

April 2024

All Home Types
Detached
Attached

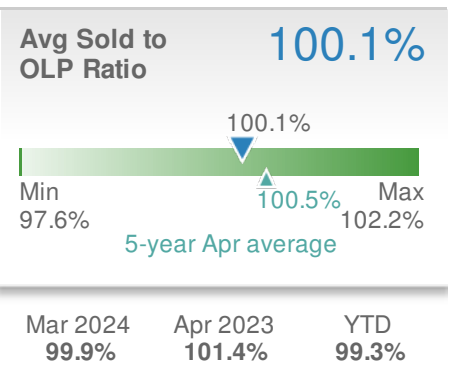
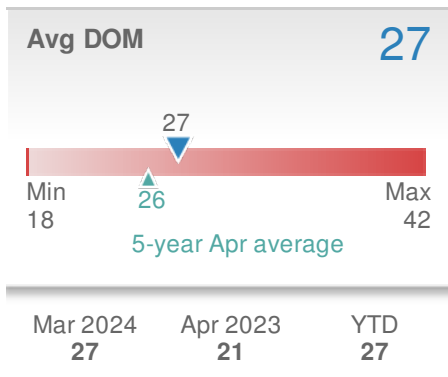
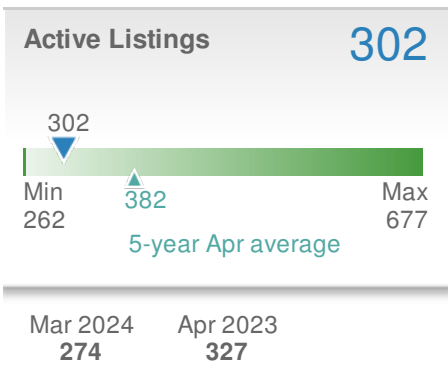
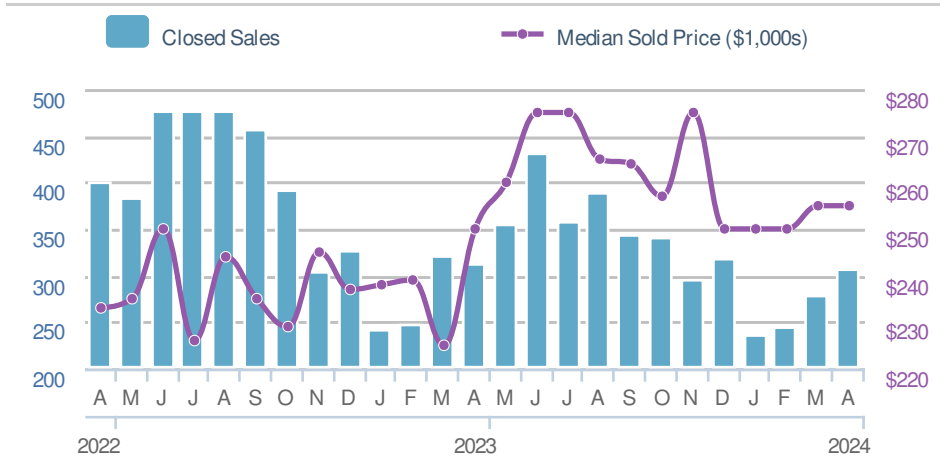
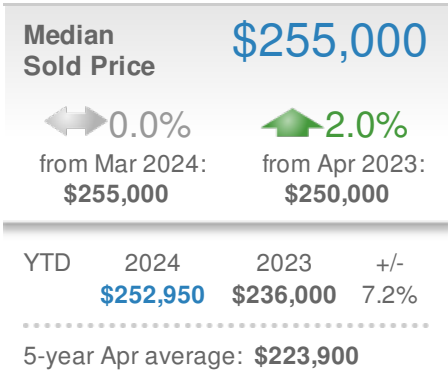
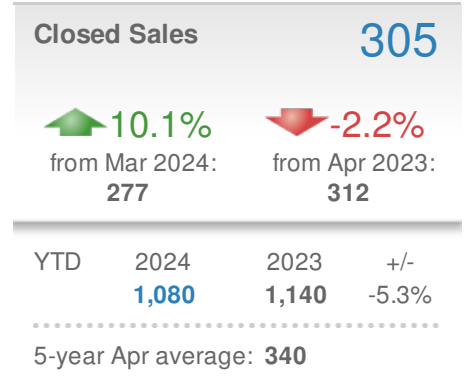
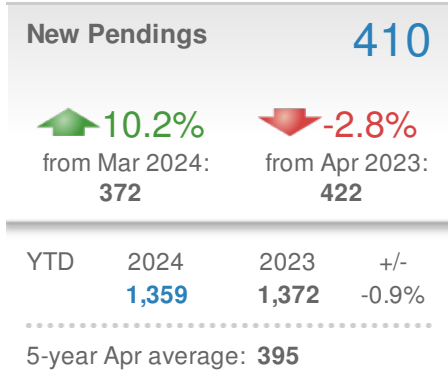
Local Market Insight

Berks County, PA

April 2024

Berks County, PA

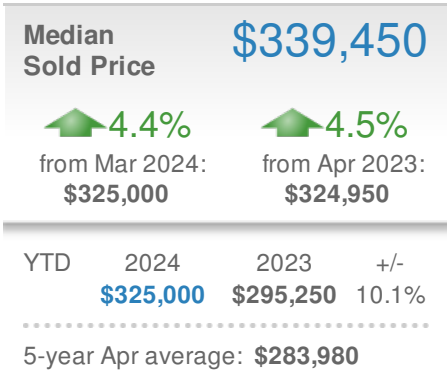
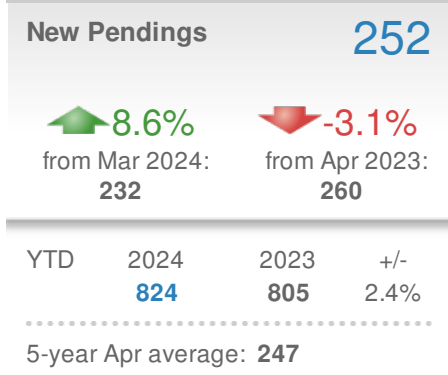
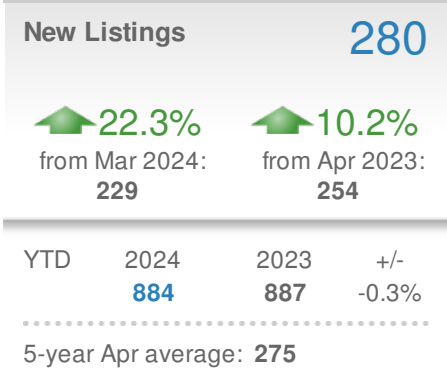
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April 2024

Berks County, PA - Detached

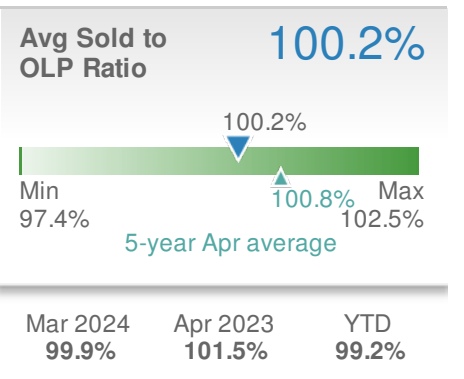
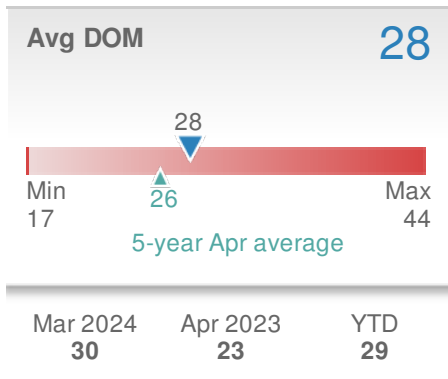
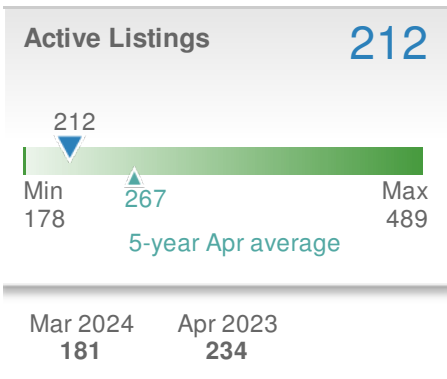
Tri-County Suburban REALTORS
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Summary

In Berks County, PA, the median sold price for Detached properties for April was \$339,450, representing an increase of 4.4% compared to last month and an increase of 4.5% from Apr 2023. The average days on market for units sold in April was 28 days, 6% above the 5-year April average of 26 days. There was an 8.6% month over month increase in new contract activity with 252 New Pendings; a 23.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 364; and a 17.1% increase in supply to 212 active units.

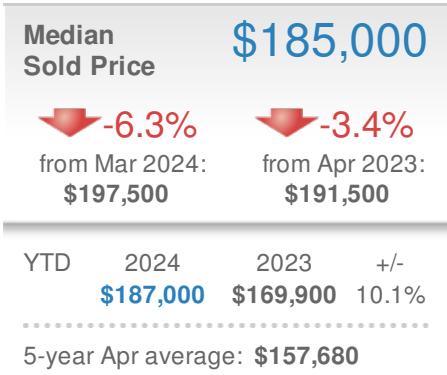
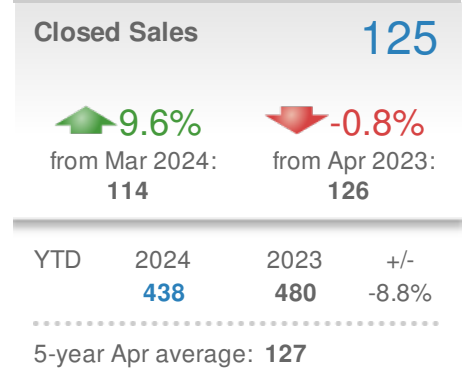
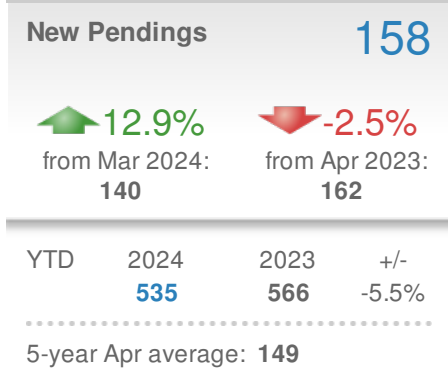
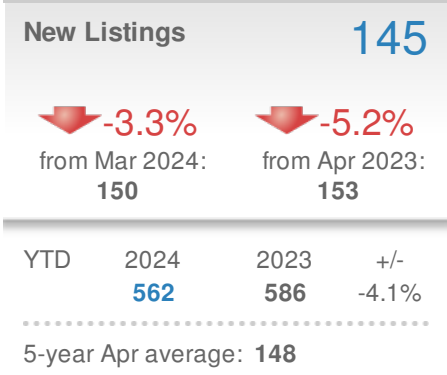
This activity resulted in a Contract Ratio of 1.72 pendings per active listing, up from 1.63 in March and an increase from 1.51 in April 2023. The Contract Ratio is 2% lower than the 5-year April average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2024

Berks County, PA - Attached

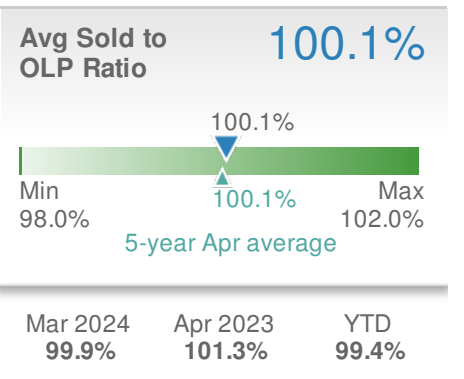
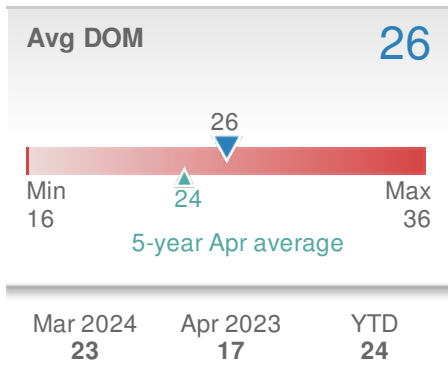
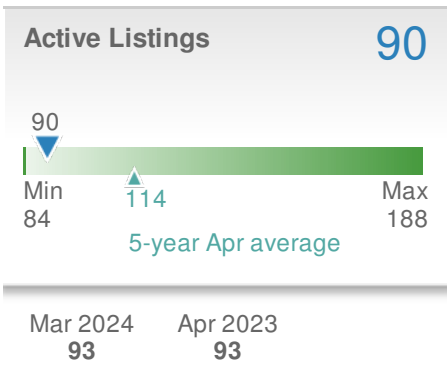
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Summary

In Berks County, PA, the median sold price for Attached properties for April was \$185,000, representing a decrease of 6.3% compared to last month and a decrease of 3.4% from Apr 2023. The average days on market for units sold in April was 26 days, 7% above the 5-year April average of 24 days. There was a 12.9% month over month increase in new contract activity with 158 New Pendings; an 8.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 207; and a 3.2% decrease in supply to 90 active units.

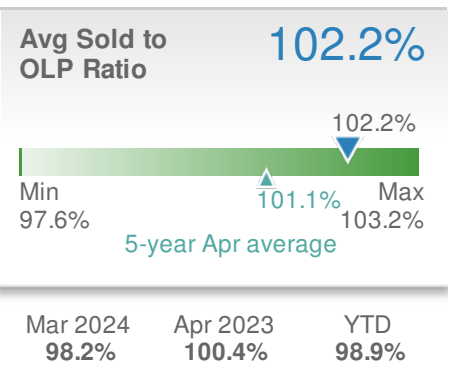
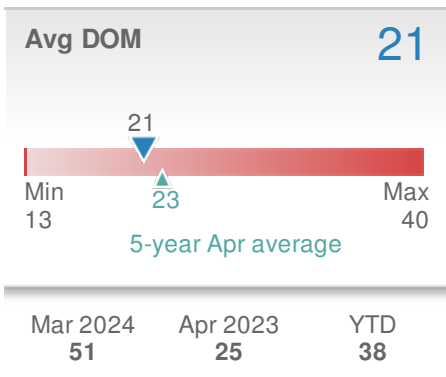
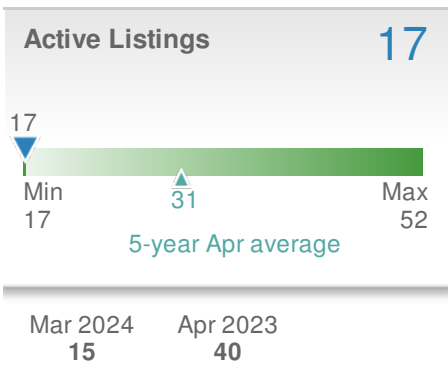
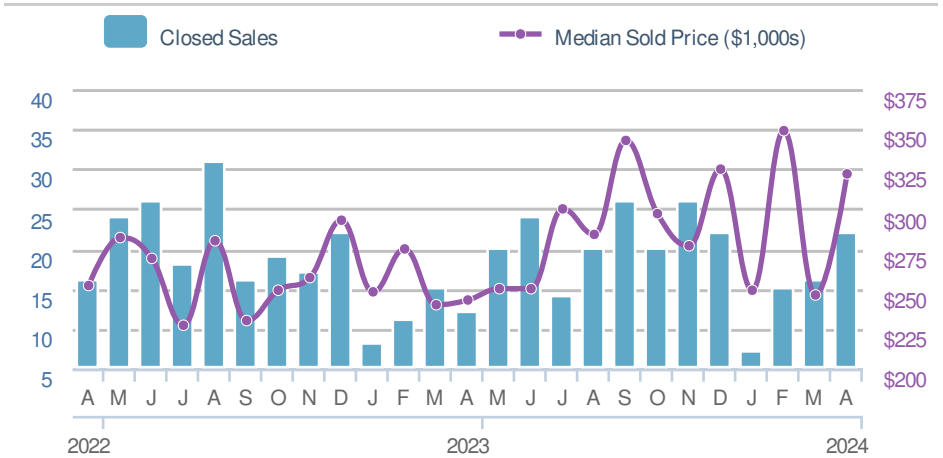
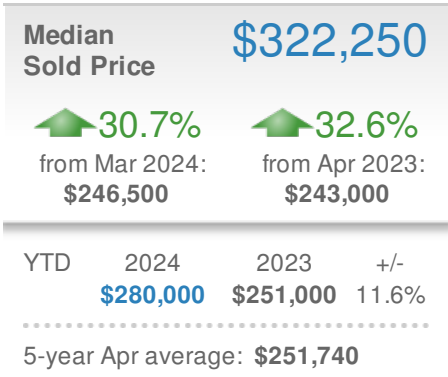
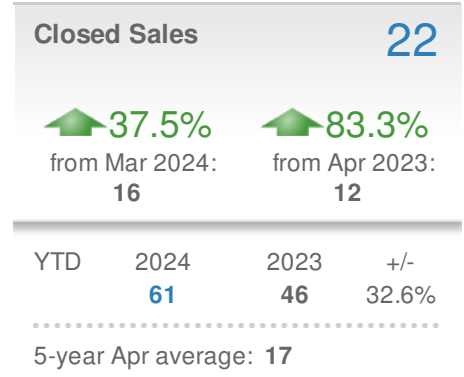
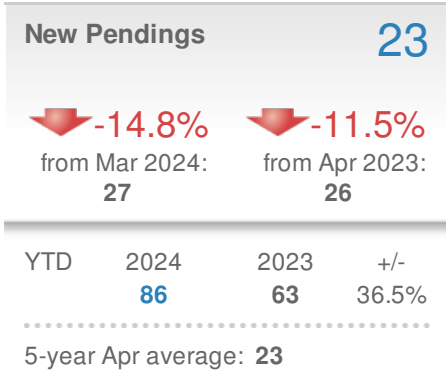
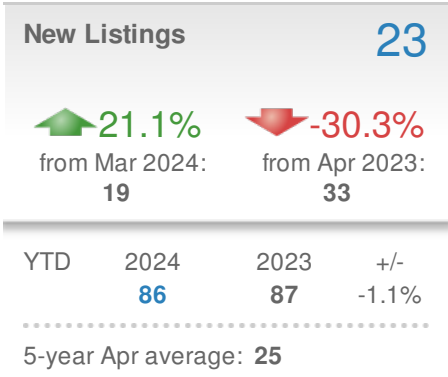
This activity resulted in a Contract Ratio of 2.30 pendings per active listing, up from 2.04 in March and a decrease from 2.31 in April 2023. The Contract Ratio is 5% higher than the 5-year April average of 2.18. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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)

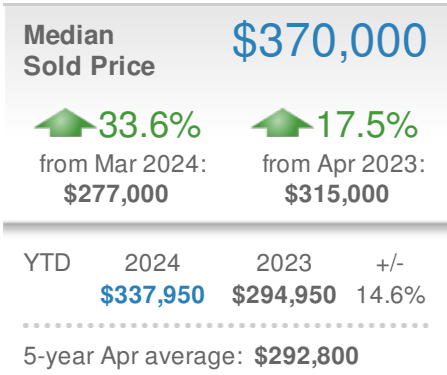
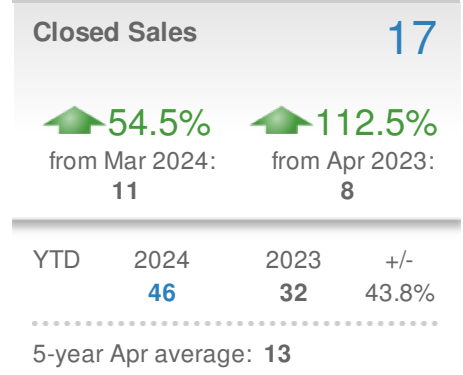
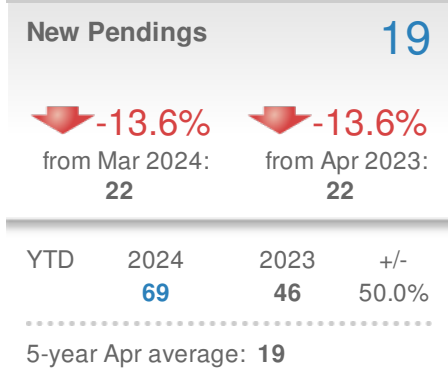
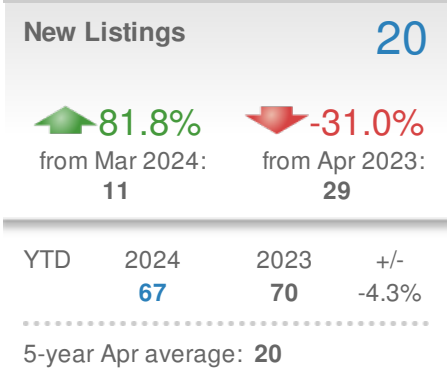
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April 2024

Boyertown Area (Berks, PA) - Detached

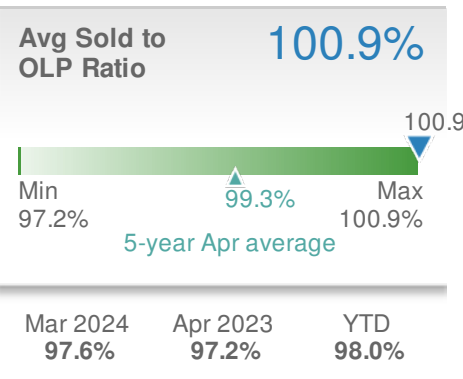
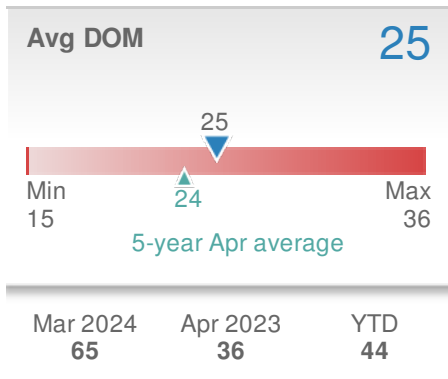
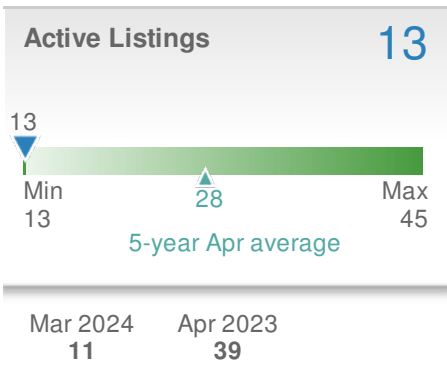
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Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for April was \$370,000, representing an increase of 33.6% compared to last month and an increase of 17.5% from Apr 2023. The average days on market for units sold in April was 25 days, 6% above the 5-year April average of 24 days. There was a 13.6% month over month decrease in new contract activity with 19 New Pendings; a 6.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 31; and an 18.2% increase in supply to 13 active units.

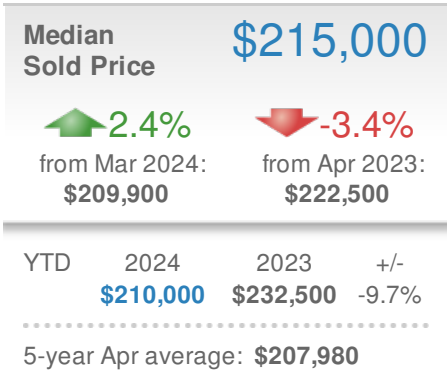
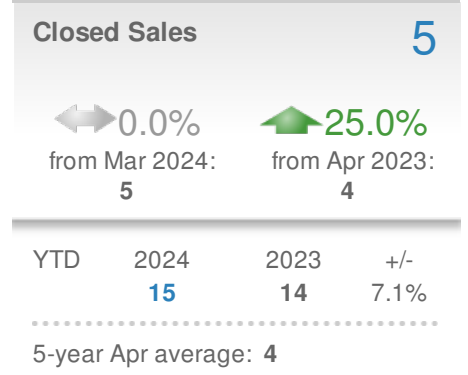
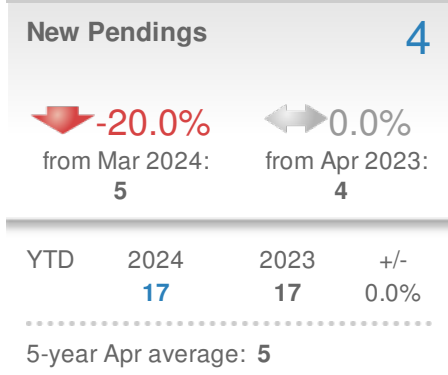
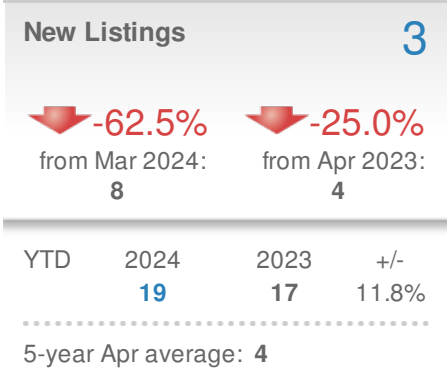
This activity resulted in a Contract Ratio of 2.38 pendings per active listing, down from 2.64 in March and an increase from 0.67 in April 2023. The Contract Ratio is 66% higher than the 5-year April average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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

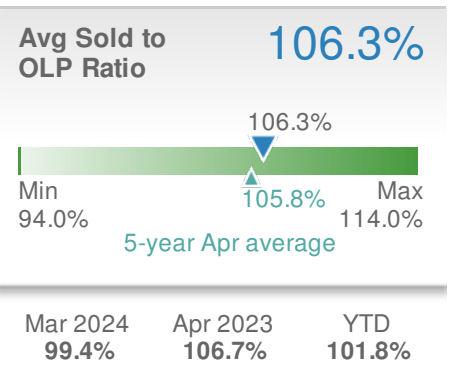
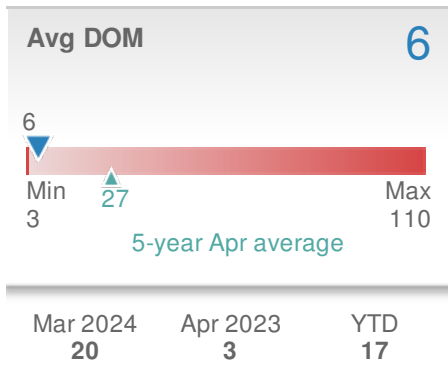
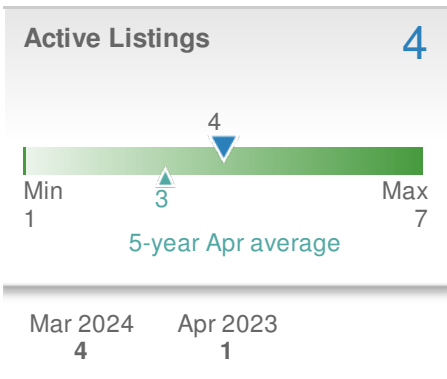
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for April was \$215,000, representing an increase of 2.4% compared to last month and a decrease of 3.4% from Apr 2023. The average days on market for units sold in April was 6 days, 77% below the 5-year April average of 27 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 4; and no change in supply with 4 active units.

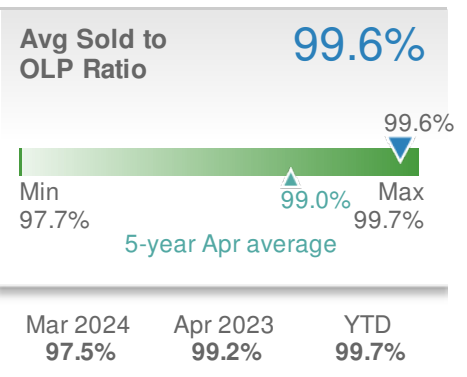
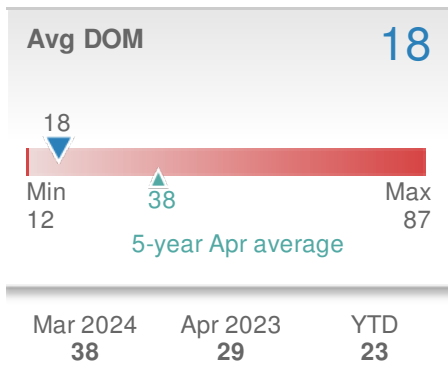
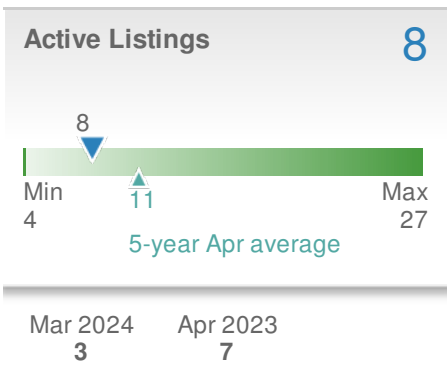
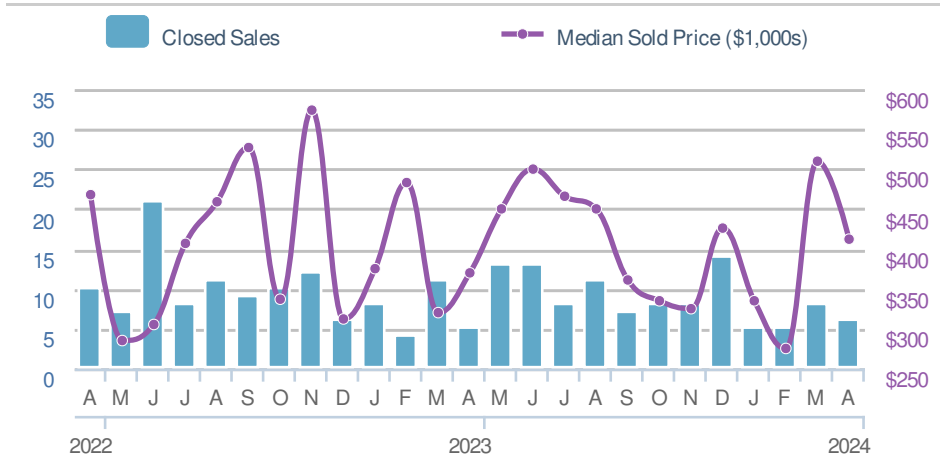
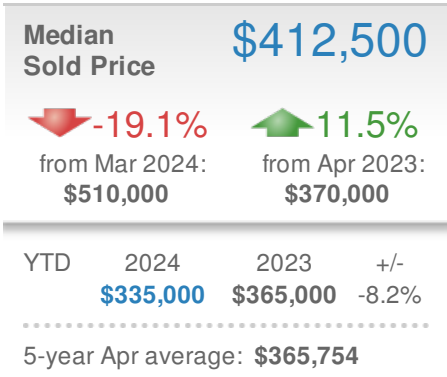
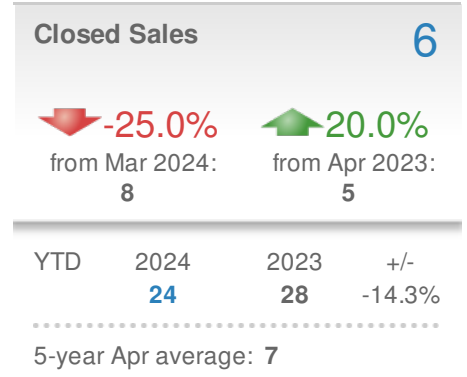
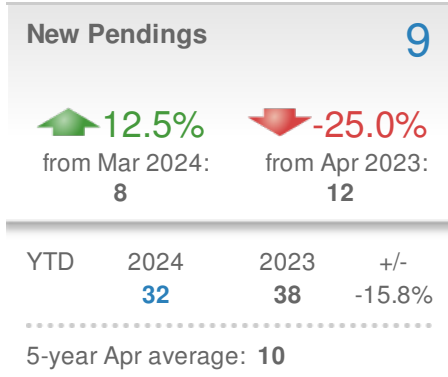
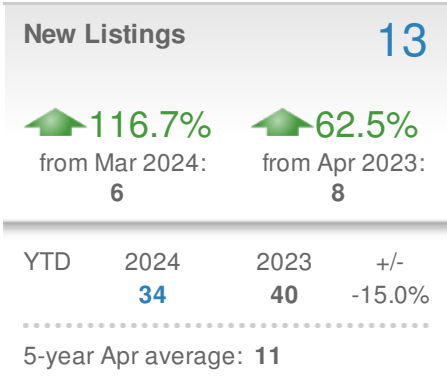
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.25 in March and a decrease from 5.00 in April 2023. The Contract Ratio is 67% lower than the 5-year April average of 3.06. A higher Contract Ratio signifies a relative increase in contract activity compared to 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)

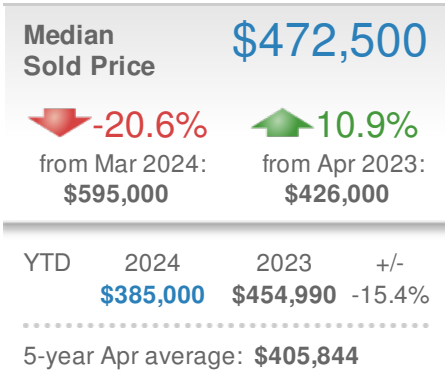
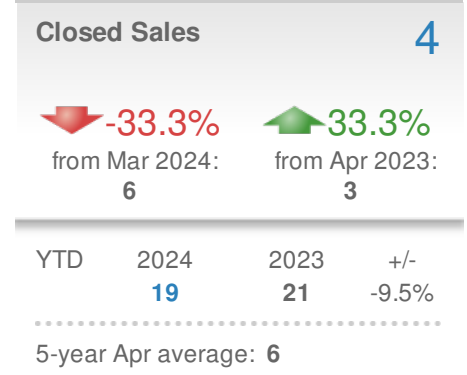
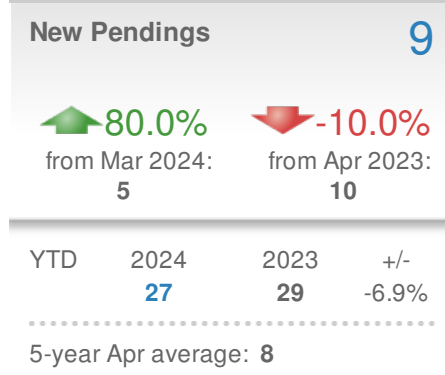
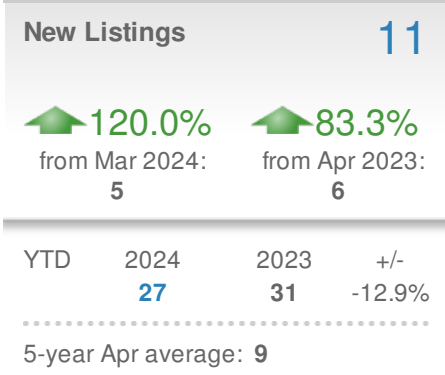
Email: ldavis@tcsr.realtor



April 2024

Twin Valley (Berks, PA) - Detached

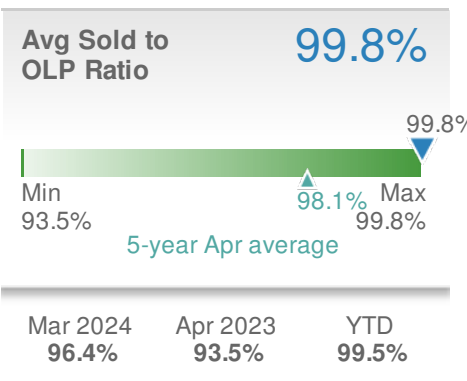
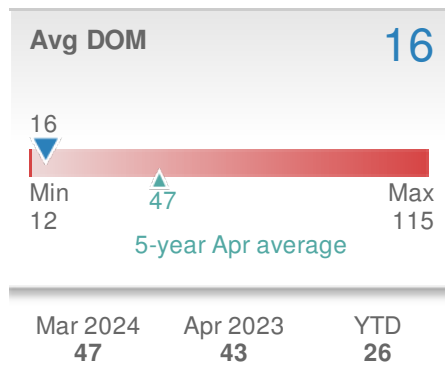
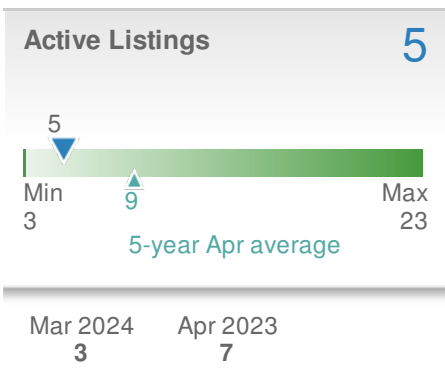
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Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for April was \$472,500, representing a decrease of 20.6% compared to last month and an increase of 10.9% from Apr 2023. The average days on market for units sold in April was 16 days, 66% below the 5-year April average of 47 days. There was an 80% month over month increase in new contract activity with 9 New Pendings; a 71.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 12; and a 66.7% increase in supply to 5 active units.

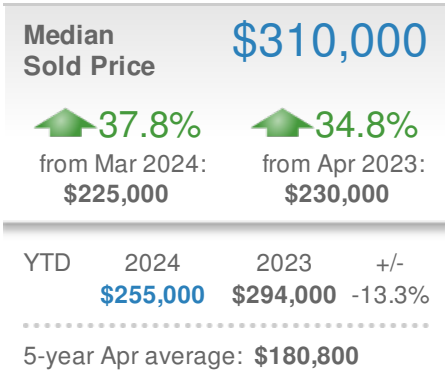
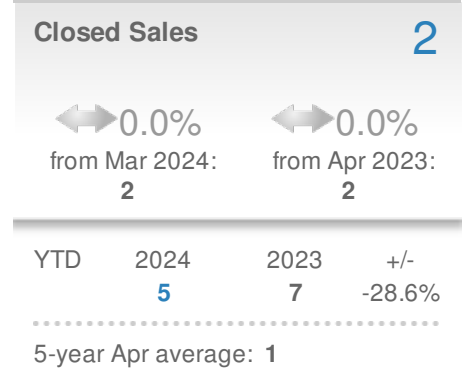
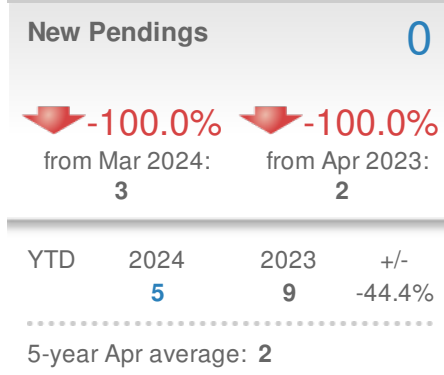
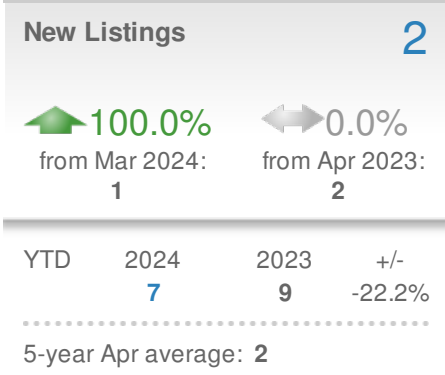
This activity resulted in a Contract Ratio of 2.40 pendings per active listing, up from 2.33 in March and a decrease from 3.14 in April 2023. The Contract Ratio is 23% lower than the 5-year April average of 3.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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) - Attached

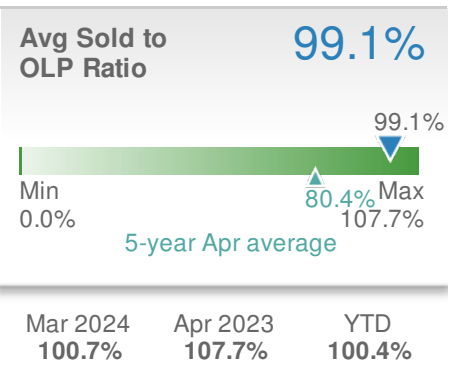
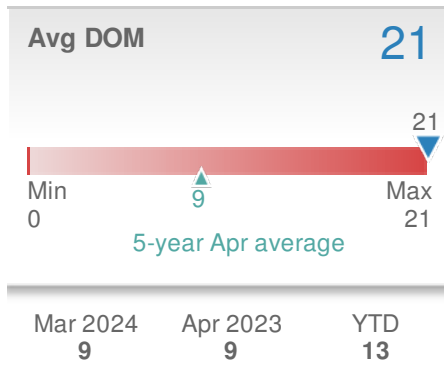
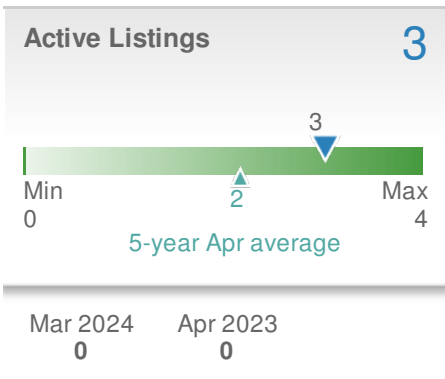
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Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for April was \$310,000, representing an increase of 37.8% compared to last month and an increase of 34.8% from Apr 2023. The average days on market for units sold in April was 21 days, 123% above the 5-year April average of 9 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 1; and a 0% increase in supply to 3 active units.

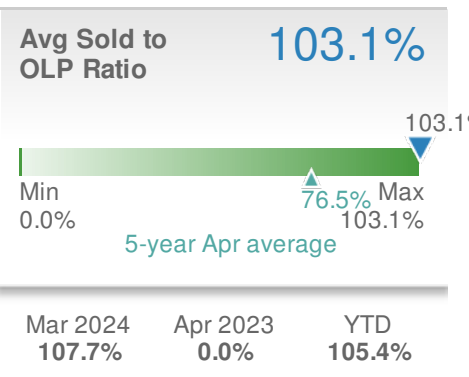
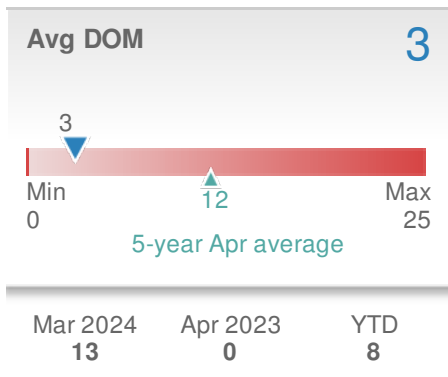
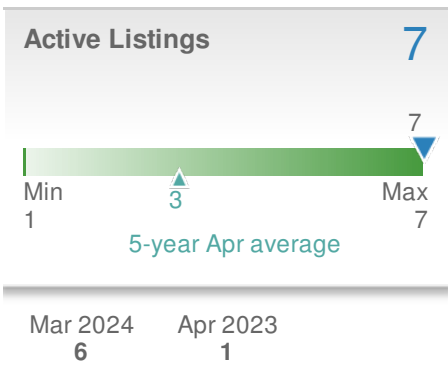
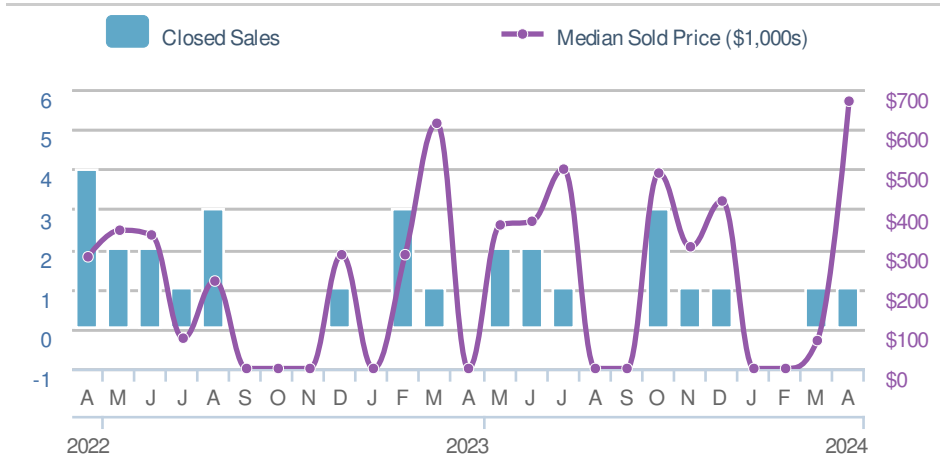
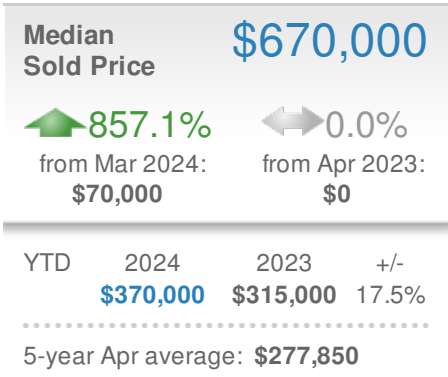
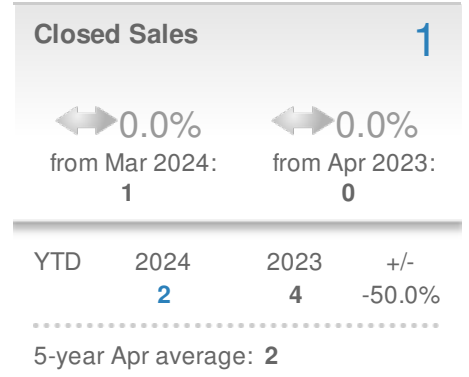
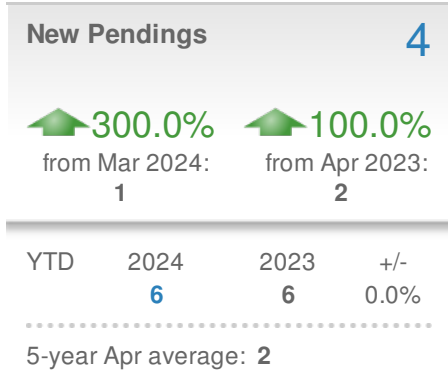
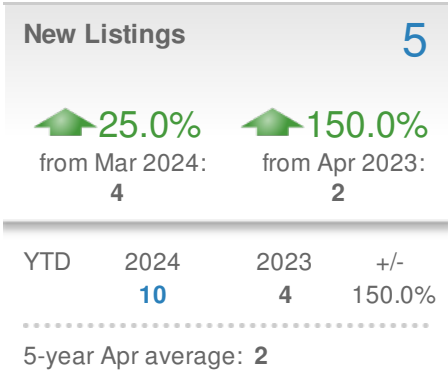
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, up from 0.00 in March and an increase from 0.00 in April 2023. The Contract Ratio is 81% lower than the 5-year April average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

Upper Perkiomen (Berks, PA)

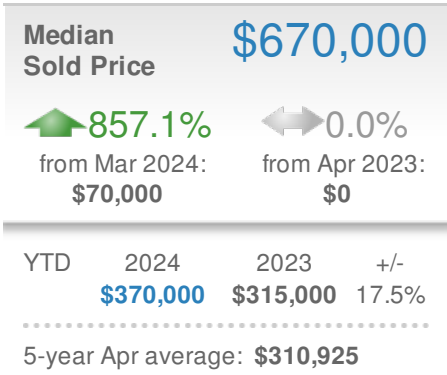
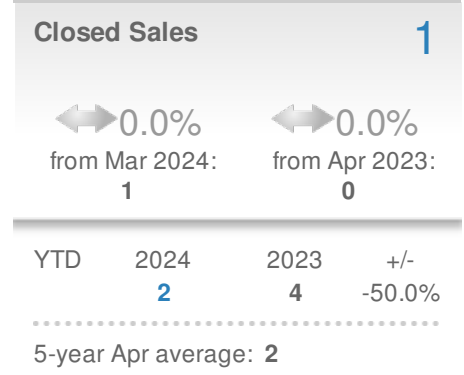
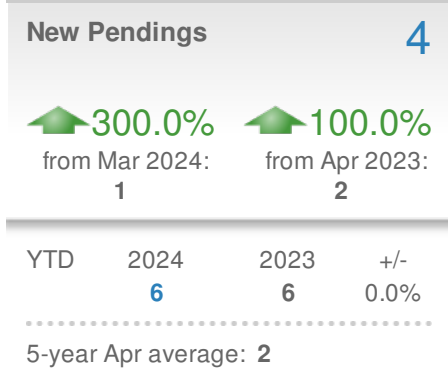
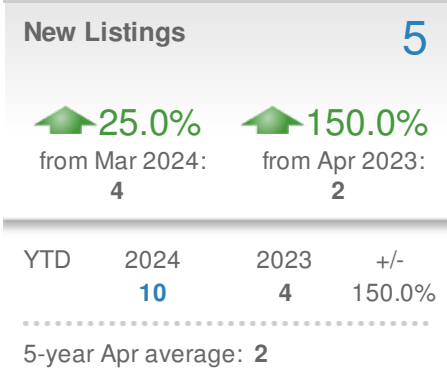
Email: ldavis@tcsr.realtor



April 2024

Upper Perkiomen (Berks, PA) - Detached

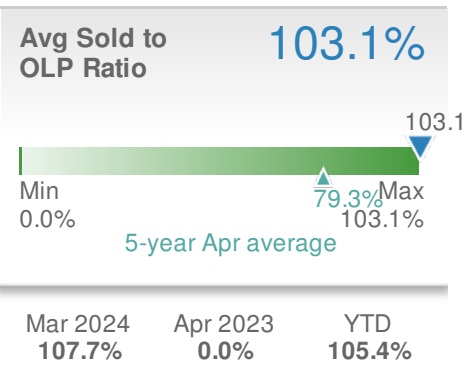
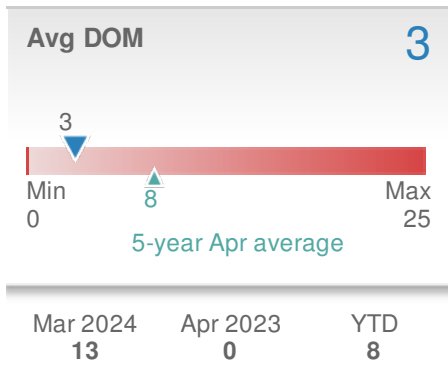
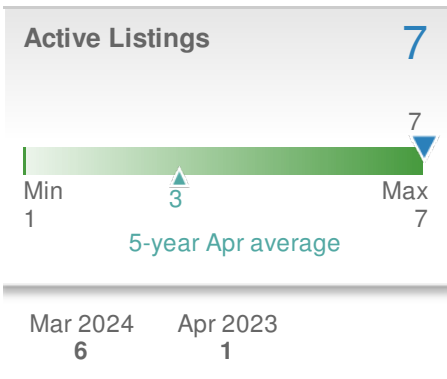
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for April was \$670,000, representing an increase of 857.1% compared to last month and an increase of 0% from Apr 2023. The average days on market for units sold in April was 3 days, 63% below the 5-year April average of 8 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from March) to 4; and a 16.7% increase in supply to 7 active units.

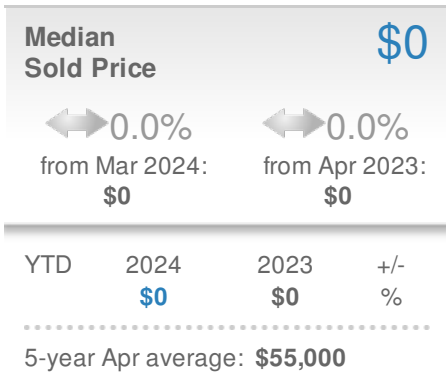
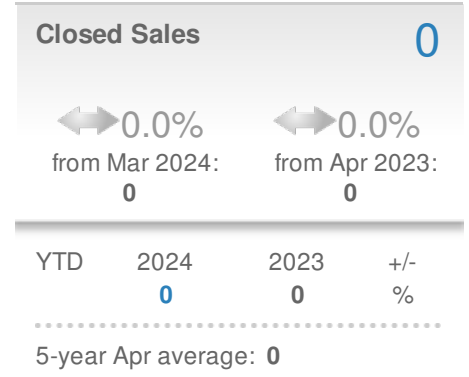
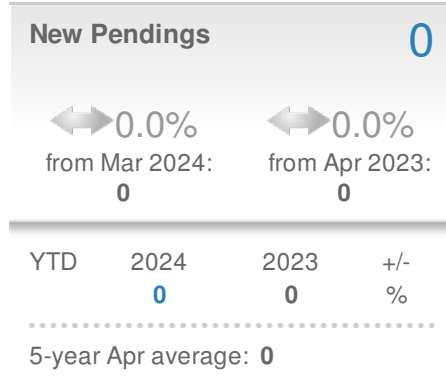
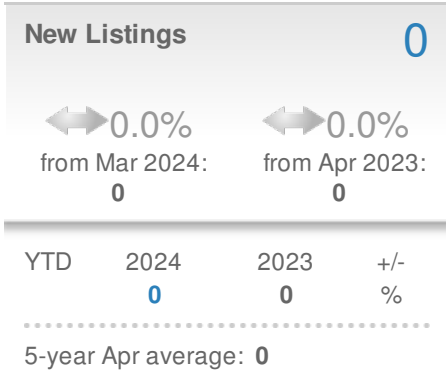
This activity resulted in a Contract Ratio of 0.57 pendings per active listing, up from 0.17 in March and a decrease from 3.00 in April 2023. The Contract Ratio is 62% lower than the 5-year April average of 1.49. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2024

Upper Perkiomen (Berks, PA) - Attached

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Summary

In Upper Perkiomen (Berks, PA), the median sold price for Attached properties for April was \$0, representing no change compared to last month and no change from April 2023. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 61 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 March) 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 March and no change from April 2023. The Contract Ratio is the same as the 5-year April 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.

