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

Presented by Lauren Davis Tri-County Suburban REALTORS

March 2024

Twin Valley (Berks, PA)

Email: Idavis@tcsr.realtor

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			













Presented by Lauren Davis

March 2024

Twin Valley (Berks, PA) - Detached

Email: Idavis@tcsr.realtor



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.





Presented by Lauren Davis

March 2024

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

Email: Idavis@tcsr.realtor