March 2024

All Home Types Detached Attached

Local Market Insight

Twin Valley (Berks, PA)



Presented by Lauren Davis Tri-County Suburban REALTORS Email: Idavis@tcsr.realtor

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| New Listings | | | 6 |
|-------------------------------|-------------------|---------------------------------|---------------|
| 20.0% from Feb 2024: | | +-53.8% from Mar 2023: 13 | |
| YTD | 2024 21 | 2023 31 | +/- -32.3% |
| 5-year Mar average: 11 | | | |





| Median Sold Price | | \$510,000 | |
|--|--------------------------|--|--|
| 45.5% from Feb 2024: \$275,000 | | 4 59.4% from Mar 2023: \$320,000 | |
| YTD | 2024 \$317,500 | 2023 +/- \$360,000 -11.8% | |
| 5-year Mar average: \$345,546 | | | |













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Twin Valley (Berks, PA) - Detached

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| Median Sold Price | | \$595,000 |
|---------------------------------------|--------------------------|--|
| 107.0% from Feb 2024: \$287,500 | | 4 30.8% from Mar 2023: \$454,990 |
| YTD | 2024 \$335,000 | 2023 +/- \$458,745 -27.0% |
| 5-year Mar average: \$407,488 | | |

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 he market is moving in the buyer's favor.





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Twin Valley (Berks, PA) - Attached

| New L | istings | | 1 |
|----------------|-------------|----------------|--------|
| -50.0% | | 0.0% | |
| from Feb 2024: | | from Mar 2023: | |
| 2 | | 1 | |
| YTD | 2024 | 2023 | +/- |
| | 5 | 7 | -28.6% |
| 5-year | Mar average | e: 2 | |



| Median Sold Price | | \$225,000 | |
|--------------------------------------|--------------------------|--|--|
| +4.3% from Feb 2024: \$235,000 | | +-24.6% from Mar 2023: \$298,500 | |
| YTD | 2024 \$235,000 | 2023 +/- \$303,000 -22.4% | |
| 5-year Mar average: \$247,735 | | | |

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.





2

-50.0%

+/-

-40.0%

from Mar 2023:

4

5

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