

March 2024

All Home Types
Detached
Attached

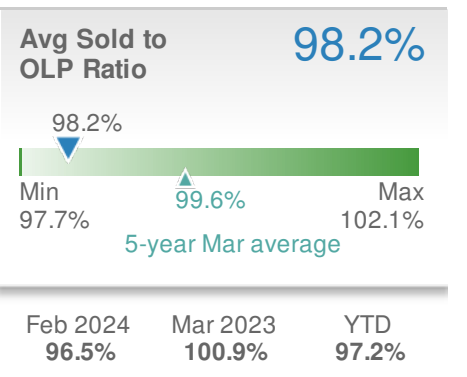
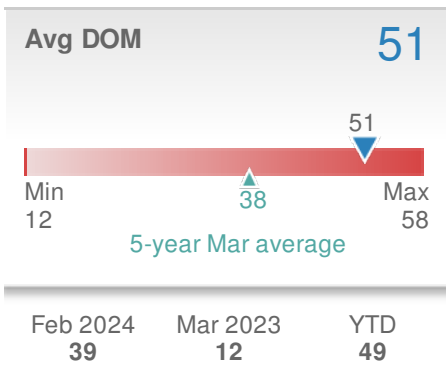
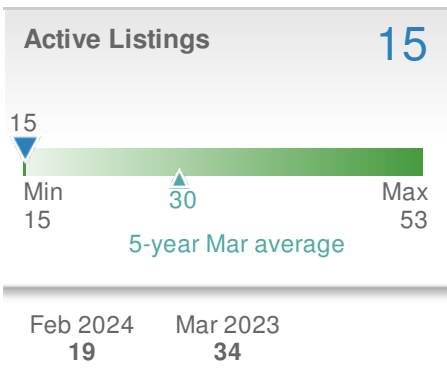
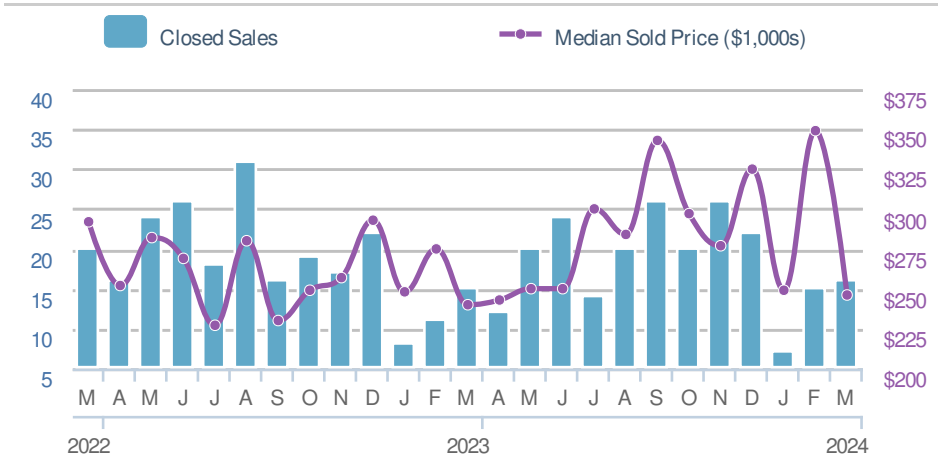
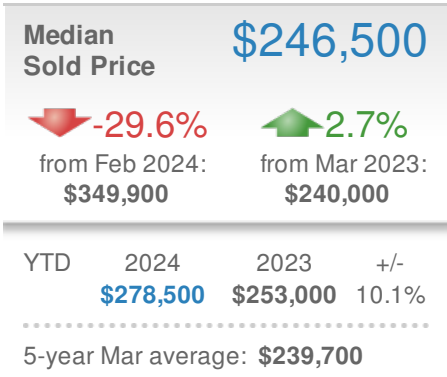
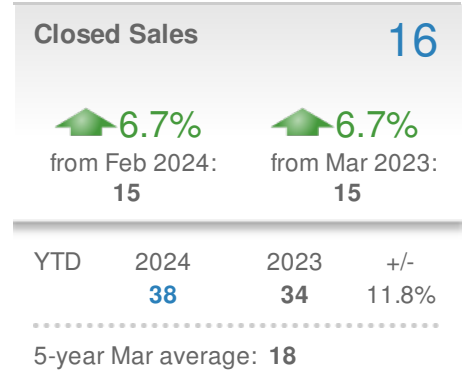
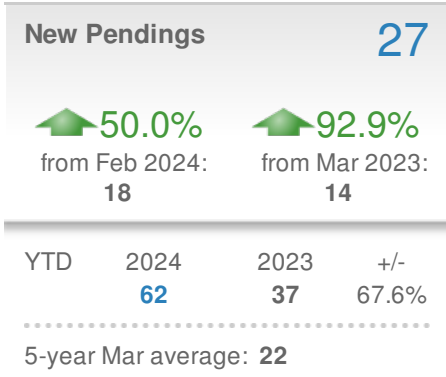
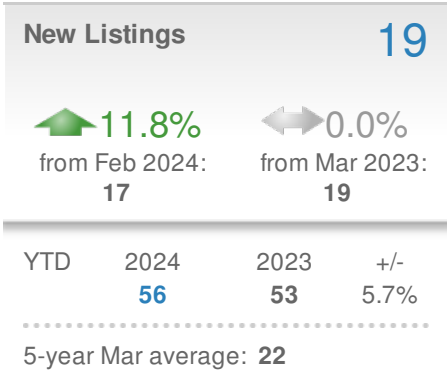
Local Market Insight

Boyertown Area (Berks, PA)

March 2024

Boyertown Area (Berks, PA)

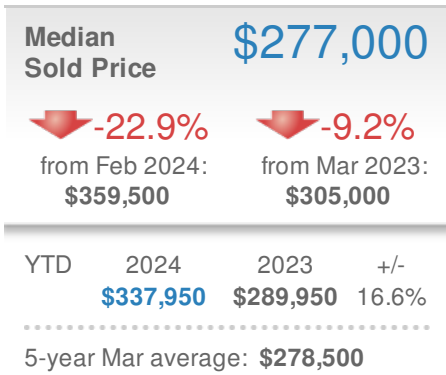
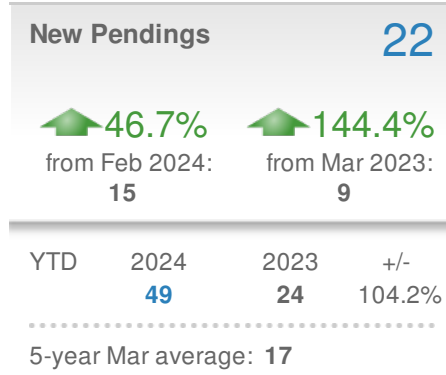
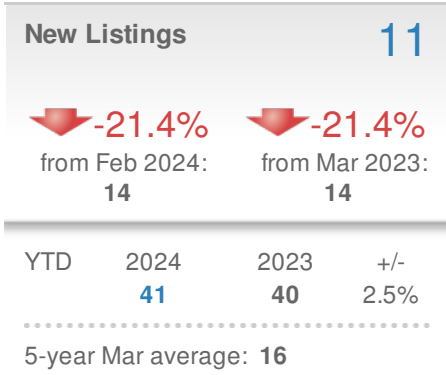
Email: ldavis@tcsr.realtor



March 2024

Boyertown Area (Berks, PA) - Detached

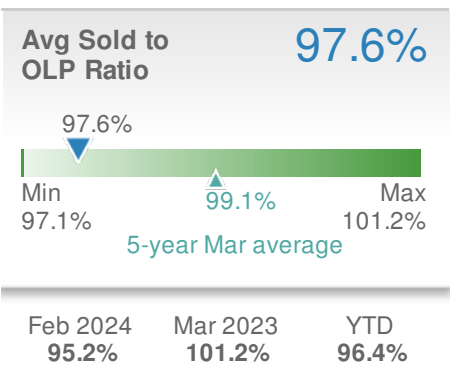
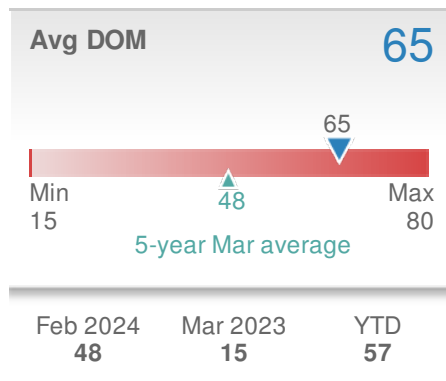
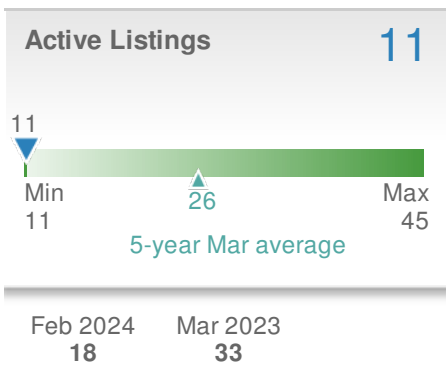
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for March was \$277,000, representing a decrease of 22.9% compared to last month and a decrease of 9.2% from Mar 2023. The average days on market for units sold in March was 65 days, 36% above the 5-year March average of 48 days. There was a 46.7% month over month increase in new contract activity with 22 New Pendings; a 38.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 29; and a 38.9% decrease in supply to 11 active units.

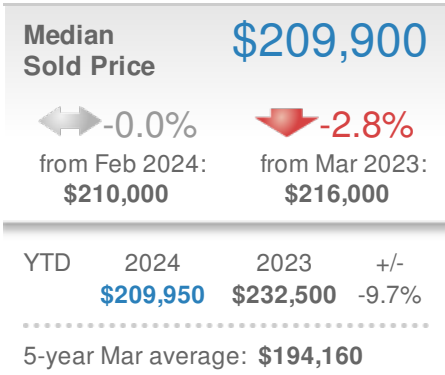
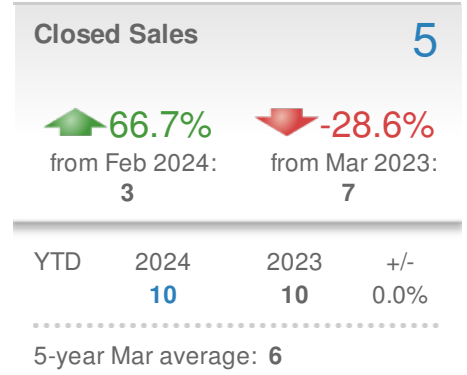
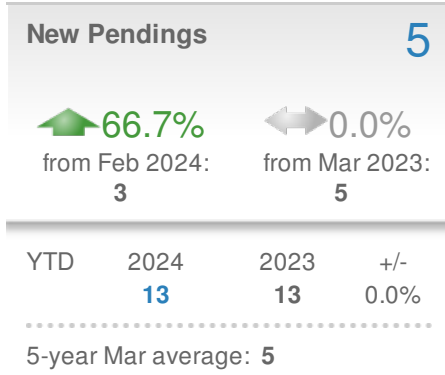
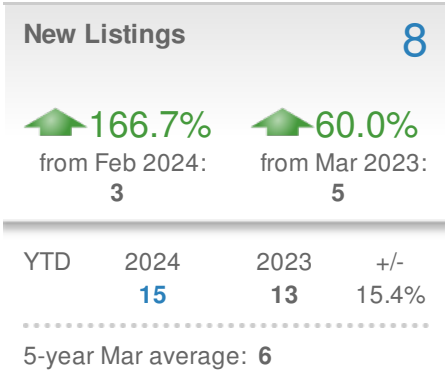
This activity resulted in a Contract Ratio of 2.64 pendings per active listing, up from 1.17 in February and an increase from 0.36 in March 2023. The Contract Ratio is 106% higher than the 5-year March average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Boyertown Area (Berks, PA) - Attached

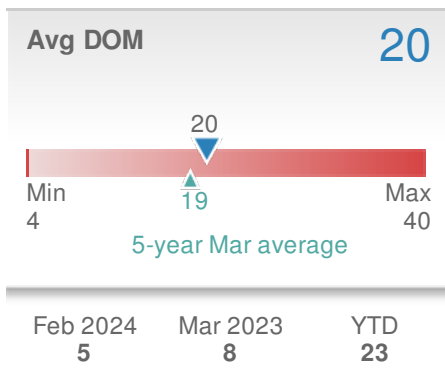
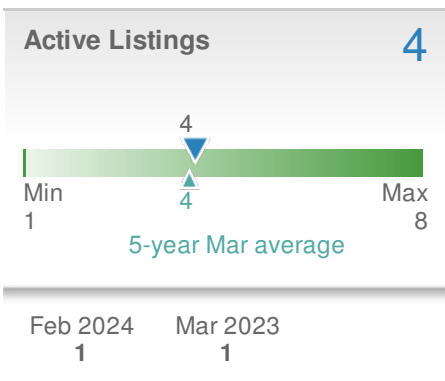
Tri-County Suburban REALTORS
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for March was \$209,900, representing a decrease of 0% compared to last month and a decrease of 2.8% from Mar 2023. The average days on market for units sold in March was 20 days, 4% above the 5-year March average of 19 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 5; and a 300% increase in supply to 4 active units.

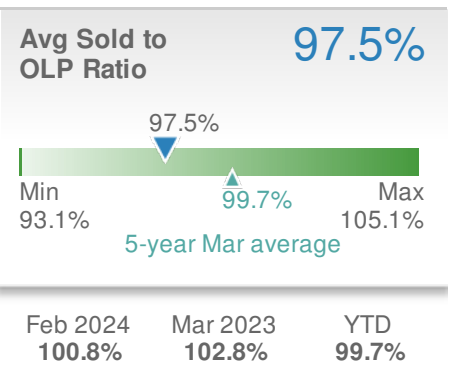
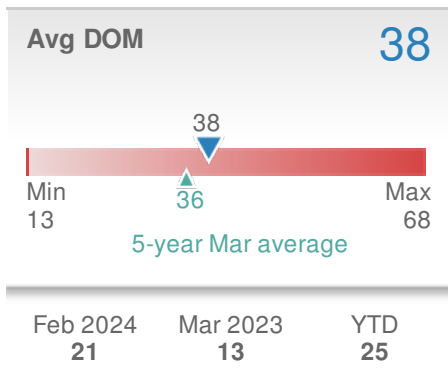
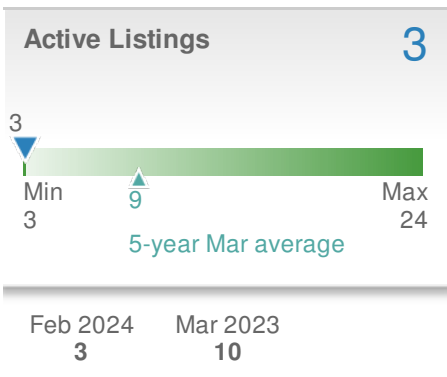
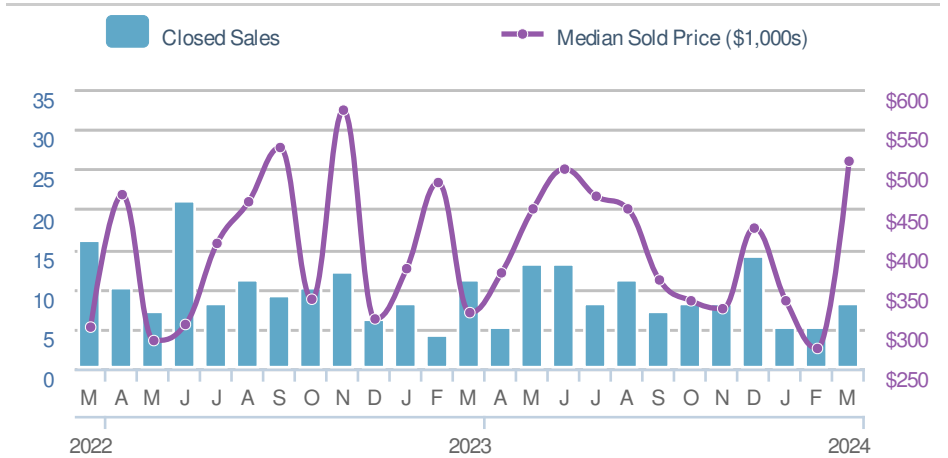
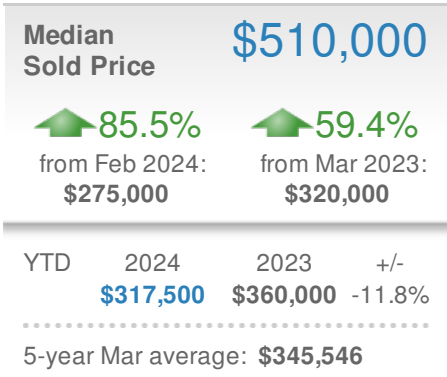
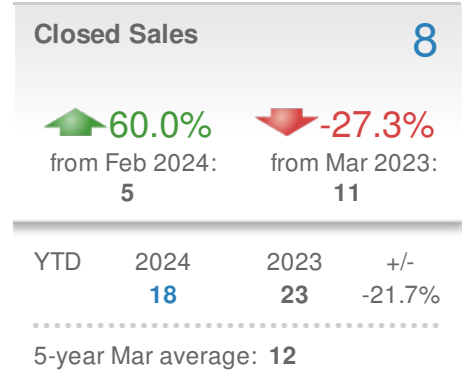
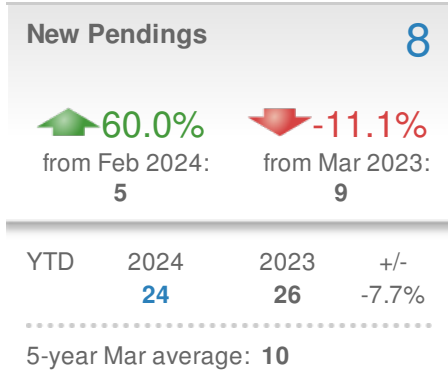
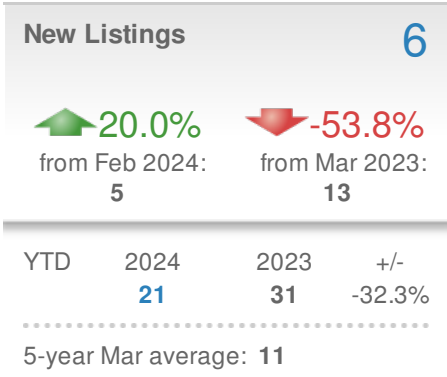
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 5.00 in February and a decrease from 5.00 in March 2023. The Contract Ratio is 44% lower than the 5-year March average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Twin Valley (Berks, PA)

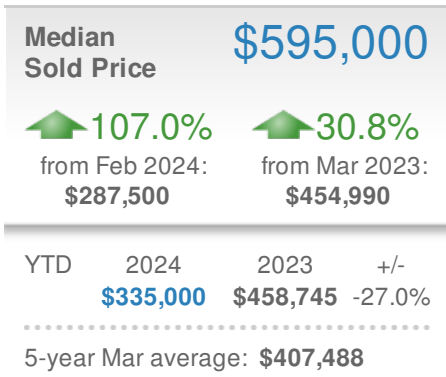
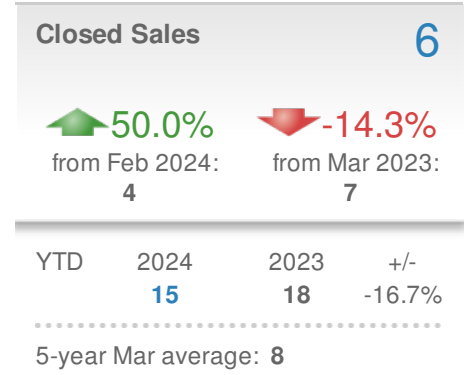
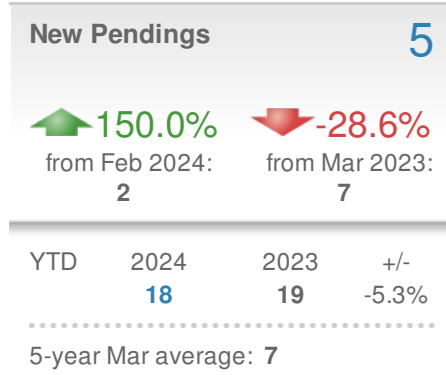
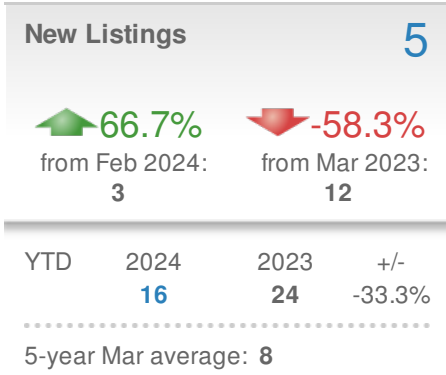
Email: ldavis@tcsr.realtor



March 2024

Twin Valley (Berks, PA) - Detached

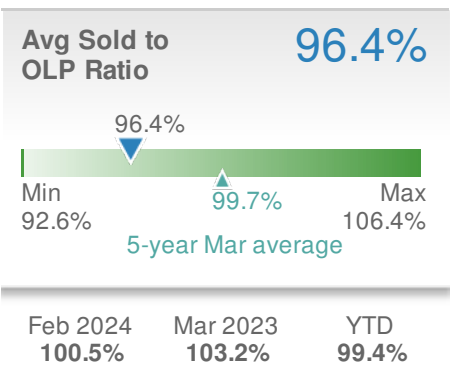
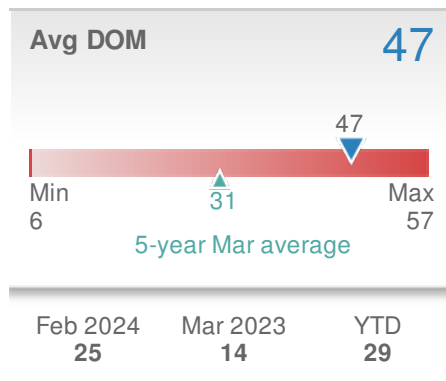
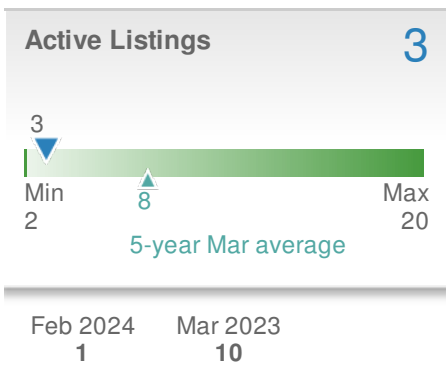
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for March was \$595,000, representing an increase of 107% compared to last month and an increase of 30.8% from Mar 2023. The average days on market for units sold in March was 47 days, 53% above the 5-year March average of 31 days. There was a 150% month over month increase in new contract activity with 5 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 7; and a 200% increase in supply to 3 active units.

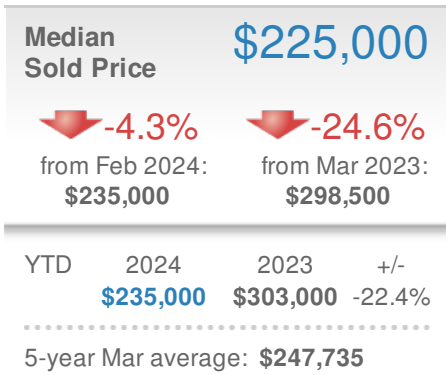
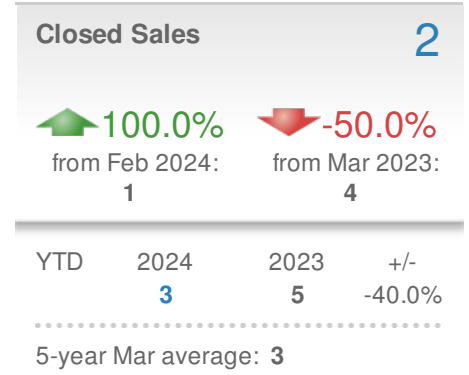
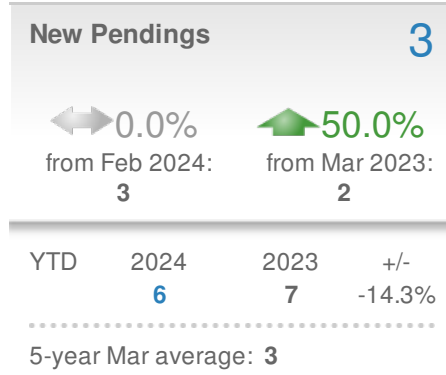
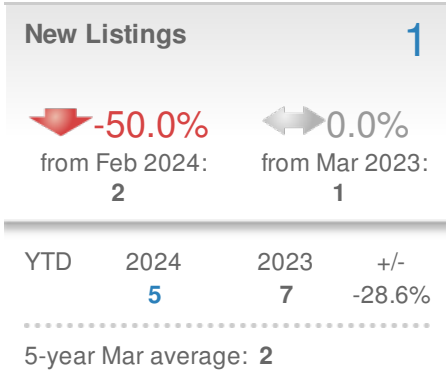
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, down from 8.00 in February and an increase from 1.50 in March 2023. The Contract Ratio is 36% lower than the 5-year March average of 3.62. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Twin Valley (Berks, PA) - Attached

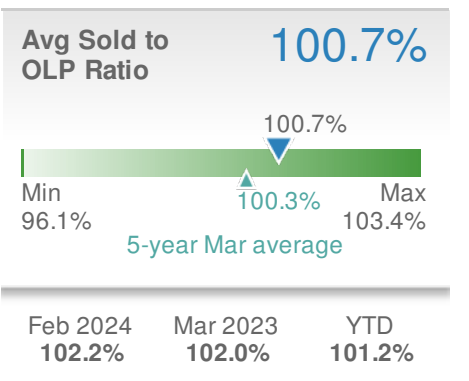
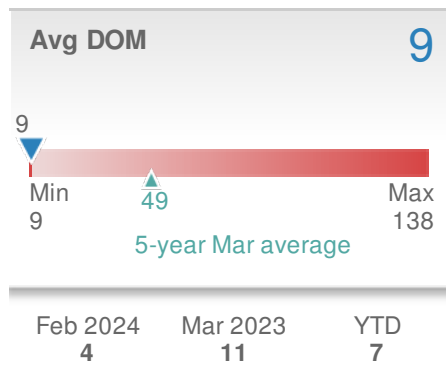
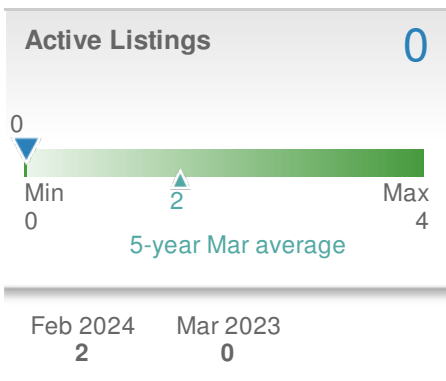
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Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for March was \$225,000, representing a decrease of 4.3% compared to last month and a decrease of 24.6% from Mar 2023. The average days on market for units sold in March was 9 days, 82% below the 5-year March average of 49 days. There was no month over month change in new contract activity with 3 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 4; and a 100% decrease in supply to 0 active units.

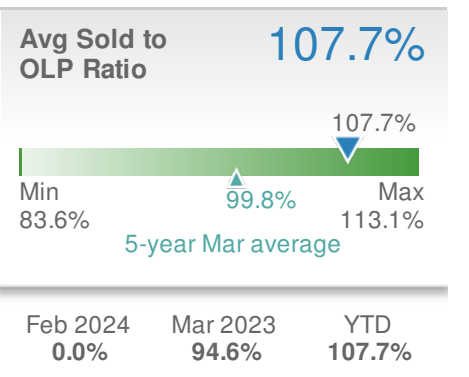
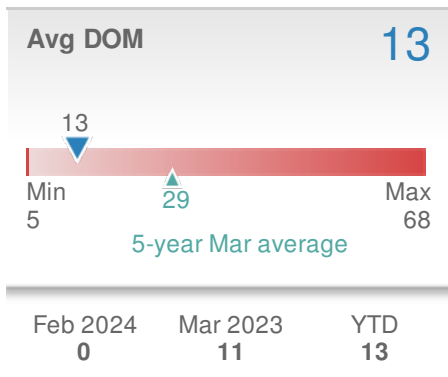
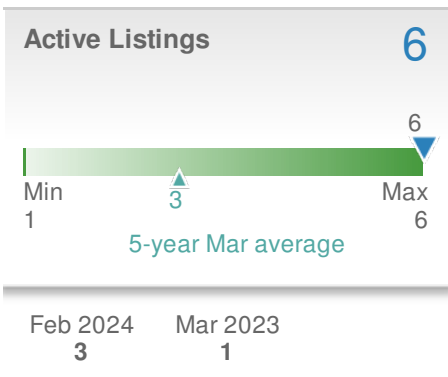
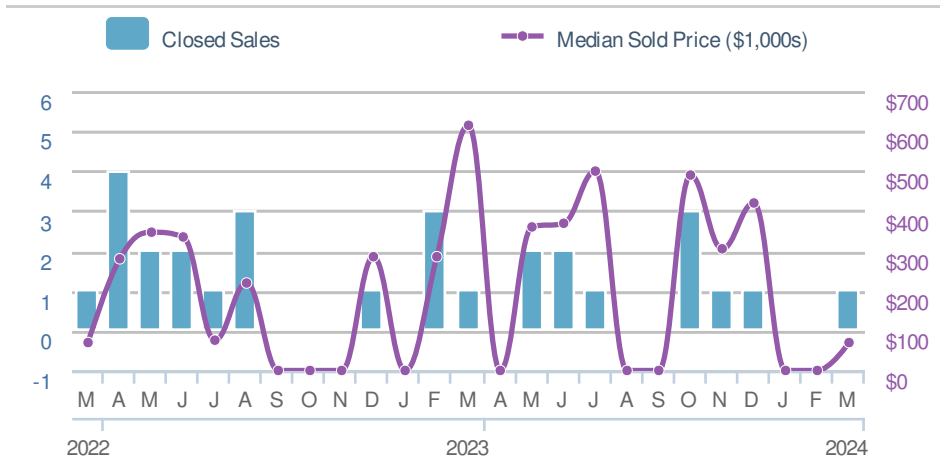
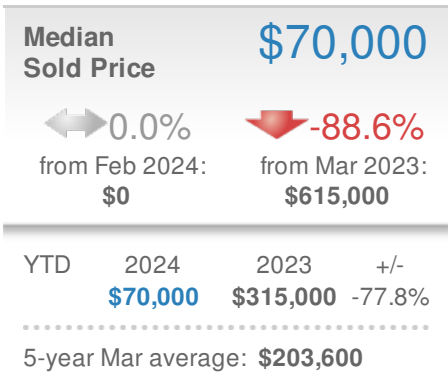
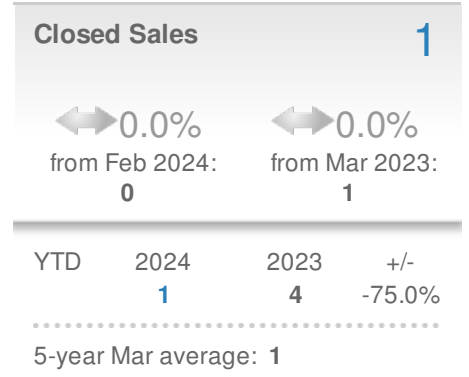
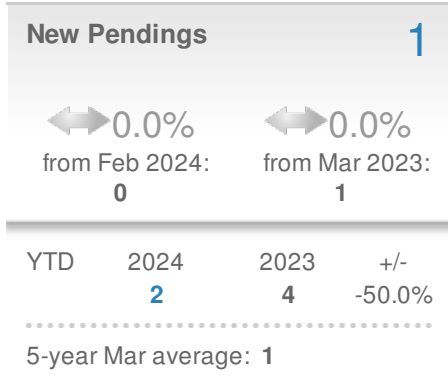
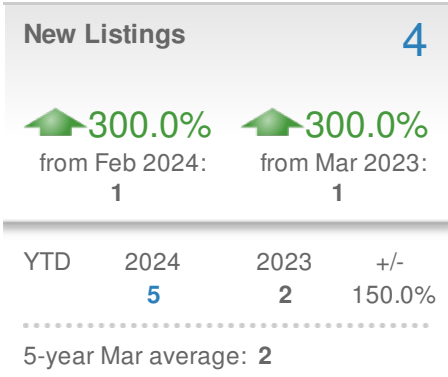
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.50 in February and no change from March 2023. The Contract Ratio is 100% lower than the 5-year March average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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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Upper Perkiomen (Berks, PA)

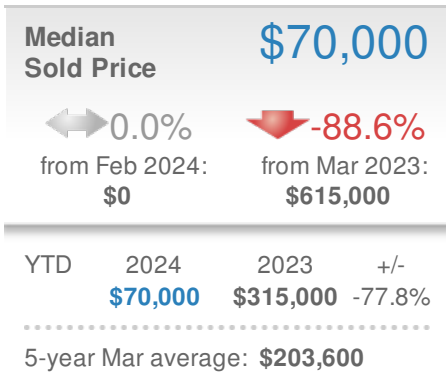
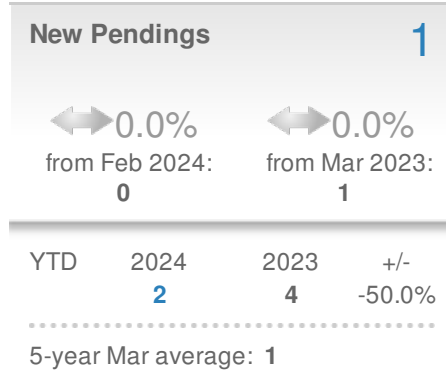
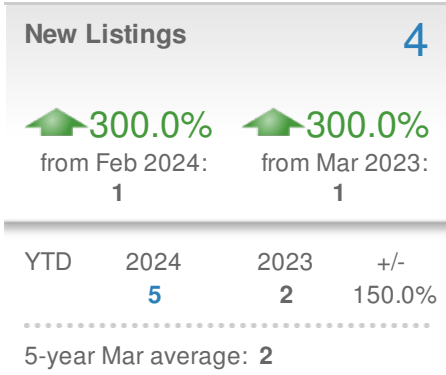
Email: ldavis@tcsr.realtor



March 2024

Upper Perkiomen (Berks, PA) - Detached

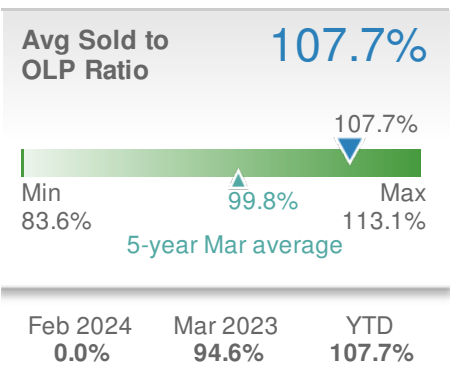
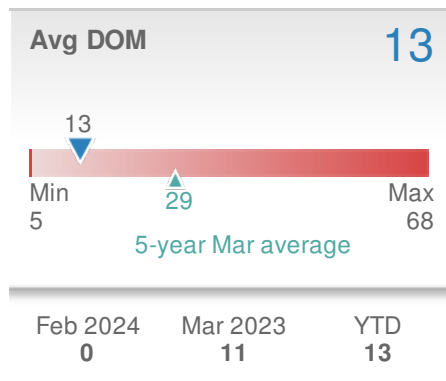
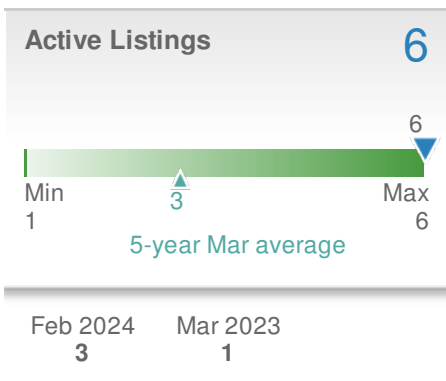
Tri-County Suburban REALTORS
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Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for March was \$70,000, representing an increase of 0% compared to last month and a decrease of 88.6% from Mar 2023. The average days on market for units sold in March was 13 days, 55% below the 5-year March average of 29 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 February) with 1; and a 100% increase in supply to 6 active units.

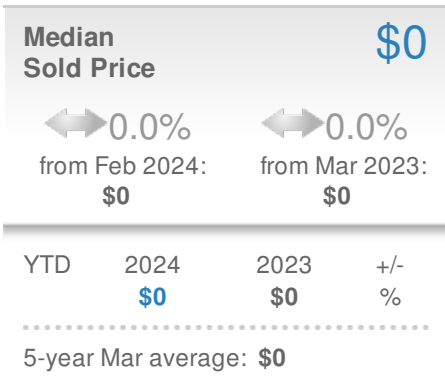
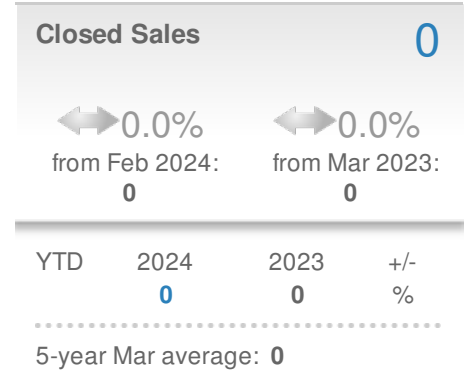
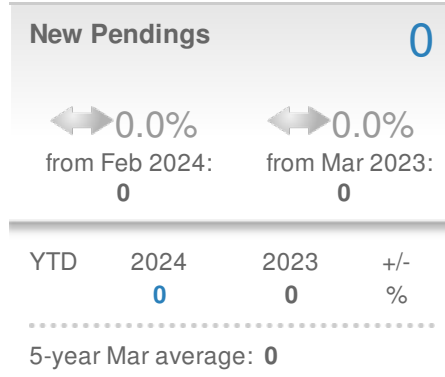
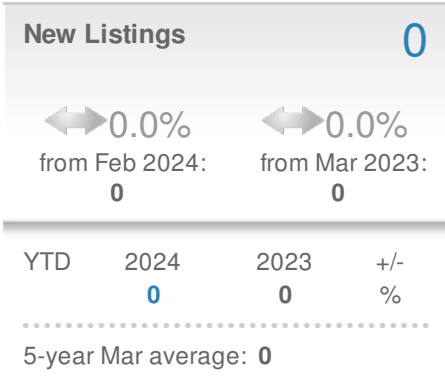
This activity resulted in a Contract Ratio of 0.17 pendings per active listing, down from 0.33 in February and a decrease from 1.00 in March 2023. The Contract Ratio is 91% lower than the 5-year March average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Upper Perkiomen (Berks, PA) - Attached

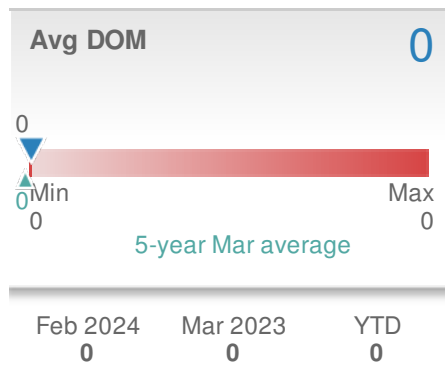
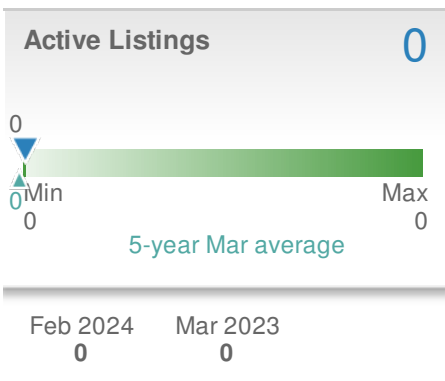
Tri-County Suburban REALTORS
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Summary

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

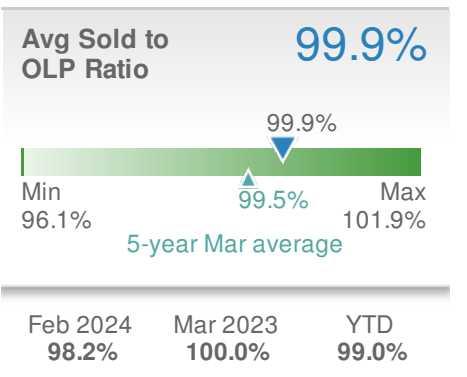
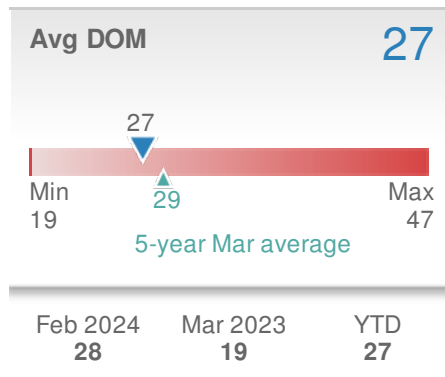
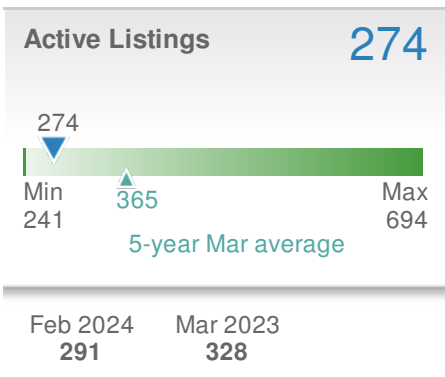
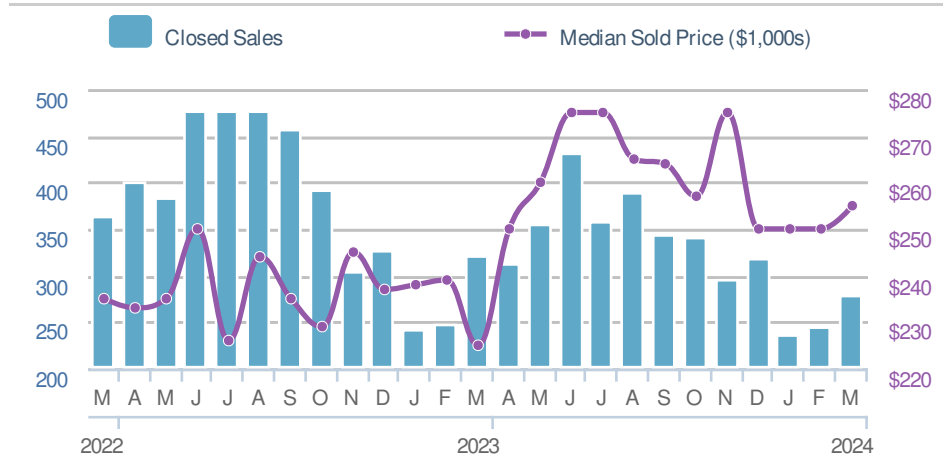
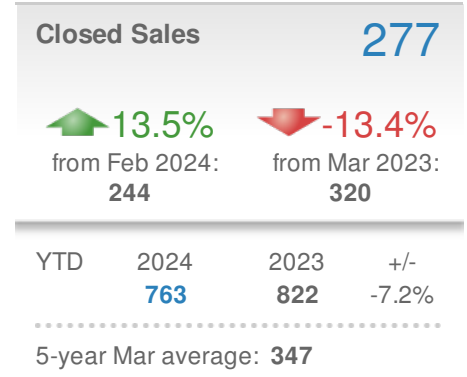
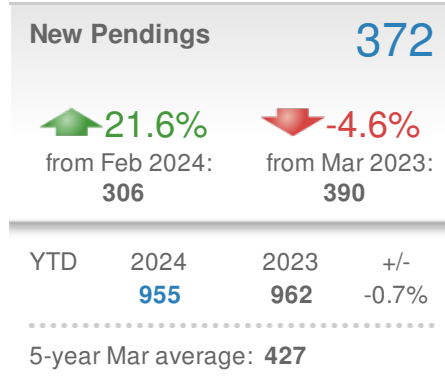
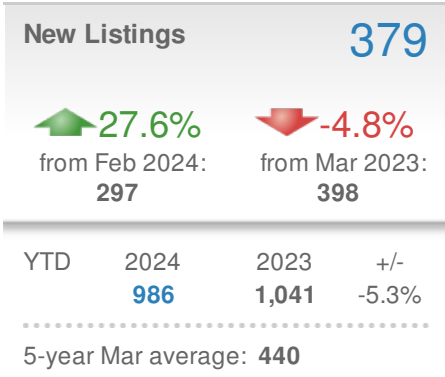
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and no change from March 2023. The Contract Ratio is the same as the 5-year March average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and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



March 2024

Berks County, PA

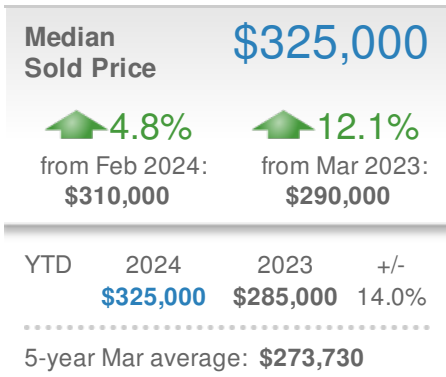
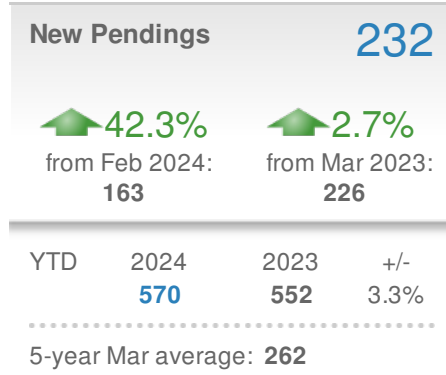
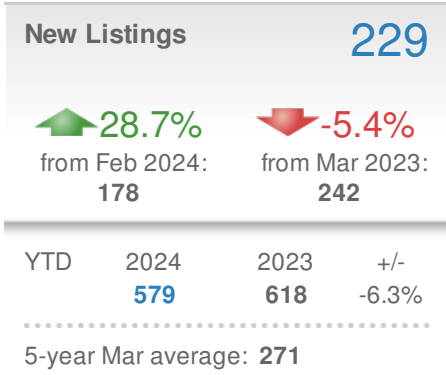
Email: ldavis@tcsr.realtor



March 2024

Berks County, PA - Detached

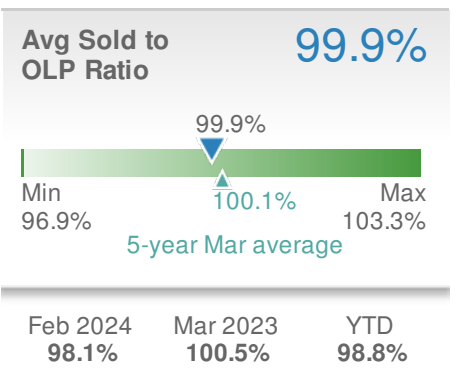
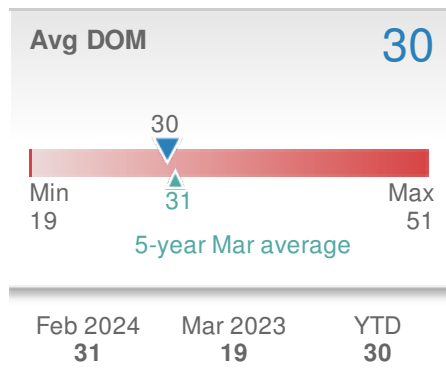
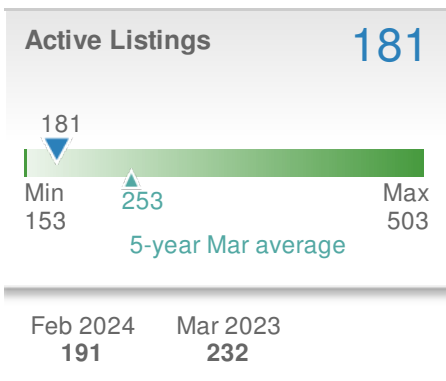
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Email: ldavis@tcsr.realtor



Summary

In Berks County, PA, the median sold price for Detached properties for March was \$325,000, representing an increase of 4.8% compared to last month and an increase of 12.1% from Mar 2023. The average days on market for units sold in March was 30 days, 3% below the 5-year March average of 31 days. There was a 42.3% month over month increase in new contract activity with 232 New Pendings; a 27.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 295; and a 5.2% decrease in supply to 181 active units.

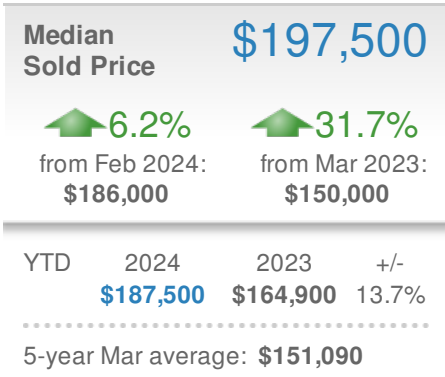
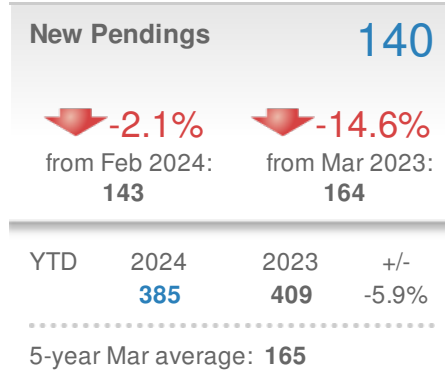
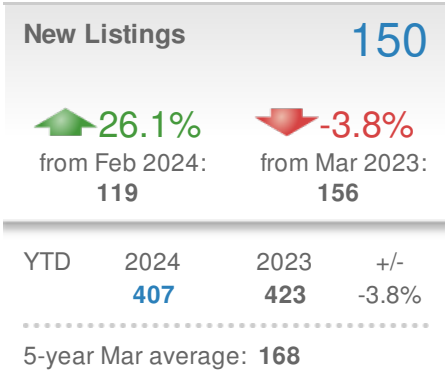
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 1.21 in February and an increase from 1.25 in March 2023. The Contract Ratio is 7% lower than the 5-year March average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2024

Berks County, PA - Attached

Tri-County Suburban REALTORS
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Summary

In Berks County, PA, the median sold price for Attached properties for March was \$197,500, representing an increase of 6.2% compared to last month and an increase of 31.7% from Mar 2023. The average days on market for units sold in March was 23 days, 8% below the 5-year March average of 25 days. There was a 2.1% month over month decrease in new contract activity with 140 New Pendings; a 7.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 190; and a 7% decrease in supply to 93 active units.

This activity resulted in a Contract Ratio of 2.04 pendings per active listing, up from 1.77 in February and an increase from 1.95 in March 2023. The Contract Ratio is 6% lower than the 5-year March average of 2.16. 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.

