

May 2024

All Home Types
Detached
Attached

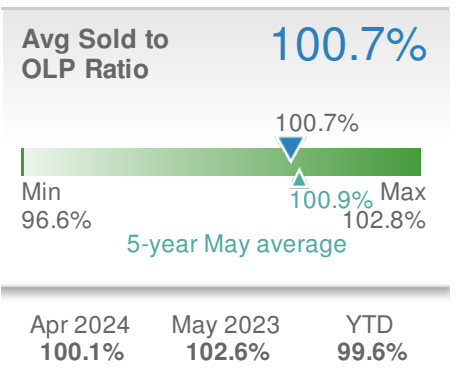
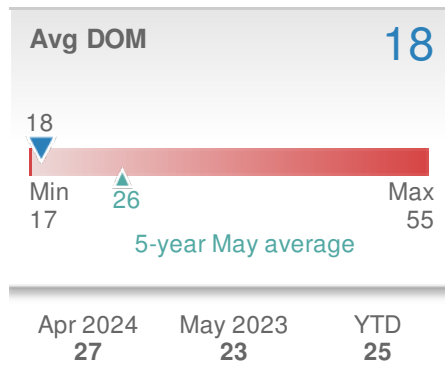
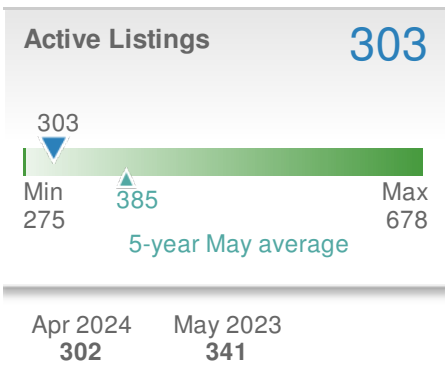
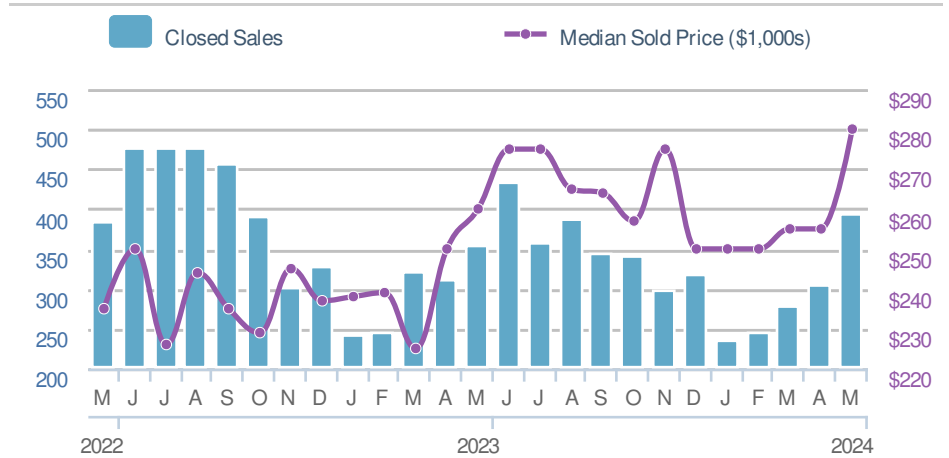
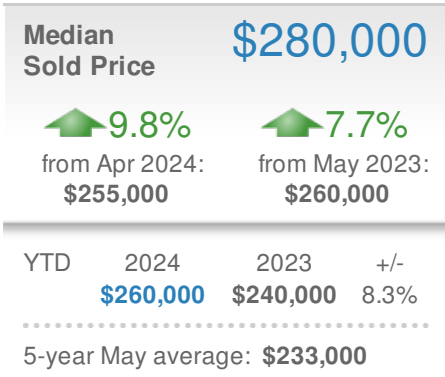
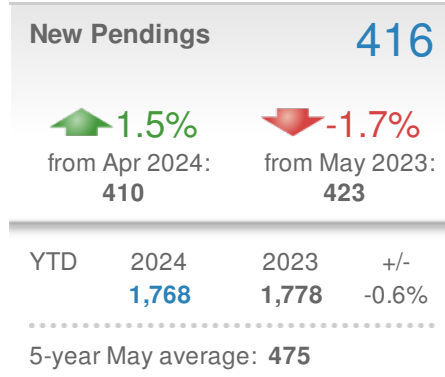
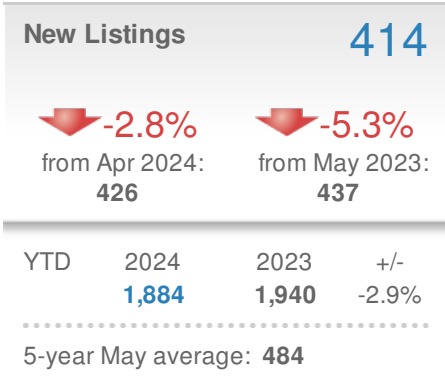
Local Market Insight

Berks County, PA

May 2024

Berks County, PA

Email: ldavis@tcsr.realtor



May 2024

Berks County, PA - Detached

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

New Listings **277**

↓ -1.1% from Apr 2024: **280**
↓ -7.7% from May 2023: **300**

YTD	2024	2023	+/-
	1,177	1,207	-2.5%

5-year May average: **317**

New Pendings **259**

↑ 2.8% from Apr 2024: **252**
↓ -8.5% from May 2023: **283**

YTD	2024	2023	+/-
	1,080	1,081	-0.1%

5-year May average: **307**

Closed Sales **259**

↑ 43.9% from Apr 2024: **180**
↑ 22.7% from May 2023: **211**

YTD	2024	2023	+/-
	907	879	3.2%

5-year May average: **221**

Median Sold Price **\$321,000**

↓ -5.4% from Apr 2024: **\$339,450**
↓ -7.2% from May 2023: **\$346,000**

YTD	2024	2023	+/-
	\$325,000	\$305,000	6.6%

5-year May average: **\$290,020**

Summary

In Berks County, PA, the median sold price for Detached properties for May was \$321,000, representing a decrease of 5.4% compared to last month and a decrease of 7.2% from May 2023. The average days on market for units sold in May was 18 days, 35% below the 5-year May average of 28 days. There was a 2.8% month over month increase in new contract activity with 259 New Pendings; a 2.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 354; and an 8.5% increase in supply to 230 active units.

This activity resulted in a Contract Ratio of 1.54 pendings per active listing, down from 1.72 in April and a decrease from 1.61 in May 2023. The Contract Ratio is 22% lower than the 5-year May average of 1.98. 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.

Active Listings **230**

Apr 2024	May 2023	YTD
212	254	

Avg DOM **18**

Apr 2024	May 2023	YTD
28	22	26

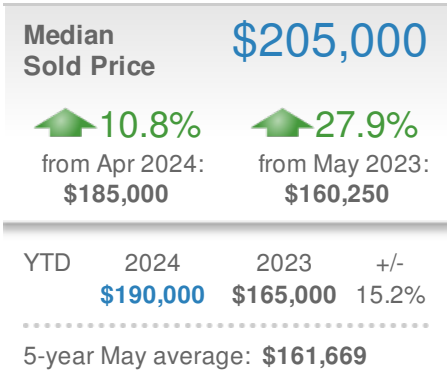
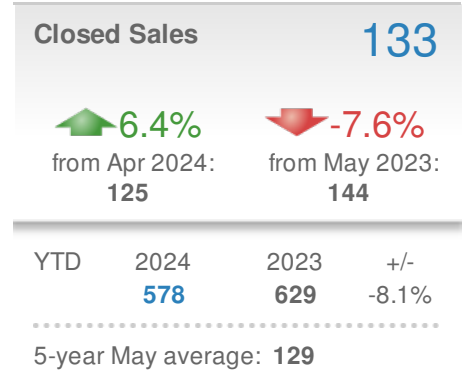
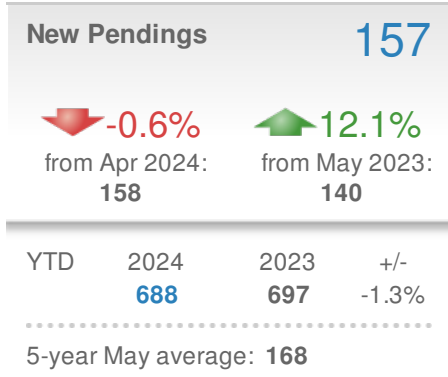
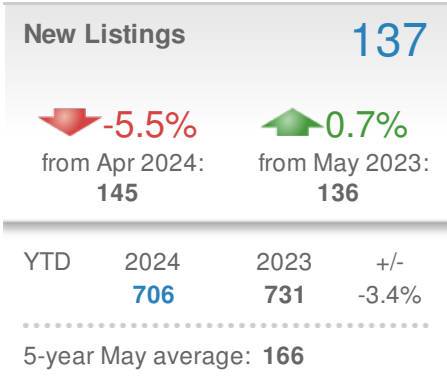
Avg Sold to OLP Ratio **101.1%**

Apr 2024	May 2023	YTD
100.2%	102.4%	99.7%

May 2024

Berks County, PA - Attached

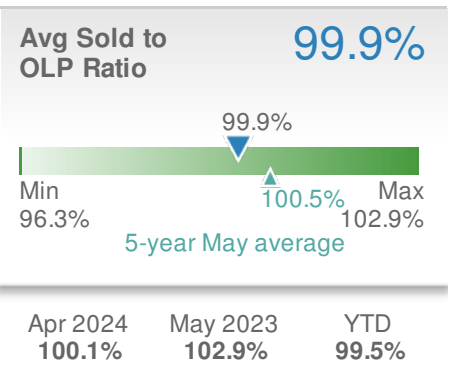
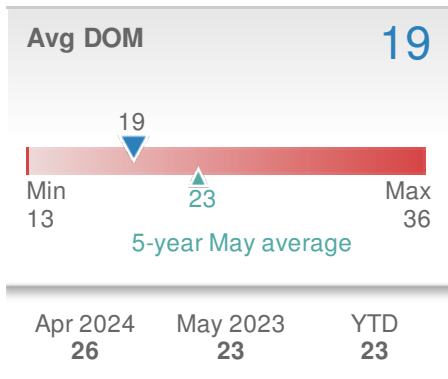
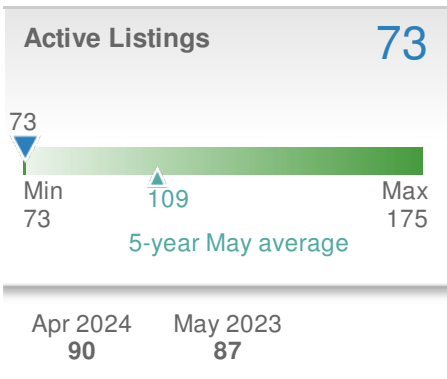
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Berks County, PA, the median sold price for Attached properties for May was \$205,000, representing an increase of 10.8% compared to last month and an increase of 27.9% from May 2023. The average days on market for units sold in May was 19 days, 18% below the 5-year May average of 23 days. There was a 0.6% month over month decrease in new contract activity with 157 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 220; and an 18.9% decrease in supply to 73 active units.

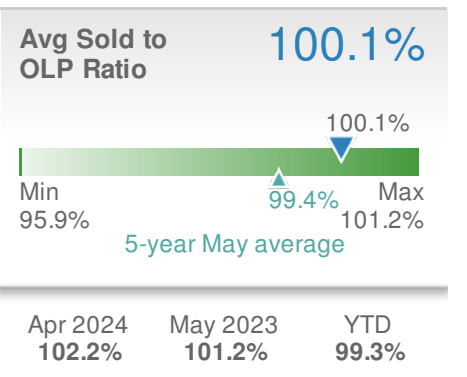
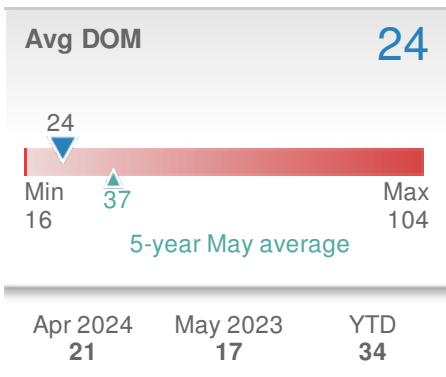
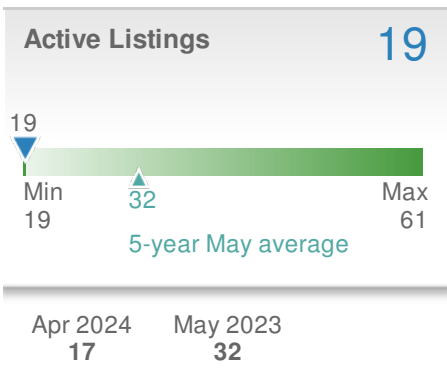
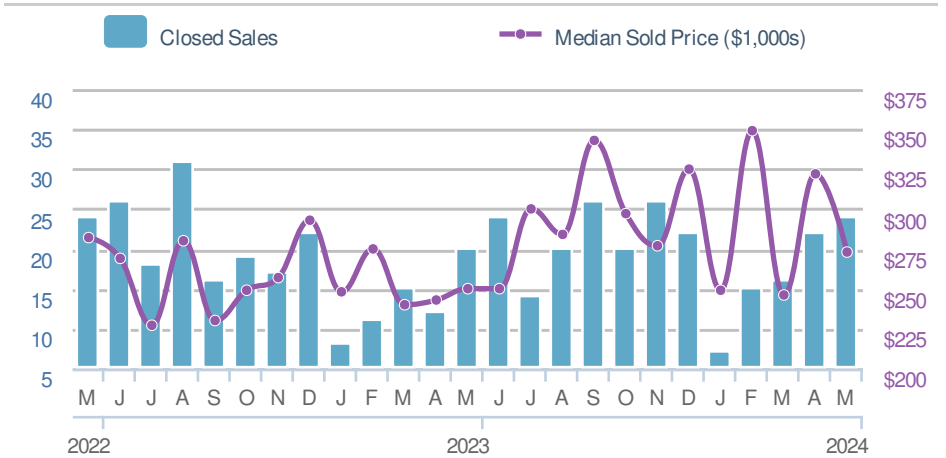
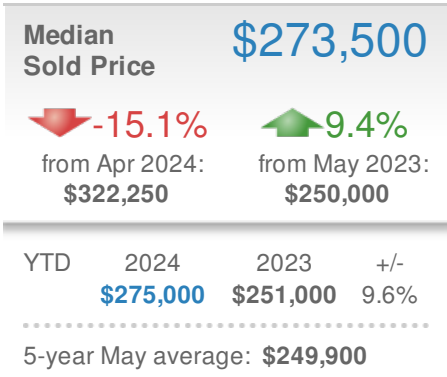
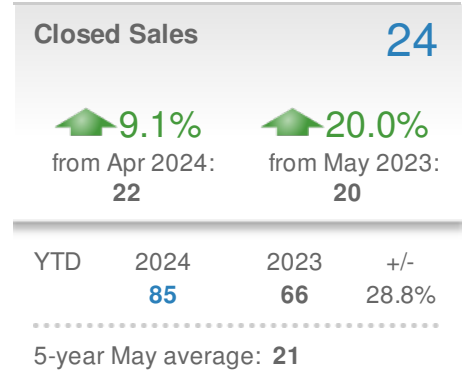
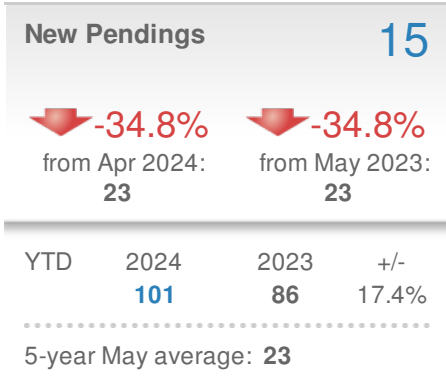
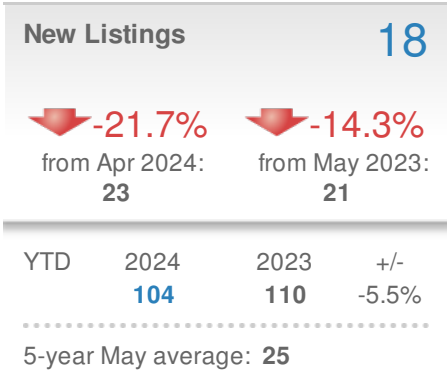
This activity resulted in a Contract Ratio of 3.01 pendings per active listing, up from 2.30 in April and an increase from 2.26 in May 2023. The Contract Ratio is 23% higher than the 5-year May average of 2.45. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Boyertown Area (Berks, PA)

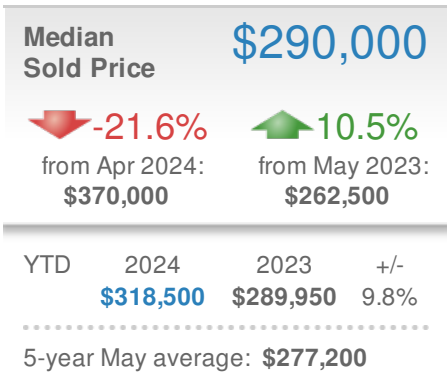
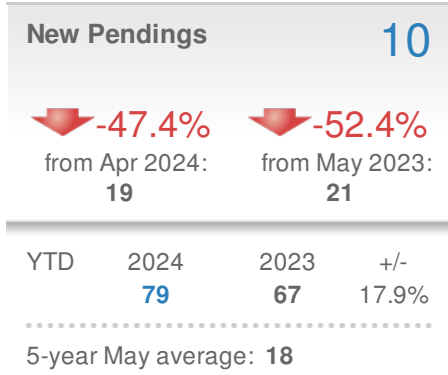
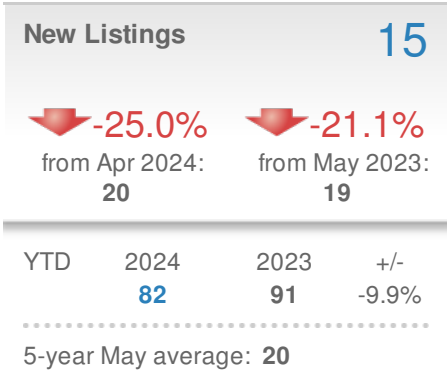
Email: ldavis@tcsr.realtor



May 2024

Boyertown Area (Berks, PA) - Detached

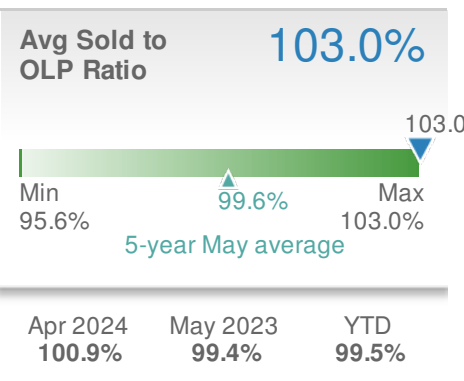
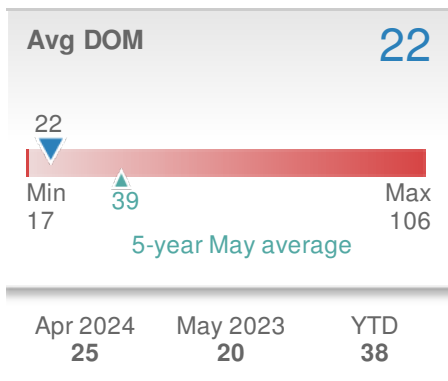
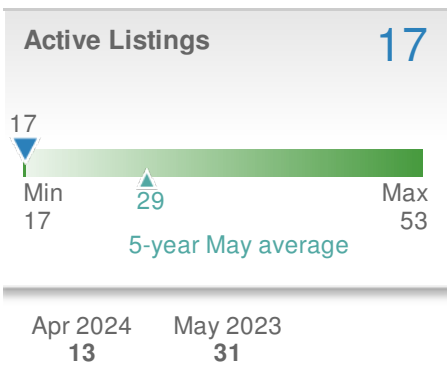
Tri-County Suburban REALTORS
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Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for May was \$290,000, representing a decrease of 21.6% compared to last month and an increase of 10.5% from May 2023. The average days on market for units sold in May was 22 days, 44% below the 5-year May average of 39 days. There was a 47.4% month over month decrease in new contract activity with 10 New Pendings; a 32.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 21; and a 30.8% increase in supply to 17 active units.

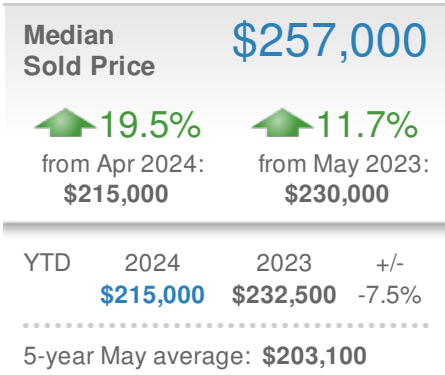
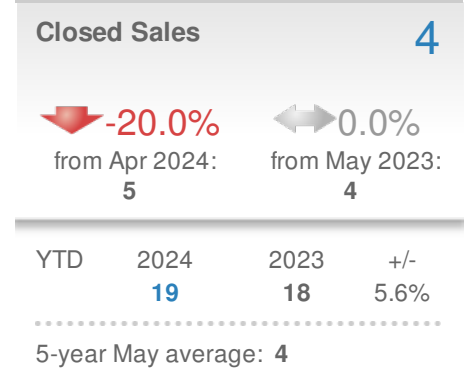
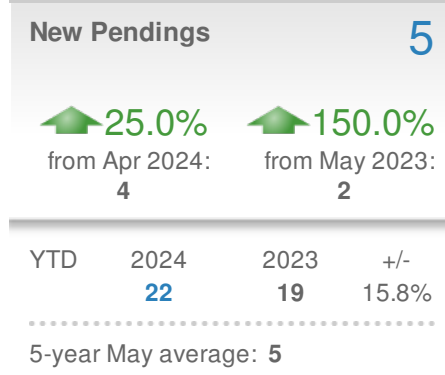
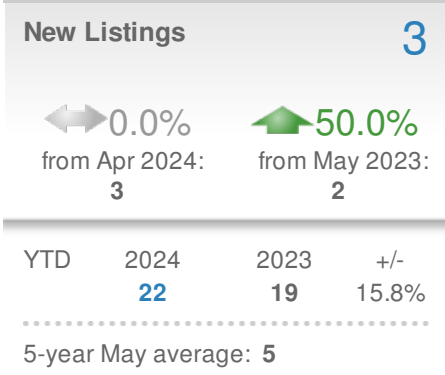
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, down from 2.38 in April and an increase from 1.00 in May 2023. The Contract Ratio is 6% lower than the 5-year May average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Boyertown Area (Berks, PA) - Attached

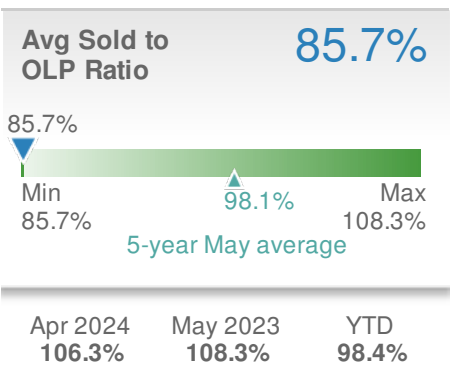
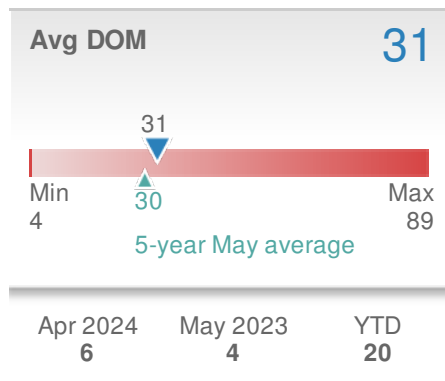
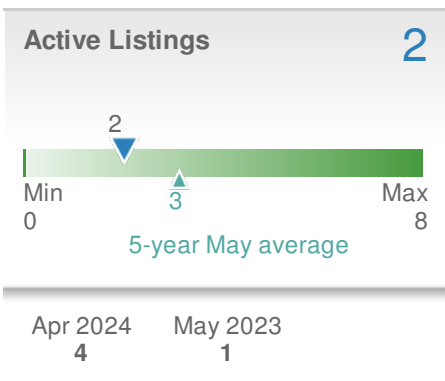
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for May was \$257,000, representing an increase of 19.5% compared to last month and an increase of 11.7% from May 2023. The average days on market for units sold in May was 31 days, 5% above the 5-year May average of 30 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from April) to 5; and a 50% decrease in supply to 2 active units.

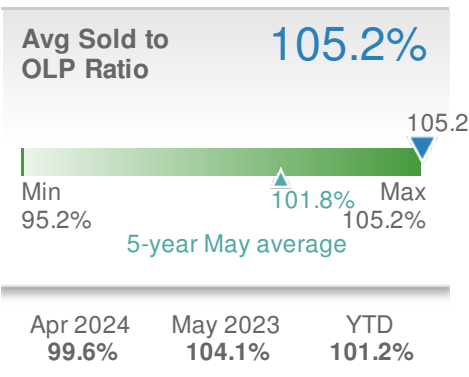
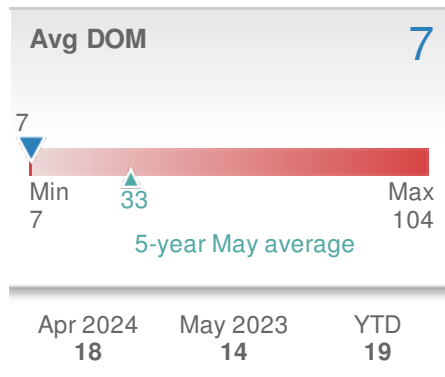
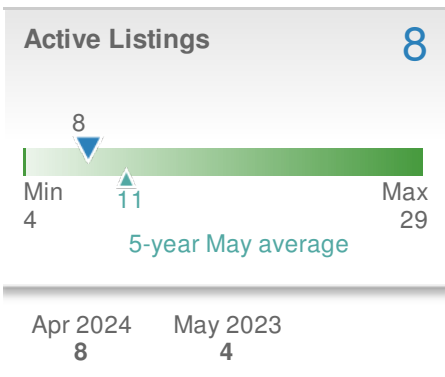
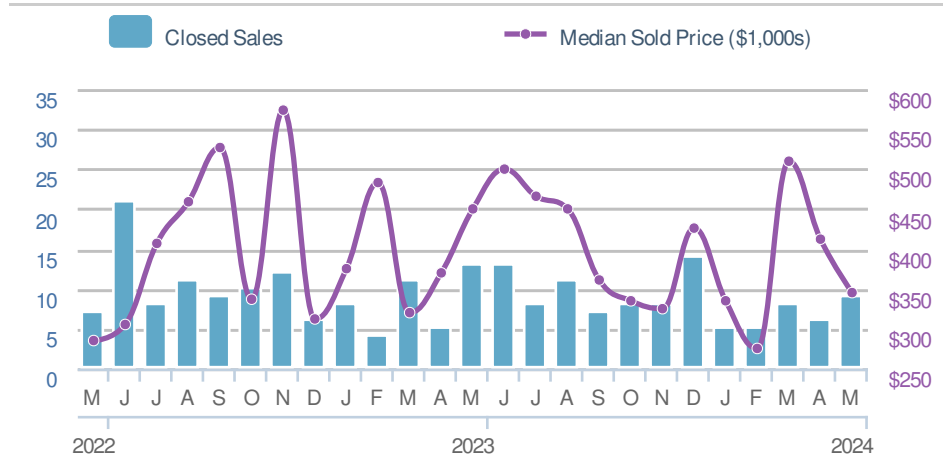
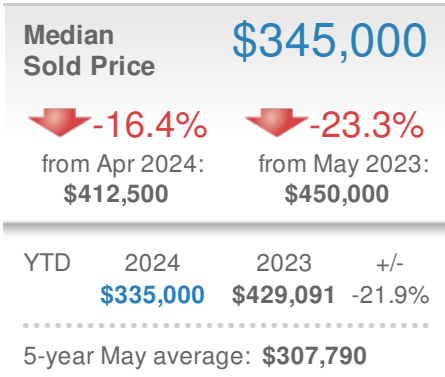
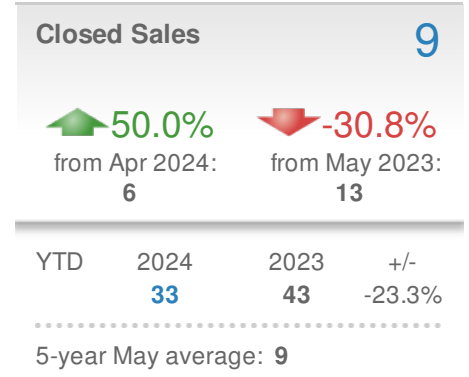
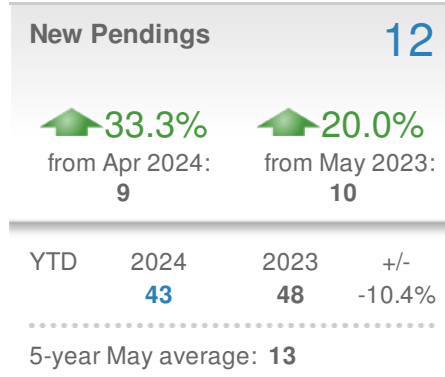
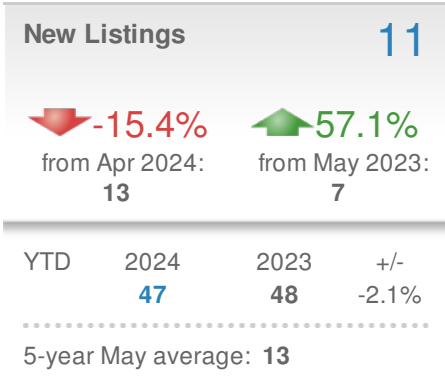
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 1.00 in April and a decrease from 3.00 in May 2023. The Contract Ratio is 53% higher than the 5-year May average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Twin Valley (Berks, PA)

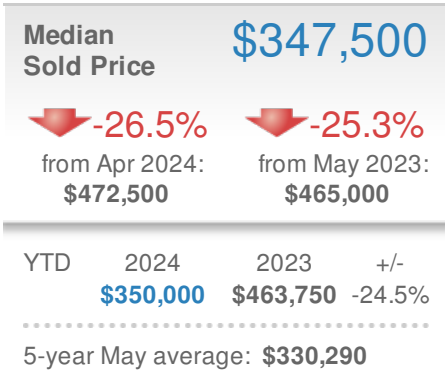
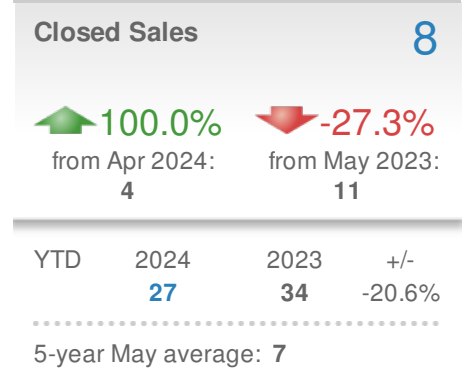
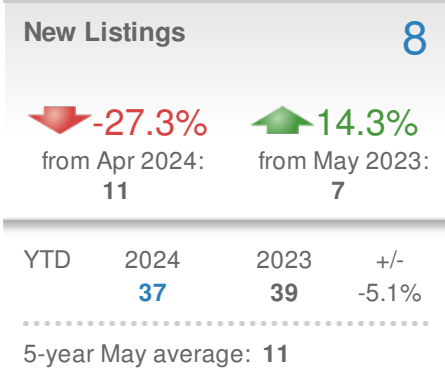
Email: ldavis@tcsr.realtor



May 2024

Twin Valley (Berks, PA) - Detached

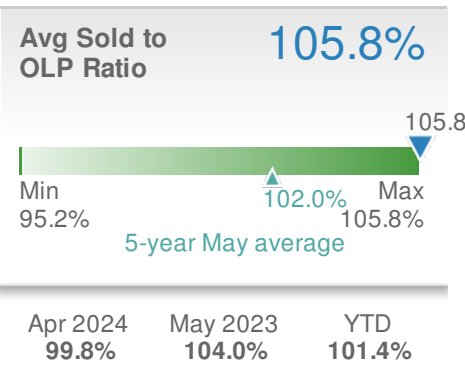
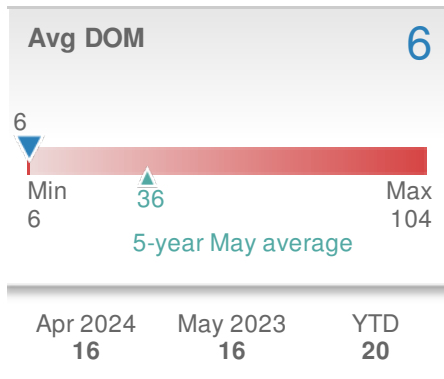
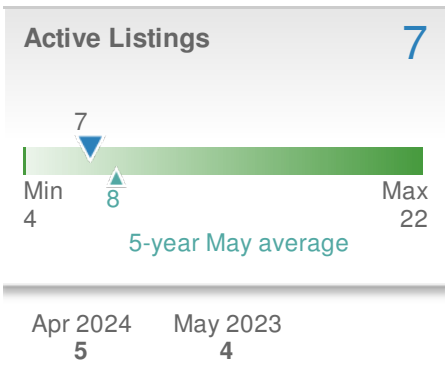
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for May was \$347,500, representing a decrease of 26.5% compared to last month and a decrease of 25.3% from May 2023. The average days on market for units sold in May was 6 days, 83% below the 5-year May average of 36 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 11; and a 40% increase in supply to 7 active units.

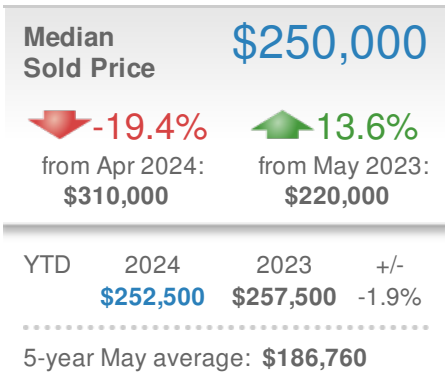
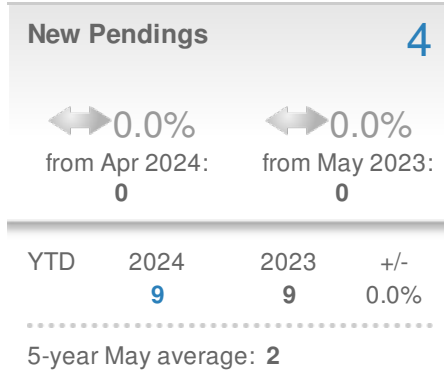
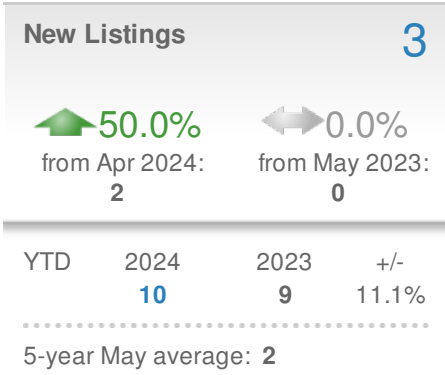
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, down from 2.40 in April and a decrease from 4.75 in May 2023. The Contract Ratio is 56% lower than the 5-year May average of 3.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Twin Valley (Berks, PA) - Attached

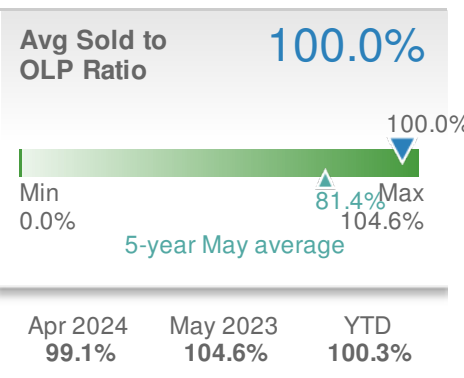
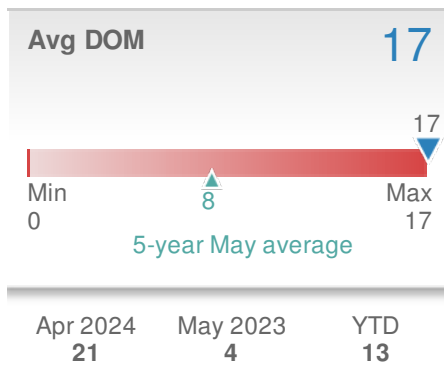
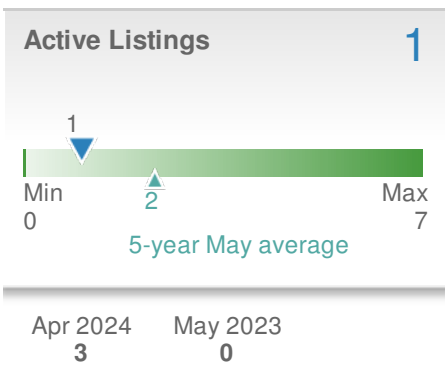
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Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for May was \$250,000, representing a decrease of 19.4% compared to last month and an increase of 13.6% from May 2023. The average days on market for units sold in May was 17 days, 113% above the 5-year May average of 8 days. There was a 0% 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 April) to 4; and a 66.7% decrease in supply to 1 active units.

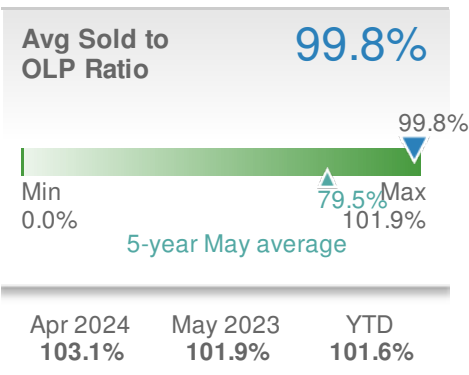
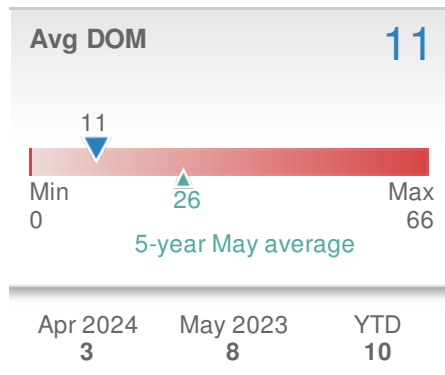
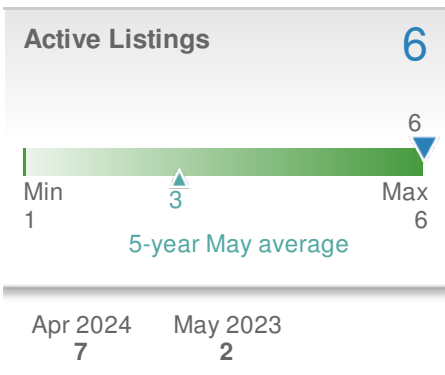
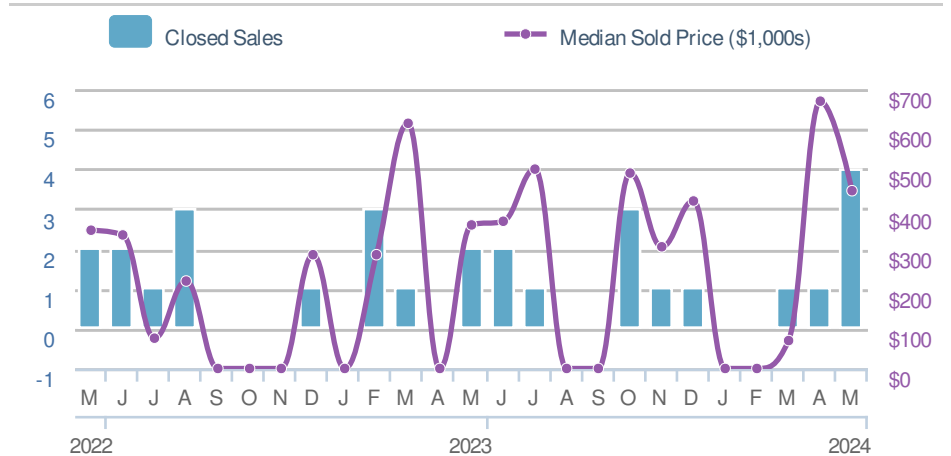
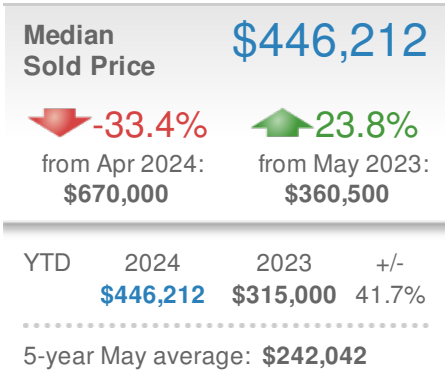
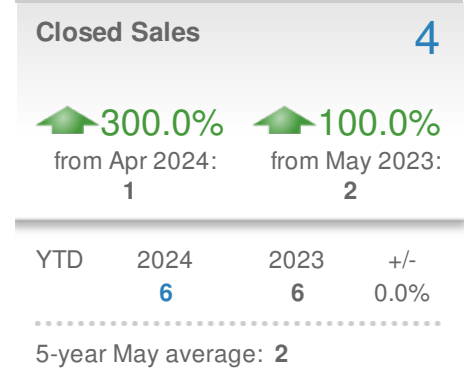
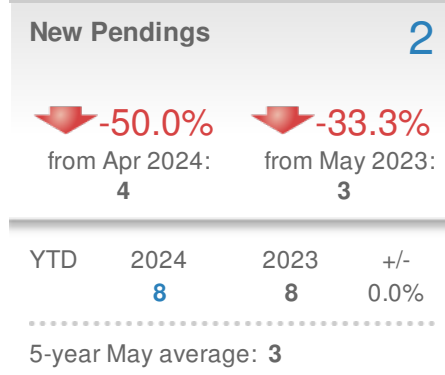
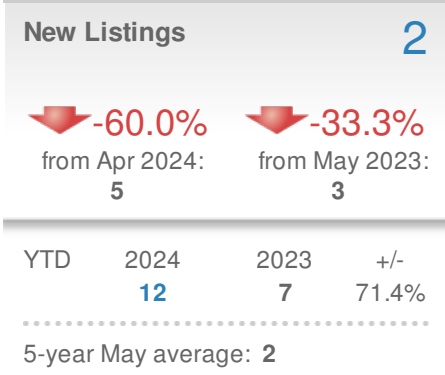
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 0.33 in April and an increase from 0.00 in May 2023. The Contract Ratio is 67% higher than the 5-year May average of 2.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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)

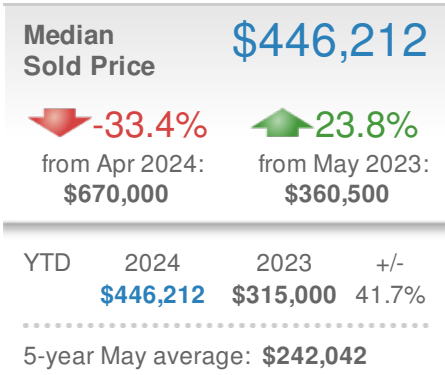
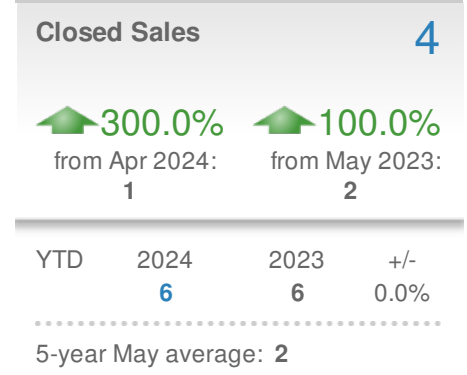
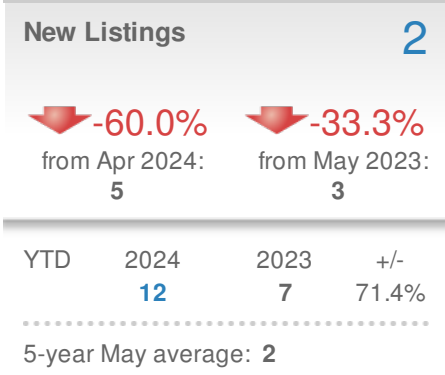
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Upper Perkiomen (Berks, PA) - Detached

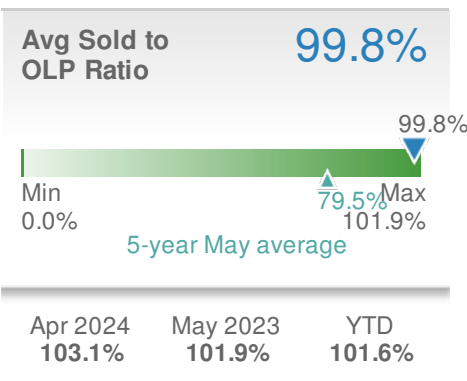
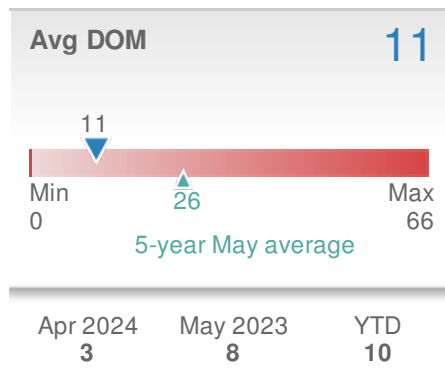
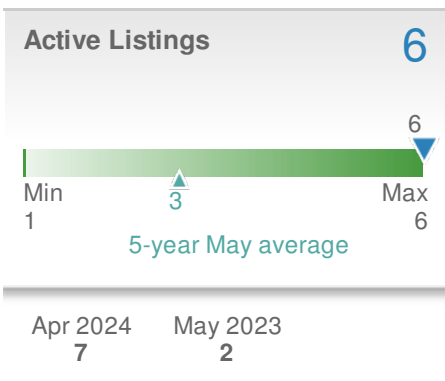
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for May was \$446,212, representing a decrease of 33.4% compared to last month and an increase of 23.8% from May 2023. The average days on market for units sold in May was 11 days, 58% below the 5-year May average of 26 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 2; and a 14.3% decrease in supply to 6 active units.

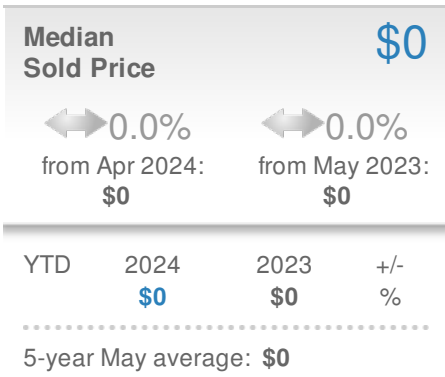
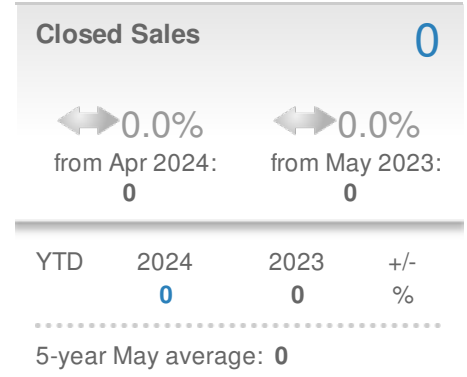
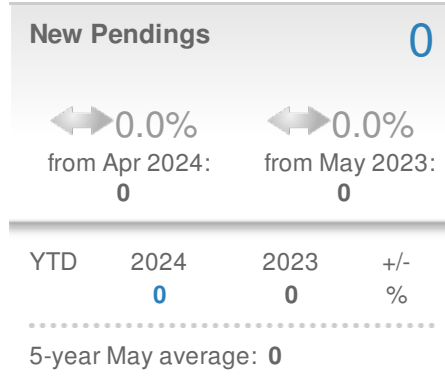
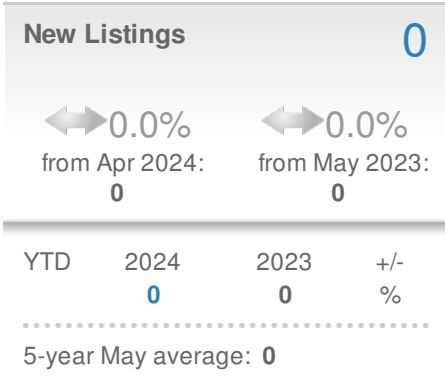
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.57 in April and a decrease from 1.50 in May 2023. The Contract Ratio is 78% lower than the 5-year May average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 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 May was \$0, representing no change compared to last month and no change from May 2023. The average days on market for units sold in May was 0 days, the same as the 5-year May 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 April) 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 April and no change from May 2023. The Contract Ratio is the same as the 5-year May 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.

