

March 2024

All Home Types
Detached
Attached

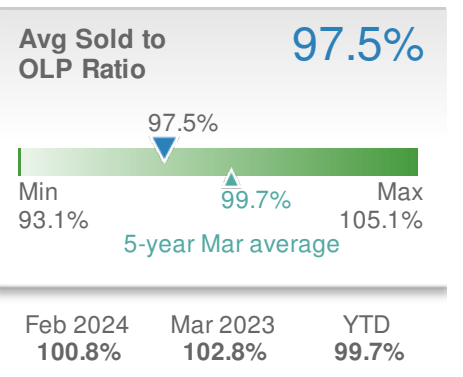
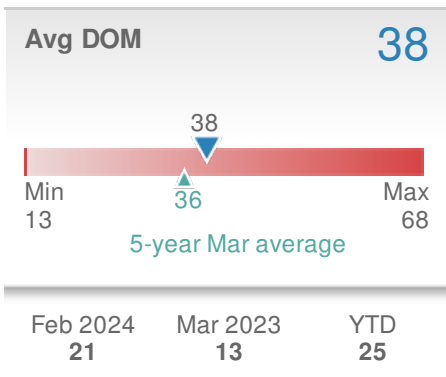
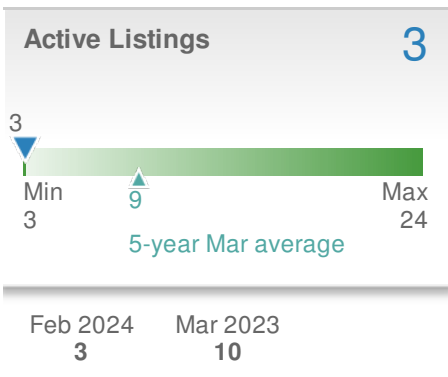
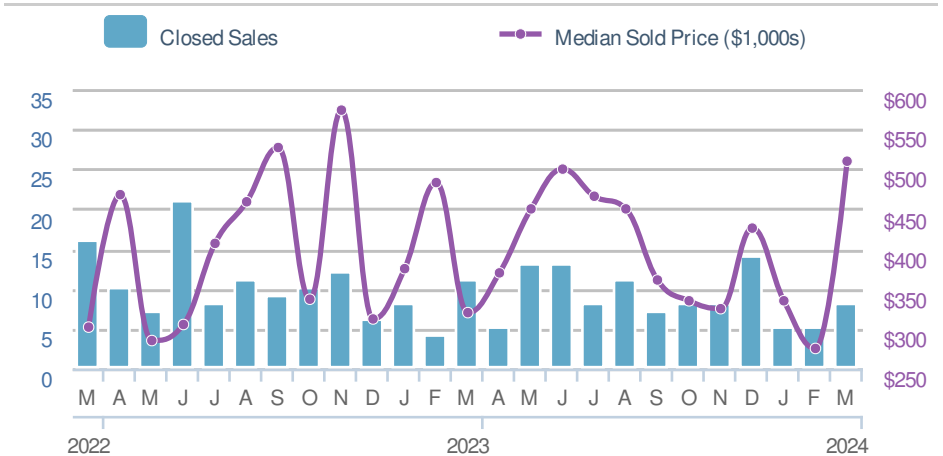
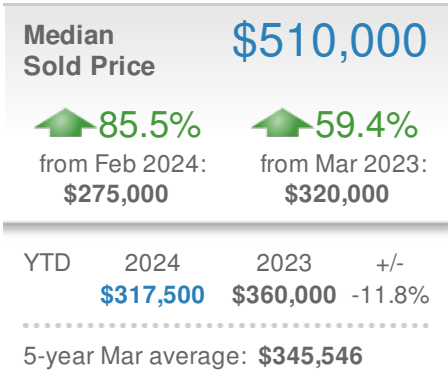
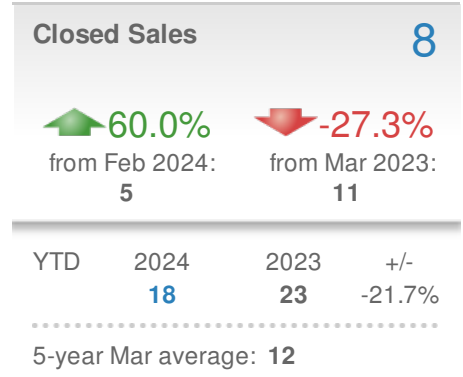
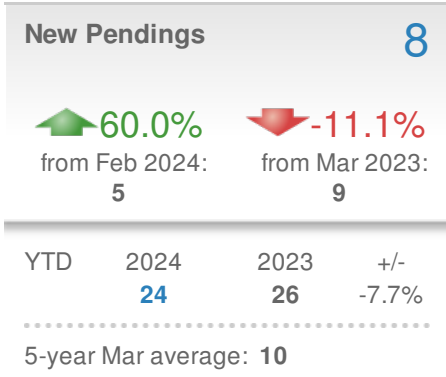
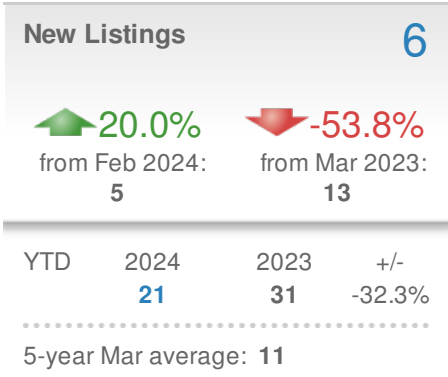
Local Market Insight

Twin Valley (Berks, PA)

March 2024

Twin Valley (Berks, PA)

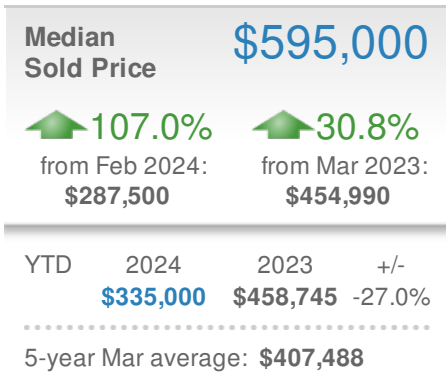
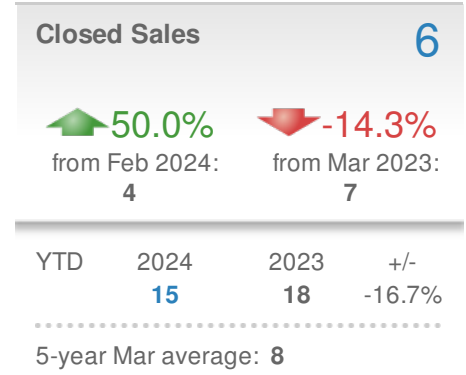
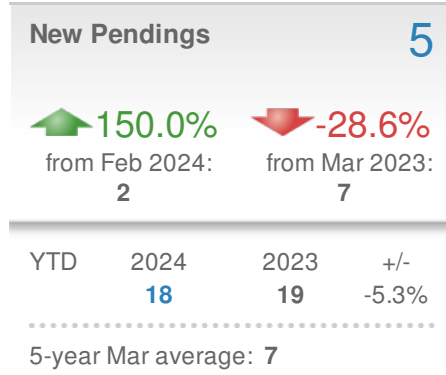
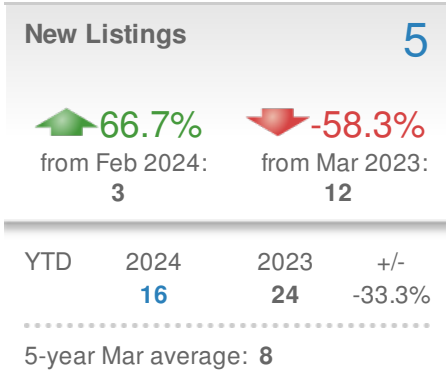
Email: ldavis@tcsr.realtor



March 2024

Twin Valley (Berks, PA) - Detached

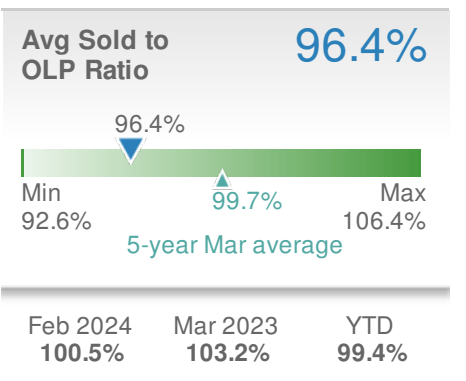
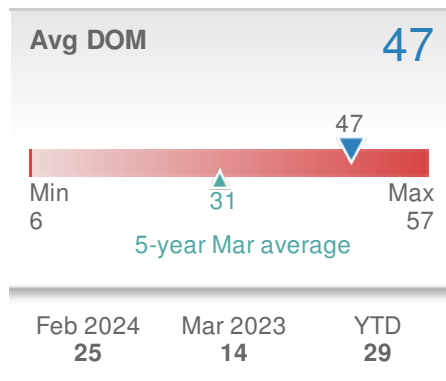
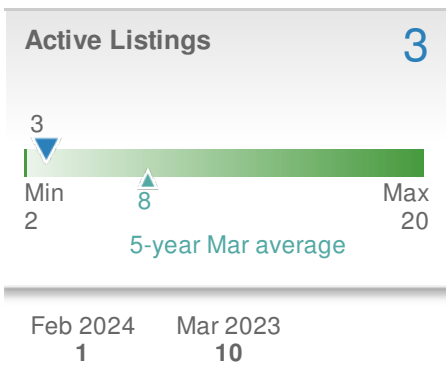
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

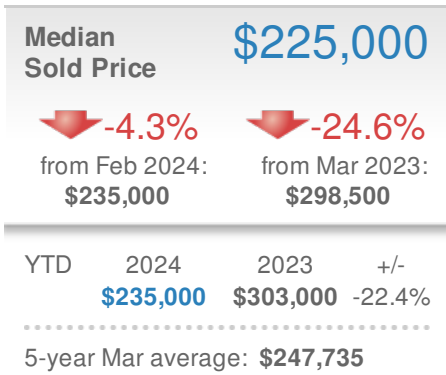
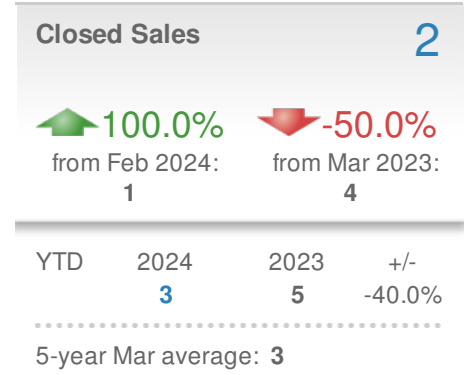
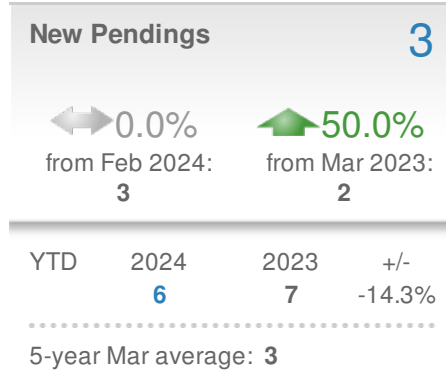
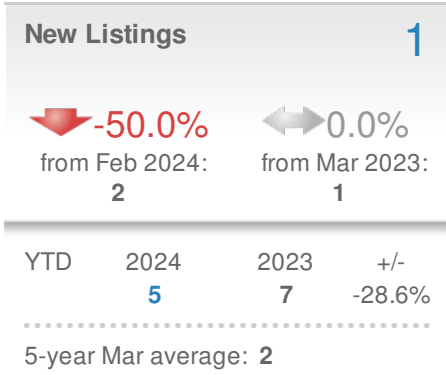
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, down from 8.00 in February and an increase from 1.50 in March 2023. The Contract Ratio is 36% lower than the 5-year March average of 3.62. A higher Contract Ratio signifies a relative increase in contract activity compared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

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



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.

