February 2024

All Home Types Detached Attached

Local Market Insight

Boyertown Area (Berks, PA)



Presented by
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Boyertown Area (Berks, PA) - Detached

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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.







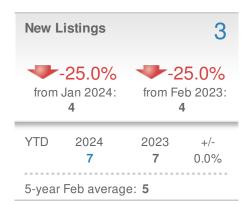
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Boyertown Area (Berks, PA) - Attached

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Median Sold Price \$210,000 12.0% from Jan 2024: \$187,500 -8.7% from Feb 2023: \$230,000 YTD 2024 \$230,000 +/- \$210,000 \$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.





