 **9.9%**from Feb 2023:
\$282,000

| YTD | 2024 | 2023 | +/- |
|-----|------------------|------------------|-------|
| | \$320,000 | \$280,000 | 14.3% |

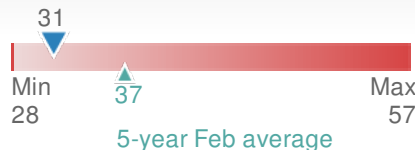
5-year Feb average: **\$266,000****Summary**

In Berks County, PA, the median sold price for Detached properties for February was \$310,000, representing a decrease of 4.6% compared to last month and an increase of 9.9% from Feb 2023. The average days on market for units sold in February was 31 days, 15% below the 5-year February average of 37 days. There was a 4.7% month over month decrease in new contract activity with 163 New Pendings; a 5.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 231; and a 2.1% decrease in supply to 191 active units.

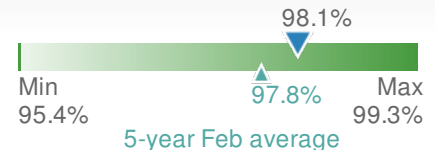
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, up from 1.12 in January and a decrease from 1.30 in February 2023. The Contract Ratio is 21% lower than the 5-year February average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared 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**191**

| Jan 2024 | Feb 2023 |
|------------|------------|
| 195 | 202 |

Avg DOM**31**

| Jan 2024 | Feb 2023 | YTD |
|-----------|-----------|-----------|
| 29 | 33 | 30 |

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

| Jan 2024 | Feb 2023 | YTD |
|--------------|--------------|--------------|
| 98.1% | 97.3% | 98.2% |

February 2024

Berks County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**119** **-7.8%**from Jan 2024:
129 **-8.5%**from Feb 2023:
130

| YTD | 2024 | 2023 | +/- |
|-----|------------|------------|-------|
| | 253 | 262 | -3.4% |

5-year Feb average: **137****New Pendings****143** **24.3%**from Jan 2024:
115 **7.5%**from Feb 2023:
133

| YTD | 2024 | 2023 | +/- |
|-----|------------|------------|------|
| | 254 | 250 | 1.6% |

5-year Feb average: **146****Closed Sales****94** **2.2%**from Jan 2024:
92 **-6.9%**from Feb 2023:
101

| YTD | 2024 | 2023 | +/- |
|-----|------------|------------|--------|
| | 186 | 209 | -11.0% |

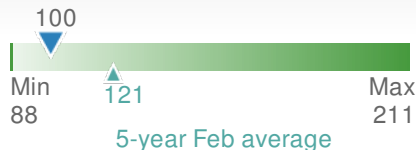
5-year Feb average: **105****Median
Sold Price****\$186,000** **6.3%**from Jan 2024:
\$175,000 **8.5%**from Feb 2023:
\$171,450

| YTD | 2024 | 2023 | +/- |
|-----|------------------|------------------|------|
| | \$180,000 | \$170,000 | 5.9% |

5-year Feb average: **\$152,180****Summary**

In Berks County, PA, the median sold price for Attached properties for February was \$186,000, representing an increase of 6.3% compared to last month and an increase of 8.5% from Feb 2023. The average days on market for units sold in February was 23 days, 12% below the 5-year February average of 26 days. There was a 24.3% month over month increase in new contract activity with 143 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 177; and a 14.5% decrease in supply to 100 active units.

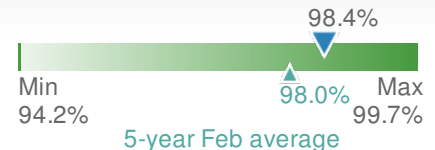
This activity resulted in a Contract Ratio of 1.77 pendings per active listing, up from 1.19 in January and an increase from 1.71 in February 2023. The Contract Ratio is 6% lower than the 5-year February average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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**100**

| Jan 2024 | Feb 2023 |
|------------|------------|
| 117 | 102 |

Avg DOM**23**

| Jan 2024 | Feb 2023 | YTD |
|-----------|-----------|-----------|
| 19 | 23 | 22 |

**Avg Sold to
OLP Ratio****98.4%**

| Jan 2024 | Feb 2023 | YTD |
|--------------|--------------|--------------|
| 99.2% | 99.2% | 98.7% |

February 2024

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**17**

↑ **13.3%**
from Jan 2024:
15

↑ **21.4%**
from Feb 2023:
14

| YTD | 2024 | 2023 | +/- |
|-----|-----------|-----------|------|
| | 34 | 33 | 3.0% |

5-year Feb average: **20****New Pendings****18**

↓ **-10.0%**
from Jan 2024:
20

↑ **20.0%**
from Feb 2023:
15

| YTD | 2024 | 2023 | +/- |
|-----|-----------|-----------|-------|
| | 38 | 24 | 58.3% |

5-year Feb average: **20****Closed Sales****15**

↑ **114.3%**
from Jan 2024:
7

↑ **36.4%**
from Feb 2023:
11

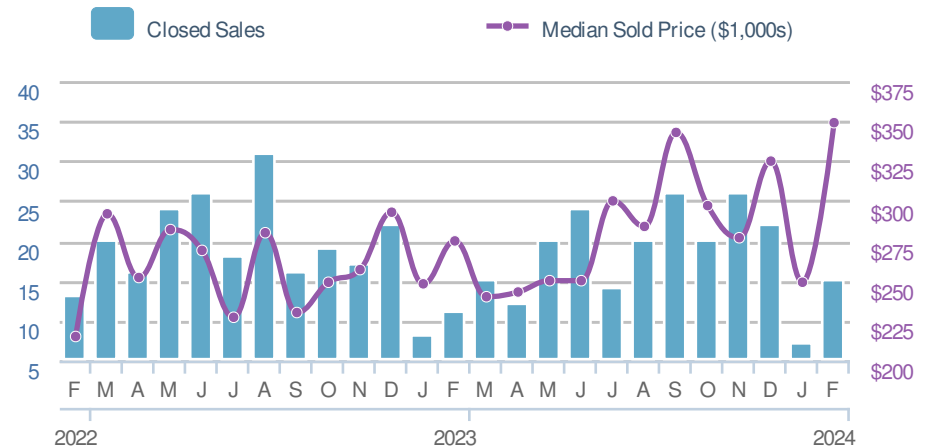
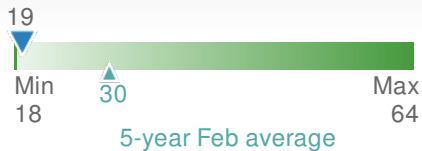
| YTD | 2024 | 2023 | +/- |
|-----|-----------|-----------|-------|
| | 22 | 19 | 15.8% |

5-year Feb average: **16****Median Sold Price****\$349,900**

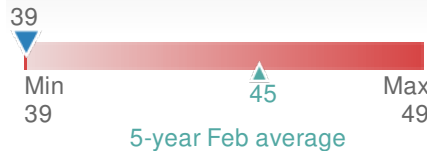
↑ **40.0%**
from Jan 2024:
\$249,900

↑ **27.2%**
from Feb 2023:
\$275,000

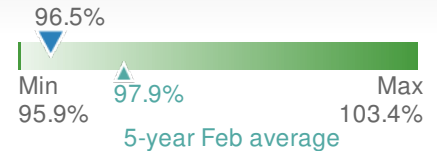
| YTD | 2024 | 2023 | +/- |
|-----|------------------|------------------|-------|
| | \$337,950 | \$274,900 | 22.9% |

5-year Feb average: **\$249,940****Active Listings****19**

| Jan 2024 | Feb 2023 |
|-----------|-----------|
| 26 | 26 |

Avg DOM**39**


| Jan 2024 | Feb 2023 | YTD |
|-----------|-----------|-----------|
| 62 | 49 | 47 |

Avg Sold to OLP Ratio**96.5%**



| Jan 2024 | Feb 2023 | YTD |
|--------------|--------------|--------------|
| 96.8% | 95.9% | 96.6% |

February 2024


Boyertown Area (Berks, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14**
 **27.3%**
from Jan 2024:
11
 **40.0%**
from Feb 2023:
10



| YTD | 2024 | 2023 | +/- |
|-----|-----------|-----------|------|
| | 27 | 26 | 3.8% |

5-year Feb average: **15****New Pendings****15**
 **0.0%**
from Jan 2024:
15
 **66.7%**
from Feb 2023:
9

| YTD | 2024 | 2023 | +/- |
|-----|-----------|-----------|-------|
| | 30 | 16 | 87.5% |

5-year Feb average: **15****Closed Sales****12**
 **140.0%**
from Jan 2024:
5
 **20.0%**
from Feb 2023:
10

| YTD | 2024 | 2023 | +/- |
|-----|-----------|-----------|------|
| | 17 | 16 | 6.3% |

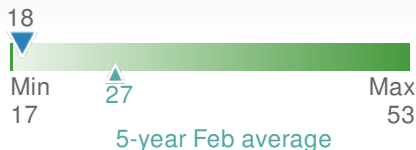
5-year Feb average: **12****Median
Sold Price****\$359,500**
 **-8.9%**
from Jan 2024:
\$394,600
 **29.5%**
from Feb 2023:
\$277,500

| YTD | 2024 | 2023 | +/- |
|-----|------------------|------------------|-------|
| | \$365,000 | \$277,500 | 31.5% |

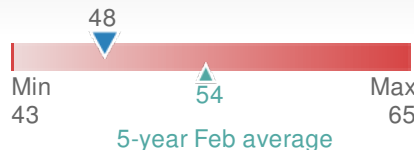
5-year Feb average: **\$277,800****Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for February was \$359,500, representing a decrease of 8.9% compared to last month and an increase of 29.5% from Feb 2023. The average days on market for units sold in February was 48 days, 11% below the 5-year February average of 54 days. There was no month over month change in new contract activity with 15 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 21; and a 28% decrease in supply to 18 active units.

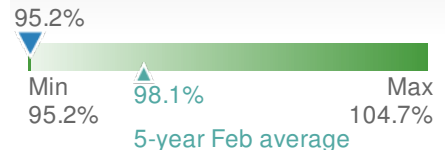
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 0.72 in January and an increase from 0.46 in February 2023. The Contract Ratio is 16% higher than the 5-year February average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared 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**18**

| Jan 2024 | Feb 2023 |
|-----------|-----------|
| 25 | 26 |

Avg DOM**48**

| Jan 2024 | Feb 2023 | YTD |
|-----------|-----------|-----------|
| 63 | 54 | 52 |



**Avg Sold to
OLP Ratio****95.2%**

| Jan 2024 | Feb 2023 | YTD |
|--------------|--------------|--------------|
| 96.5% | 95.2% | 95.6% |

February 2024

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****3**

 **-25.0%**
 from Jan 2024: **4**
 **-25.0%**
 from Feb 2023: **4**

| YTD | 2024 | 2023 | +/- |
|-----|----------|----------|------|
| | 7 | 7 | 0.0% |

5-year Feb average: 5



New Pendings**3**

 **-40.0%**
 from Jan 2024: **5**
 **-50.0%**
 from Feb 2023: **6**

| YTD | 2024 | 2023 | +/- |
|-----|----------|----------|------|
| | 8 | 8 | 0.0% |

5-year Feb average: 5

Closed Sales**3**

 **50.0%**
 from Jan 2024: **2**
 **200.0%**
 from Feb 2023: **1**

| YTD | 2024 | 2023 | +/- |
|-----|----------|----------|-------|
| | 5 | 3 | 66.7% |

5-year Feb average: 4

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

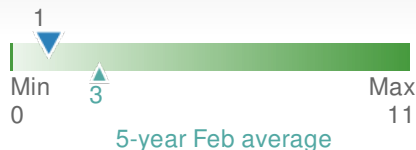
 **12.0%**
 from Jan 2024: **\$187,500**
 **-8.7%**
 from Feb 2023: **\$230,000**

| YTD | 2024 | 2023 | +/- |
|-----|------------------|------------------|--------|
| | \$210,000 | \$235,000 | -10.6% |

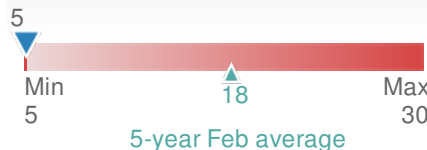
5-year Feb average: **\$193,890****Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for February was \$210,000, representing an increase of 12% compared to last month and a decrease of 8.7% from Feb 2023. The average days on market for units sold in February was 5 days, 73% below the 5-year February average of 18 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 5; and no change in supply with 1 active units.

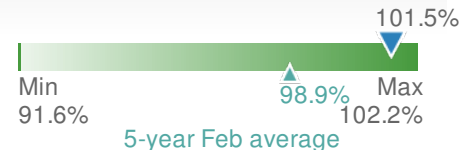
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, no change from January and an increase from 0.00 in February 2023. The Contract Ratio is 117% higher than the 5-year February average of 2.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

| Jan 2024 | Feb 2023 |
|----------|----------|
| 1 | 0 |

Avg DOM**5**

| Jan 2024 | Feb 2023 | YTD |
|-----------|----------|-----------|
| 60 | 9 | 27 |

Avg Sold to OLP Ratio**101.5%**

| Jan 2024 | Feb 2023 | YTD |
|--------------|---------------|--------------|
| 97.3% | 102.2% | 99.8% |

February 2024

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**5****↓ -37.5%**from Jan 2024:
8**↓ -44.4%**from Feb 2023:
9

| YTD | 2024 | 2023 | +/- |
|-----|-----------|-----------|--------|
| | 13 | 18 | -27.8% |

5-year Feb average: **10****New Pendings****5****↓ -58.3%**from Jan 2024:
12**↓ -50.0%**from Feb 2023:
10

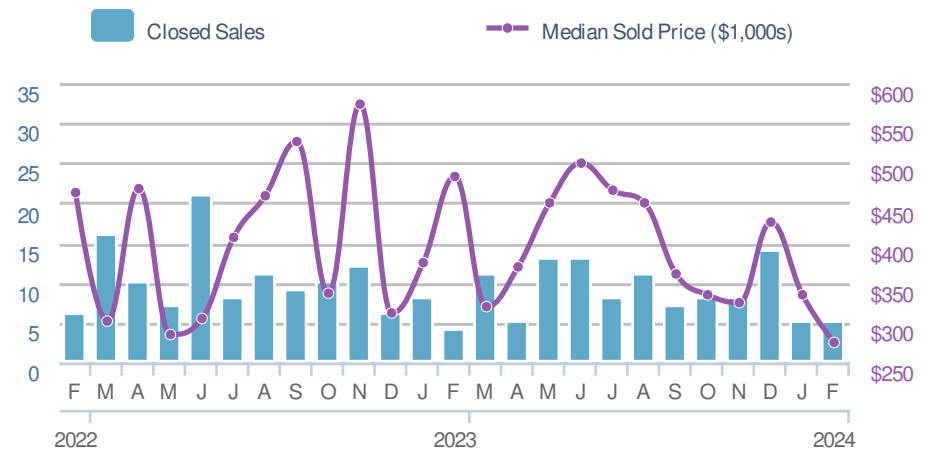
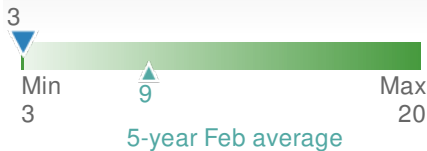
| YTD | 2024 | 2023 | +/- |
|-----|-----------|-----------|-------|
| | 16 | 17 | -5.9% |

5-year Feb average: **11****Closed Sales****5****↔ 0.0%**from Jan 2024:
5**↑ 25.0%**from Feb 2023:
4

| YTD | 2024 | 2023 | +/- |
|-----|-----------|-----------|--------|
| | 10 | 12 | -16.7% |

5-year Feb average: **6****Median Sold Price****\$275,000****↓ -17.9%**from Jan 2024:
\$335,000**↓ -43.1%**from Feb 2023:
\$483,000

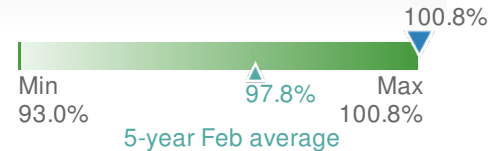
| YTD | 2024 | 2023 | +/- |
|-----|------------------|------------------|--------|
| | \$290,000 | \$462,950 | -37.4% |

5-year Feb average: **\$365,160****Active Listings****3**

| Jan 2024 | Feb 2023 |
|----------|----------|
| 4 | 7 |

Avg DOM**21**

| Jan 2024 | Feb 2023 | YTD |
|----------|----------|-----------|
| 9 | 6 | 15 |



Avg Sold to OLP Ratio**100.8%**

| Jan 2024 | Feb 2023 | YTD |
|---------------|--------------|---------------|
| 102.2% | 99.1% | 101.5% |

February 2024

Twin Valley (Berks, PA) - Detached



Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****3**

 **-50.0%**  **-50.0%**
 from Jan 2024: 6 from Feb 2023: 6

| YTD | 2024 | 2023 | +/- |
|-----|----------|-----------|--------|
| | 9 | 12 | -25.0% |

5-year Feb average: 8



New Pendings**2**

 **-81.8%**  **-66.7%**
 from Jan 2024: 11 from Feb 2023: 6

| YTD | 2024 | 2023 | +/- |
|-----|-----------|-----------|------|
| | 13 | 12 | 8.3% |

5-year Feb average: 9



Closed Sales**4**

 **-20.0%**  **33.3%**
 from Jan 2024: 5 from Feb 2023: 3

| YTD | 2024 | 2023 | +/- |
|-----|----------|-----------|--------|
| | 9 | 11 | -18.2% |

5-year Feb average: 5

Median Sold Price**\$287,500**

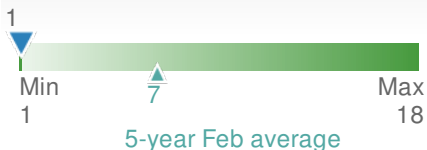
 **-14.2%**  **-41.3%**
 from Jan 2024: **\$335,000** from Feb 2023: **\$490,000**

| YTD | 2024 | 2023 | +/- |
|-----|------------------|------------------|--------|
| | \$300,000 | \$476,000 | -37.0% |

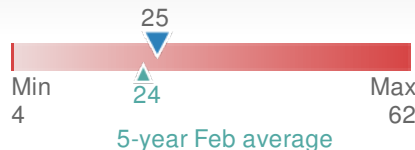
5-year Feb average: **\$383,190****Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for February was \$287,500, representing a decrease of 14.2% compared to last month and a decrease of 41.3% from Feb 2023. The average days on market for units sold in February was 25 days, 5% above the 5-year February average of 24 days. There was an 81.8% month over month decrease in new contract activity with 2 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 8; and a 50% decrease in supply to 1 active units.

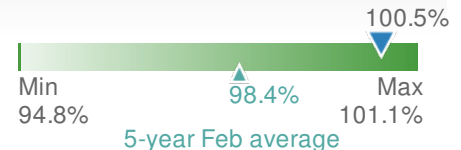
This activity resulted in a Contract Ratio of 8.00 pendings per active listing, up from 5.00 in January and an increase from 2.50 in February 2023. The Contract Ratio is 118% higher than the 5-year February average of 3.68. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

| Jan 2024 | Feb 2023 |
|----------|----------|
| 2 | 6 |

Avg DOM**25**

| Jan 2024 | Feb 2023 | YTD |
|----------|----------|-----------|
| 9 | 4 | 16 |

Avg Sold to OLP Ratio**100.5%**

| Jan 2024 | Feb 2023 | YTD |
|---------------|---------------|---------------|
| 102.2% | 101.1% | 101.4% |

February 2024

Twin Valley (Berks, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**2**

↔ 0.0% ↓ -33.3%

from Jan 2024: from Feb 2023:

2 **3**

| YTD | 2024 | 2023 | +/- |
|-----|----------|----------|--------|
| | 4 | 6 | -33.3% |

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

↑ 200.0% ↓ -25.0%

from Jan 2024: from Feb 2023:

1 **4**

| YTD | 2024 | 2023 | +/- |
|-----|----------|----------|--------|
| | 3 | 5 | -40.0% |

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

↔ 0.0% ↔ 0.0%

from Jan 2024: from Feb 2023:

0 **1**

| YTD | 2024 | 2023 | +/- |
|-----|----------|----------|------|
| | 1 | 1 | 0.0% |

5-year Feb average: **1****Median Sold Price****\$235,000**

↔ 0.0% ↓ -27.7%

from Jan 2024: from Feb 2023:

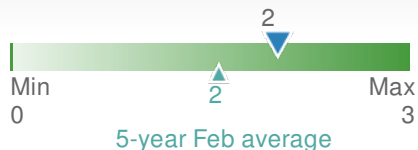
\$0 **\$325,000**

| YTD | 2024 | 2023 | +/- |
|-----|------------------|------------------|--------|
| | \$235,000 | \$325,000 | -27.7% |

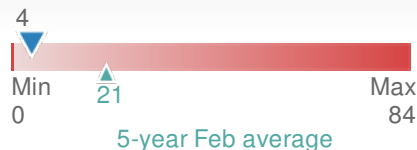
5-year Feb average: **\$195,960****Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for February was \$235,000, representing an increase of 0% compared to last month and a decrease of 27.7% from Feb 2023. The average days on market for units sold in February was 4 days, 81% below the 5-year February average of 21 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 3; and no change in supply with 2 active units.

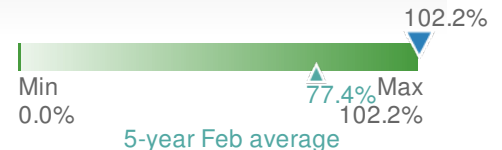
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.00 in January and a decrease from 4.00 in February 2023. The Contract Ratio is 10% lower than the 5-year February average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared 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**2**

| Jan 2024 | Feb 2023 |
|----------|----------|
| 2 | 1 |

Avg DOM**4**

| Jan 2024 | Feb 2023 | YTD |
|----------|-----------|----------|
| 0 | 13 | 4 |

Avg Sold to OLP Ratio**102.2%**

| Jan 2024 | Feb 2023 | YTD |
|-------------|--------------|---------------|
| 0.0% | 92.9% | 102.2% |

February 2024

Upper Perkiomen (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings**1**

↔ 0.0% ↔ 0.0%

from Jan 2024: from Feb 2023:

0 **0**

| YTD | 2024 | 2023 | +/- |
|-----|----------|----------|------|
| | 1 | 1 | 0.0% |

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

↔ 0.0% ↔ 0.0%

from Jan 2024: from Feb 2023:

0 **0**

| YTD | 2024 | 2023 | +/- |
|-----|----------|----------|--------|
| | 1 | 3 | -66.7% |

5-year Feb average: **2****Closed Sales****0**

↔ 0.0% ↘ -100.0%

from Jan 2024: from Feb 2023:

0 **3**

| YTD | 2024 | 2023 | +/- |
|-----|----------|----------|---------|
| | 0 | 3 | -100.0% |

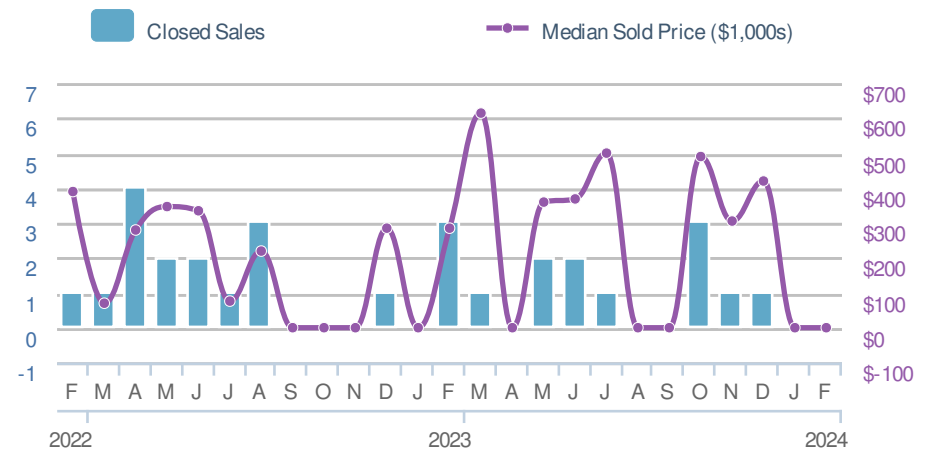
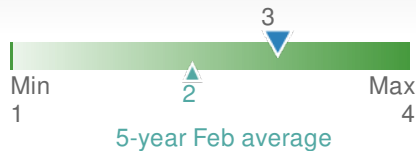
5-year Feb average: **1****Median Sold Price****\$0**

↔ 0.0% ↘ -100.0%

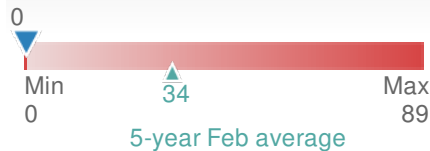
from Jan 2024: from Feb 2023:

\$0 **\$285,000**

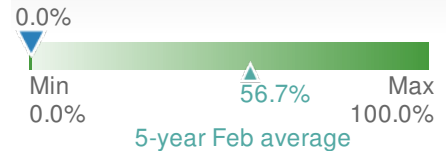
| YTD | 2024 | 2023 | +/- |
|-----|------------|------------------|---------|
| | \$0 | \$285,000 | -100.0% |

5-year Feb average: **\$190,000****Active Listings****3**

| Jan 2024 | Feb 2023 |
|----------|----------|
| 2 | 1 |

Avg DOM**0**

| Jan 2024 | Feb 2023 | YTD |
|----------|-----------|----------|
| 0 | 72 | 0 |

Avg Sold to OLP Ratio**0.0%**

| Jan 2024 | Feb 2023 | YTD |
|-------------|--------------|-------------|
| 0.0% | 91.5% | 0.0% |

February 2024

Upper Perkiomen (Berks, PA) - Detached

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

↔ 0.0% ↔ 0.0%

from Jan 2024: from Feb 2023:

0 **0**

| YTD | 2024 | 2023 | +/- |
|-----|----------|----------|------|
| | 1 | 1 | 0.0% |

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

↔ 0.0% ↔ 0.0%

from Jan 2024: from Feb 2023:

0 **0**

| YTD | 2024 | 2023 | +/- |
|-----|----------|----------|--------|
| | 1 | 3 | -66.7% |

5-year Feb average: **2****Closed Sales****0**

↔ 0.0% ↓ -100.0%

from Jan 2024: from Feb 2023:

0 **3**

| YTD | 2024 | 2023 | +/- |
|-----|----------|----------|---------|
| | 0 | 3 | -100.0% |

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

↔ 0.0% ↓ -100.0%

from Jan 2024: from Feb 2023:

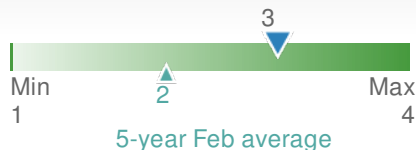
\$0 **\$285,000**

| YTD | 2024 | 2023 | +/- |
|-----|------------|------------------|---------|
| | \$0 | \$285,000 | -100.0% |

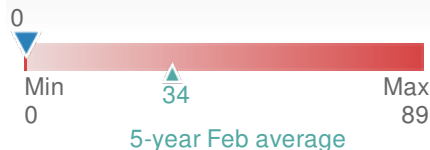
5-year Feb average: **\$190,000****Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for February was \$0, representing no change compared to last month and a decrease of 100% from Feb 2023. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 34 days. There was no month over month change in new contract activity with 0 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from January) to 1; and a 50% increase in supply to 3 active units.

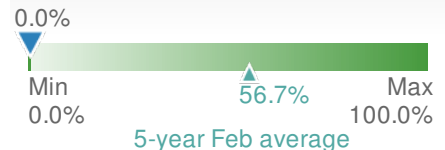
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, up from 0.00 in January and a decrease from 1.00 in February 2023. The Contract Ratio is 86% lower than the 5-year February average of 2.42. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

| Jan 2024 | Feb 2023 |
|----------|----------|
| 2 | 1 |

Avg DOM**0**

| Jan 2024 | Feb 2023 | YTD |
|----------|-----------|----------|
| 0 | 72 | 0 |

Avg Sold to OLP Ratio**0.0%**

| Jan 2024 | Feb 2023 | YTD |
|-------------|--------------|-------------|
| 0.0% | 91.5% | 0.0% |

February 2024

Upper Perkiomen (Berks, PA) - Attached

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

↔ 0.0% ↔ 0.0%
from Jan 2024: from Feb 2023:
0 0

| YTD | 2024 | 2023 | +/- |
|-----|----------|----------|-----|
| | 0 | 0 | % |

5-year Feb average: 0

New Pendings**0**

↔ 0.0% ↔ 0.0%
from Jan 2024: from Feb 2023:
0 0

| YTD | 2024 | 2023 | +/- |
|-----|----------|----------|-----|
| | 0 | 0 | % |

5-year Feb average: 0

Closed Sales**0**

↔ 0.0% ↔ 0.0%
from Jan 2024: from Feb 2023:
0 0

| YTD | 2024 | 2023 | +/- |
|-----|----------|----------|-----|
| | 0 | 0 | % |

5-year Feb average: 0

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

↔ 0.0% ↔ 0.0%
from Jan 2024: from Feb 2023:
\$0 \$0

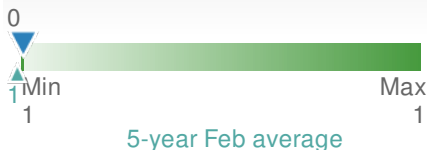
| YTD | 2024 | 2023 | +/- |
|-----|------------|------------|-----|
| | \$0 | \$0 | % |

5-year Feb average: \$0

Summary

In Upper Perkiomen (Berks, PA), the median sold price for Attached properties for February was \$0, representing no change compared to last month and no change from Feb 2023. The average days on market for units sold in February was 0 days, the same as the 5-year February 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 January) with 0; and no change in supply with 0 active units.

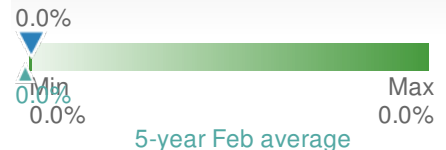
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and no change from February 2023. The Contract Ratio is the same as the 5-year February average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

| Jan 2024 | Feb 2023 |
|----------|----------|
| 0 | 0 |

Avg DOM**0**

| Jan 2024 | Feb 2023 | YTD |
|----------|----------|----------|
| 0 | 0 | 0 |

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

| Jan 2024 | Feb 2023 | YTD |
|-------------|-------------|-------------|
| 0.0% | 0.0% | 0.0% |