# May 2024

All Home Types Detached Attached

# Local Market Insight

## Berks County, PA



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

## May 2024

Berks County, PA

#### 414 **New Listings -2.8%** -5.3% from May 2023: from Apr 2024: 426 437 2023 +/-YTD 2024 1,884 1,940 -2.9% 5-year May average: 484





Medi Sold	an Price	\$280,000						
from	9.8% Apr 2024: 255,000	<b>7.7%</b> from May 2023: <b>\$260,000</b>						
YTD	2024 <b>\$260,000</b>	2023 <b>\$240,000</b>	+/- 8.3%					
5-year May average: <b>\$233,000</b>								





Avg DOM	18
18 Min 26 17 5-year May average	Max 55

Apr 2024	May 2023	YTD	
27	23	25	



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## May 2024

Berks County, PA - Detached

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New Listings 277		New F	New Pendings 259			Closed Sales 25					
<ul> <li>-1.1%</li> <li>from Apr 2024:</li> <li>280</li> <li>from May 2023:</li> <li>300</li> </ul>				from M	<b>-8.5%</b> from May 2023: <b>283</b>		43.9% from Apr 2024: 180		22.7% from May 2023: 211		
YTD	2024 1,177	2023 <b>1,207</b>	+/- -2.5%	YTD	2024 <b>1,080</b>	2023 <b>1,081</b>	+/- -0.1%	YTD	2024 <b>907</b>	2023 <b>879</b>	+/- 3.2%
5-year May average: <b>317</b>			5-year	5-year May average: <b>307</b>			5-year May average: <b>221</b>				

Medi Sold	an Price	\$321,	000					
from	-5.4% Apr 2024: 339,450	-7.2% from May 2023: \$346,000						
YTD	2024 <b>\$325,000</b>	2023 <b>\$305,000</b>	+/- 6.6%					
5-year May average: <b>\$290,020</b>								

### 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 5year 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 market is moving in the buyer's favor.





## May 2024

Berks County, PA - Attached

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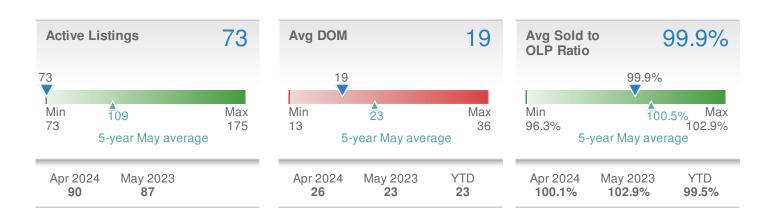
New Listings 137		New F	New Pendings 157			Close	133				
<ul> <li></li></ul>				from N	12.1% from May 2023: 140		<b>6.4%</b> from Apr 2024: <b>125</b>		+-7.6% from May 2023: 144		
YTD	2024 <b>706</b>	2023 <b>731</b>	+/- -3.4%	YTD	2024 <b>688</b>	2023 <b>697</b>	+/- -1.3%	YTD	2024 <b>578</b>	2023 <b>629</b>	+/- -8.1%
5-year May average: <b>166</b>				5-year	5-year May average: <b>168</b>			5-year May average: <b>129</b>			

Medi Sold	an Price	\$205,000						
from	10.8% Apr 2024: 185,000	27.9% from May 2023: \$160,250						
YTD	2024 <b>\$190,000</b>	2023 +/- <b>\$165,000</b> 15.2%						
5-yea	5-year May average: <b>\$161,669</b>							

### 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 source to supply, and indicates the market is moving in the buyer's favor.





## May 2024

Boyertown Area (Berks, PA)

New L	istings.		18	N
	- <b>21.7%</b> Apr 2024: <b>23</b>	from M	<b>  4.3%</b>  ay 2023: <b>21</b>	
YTD	2024 <b>104</b>	2023 <b>110</b>	+/- -5.5%	Y
5-year	May averag	je: <b>25</b>		5





Medi Sold	an Price	\$273,500						
from	-15.1% Apr 2024: 322,250	<b>9.4%</b> from May 2023: <b>\$250,000</b>						
YTD	2024 <b>\$275,000</b>	2023 <b>\$251,000</b>	+/- 9.6%					
5-year May average: <b>\$249,900</b>								







Apr 2024	May 2023	YTD
21	17	34



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## May 2024

Boyertown Area (Berks, PA) - Detached

Email:	ldavis@tcsr.realtor	

New Listings 15		New F	New Pendings 10			Close		20			
<ul> <li></li></ul>			←-47.4% from Apr 2024: 19 21		lay 2023:			<b>4</b> 25.0% from May 2023: <b>16</b>			
YTD	2024 <b>82</b>	2023 <b>91</b>	+/- -9.9%	YTD	2024 <b>79</b>	2023 <b>67</b>	+/- 17.9%	YTD	2024 <b>66</b>	2023 <b>48</b>	+/- 37.5%
5-year May average: <b>20</b>				5-year	5-year May average: <b>18</b>			5-year May average: <b>17</b>			

Median Sold Price		\$290,	000	
+-21.6%		10.5%		
from Apr 2024:		from May 2023:		
\$370,000		\$262,500		
YTD	2024	2023	+/-	
	<b>\$318,500</b>	<b>\$289,950</b>	9.8%	
5-year May average: <b>\$277,200</b>				

### 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 seller's favor.

Active Listings	17	Avg DOM		22	Avg Sold OLP Ratio	to <b>1</b> (	03.0%
17 Min 29 17 5-year May average	Max 53	22 Min 39 17 5-	year May aver	Max 106 age	Min 95.6% 5-	99.6% year May aver	103.09 Max 103.0% age
Apr 2024 May 2023 13 31		Apr 2024 <b>25</b>	May 2023 <b>20</b>	YTD 38	Apr 2024 <b>100.9%</b>	May 2023 <b>99.4%</b>	YTD 99.5%



## May 2024

Boyertown Area (Berks, PA) - Attached

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New L	.istings		3	New F	Pendings		5	Close	d Sales		4
	•0.0% Apr 2024: 3	-	<b>0.0%</b> ay 2023: <b>2</b>		25.0% Apr 2024: 4		50.0% ay 2023: 2		-20.0% Apr 2024: 5	from M	0.0% ay 2023: 4
YTD	2024 <b>22</b>	2023 <b>19</b>	+/- 15.8%	YTD	2024 <b>22</b>	2023 <b>19</b>	+/- 15.8%	YTD	2024 <b>19</b>	2023 <b>18</b>	+/- 5.6%
5-year	May avera	ge: <b>5</b>		5-year	May avera	.ge: <b>5</b>		5-year	May avera	ge: <b>4</b>	

Median Sold Price		\$257,000		
<b>19.5%</b> from Apr 2024: <b>\$215,000</b>		11.7% from May 2023: \$230,000		
YTD	2024 <b>\$215,000</b>	2023 +/- <b>\$232,500</b> -7.5%		
5-year May average: <b>\$203,100</b>				

## 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 seller's favor.





## May 2024

Twin Valley (Berks, PA)

New L	istings		11	
	- <b>15.4%</b> Apr 2024: <b>13</b>	-	<b>7.1%</b> ay 2023: <b>7</b>	
YTD	2024 <b>47</b>	2023 <b>48</b>	+/- -2.1%	
5-year May average: <b>13</b>				













Apr 2024	May 2023	YTD	
<b>18</b>	<b>14</b>	19	



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## May 2024

Twin Valley (Berks, PA) - Detached

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

**Closed Sales** New Listings 8 **New Pendings** 8 8 ☞-27.3% **---**14.3% **-11.1%** -20.0% **~~**100.0% -27.3% from Apr 2024: from May 2023: from Apr 2024: from May 2023: from Apr 2024: from May 2023: 11 7 9 10 4 11 YTD 2024 2023 +/-YTD 2024 2023 +/-YTD 2024 2023 +/-37 39 -5.1% 34 39 -12.8% 27 34 -20.6% 5-year May average: 11 5-year May average: 11 5-year May average: 7

Median Sold Price		\$347,500		
+-26.5% from Apr 2024: \$472,500		+-25.3% from May 2023: \$465,000		
YTD	2024 <b>\$350,000</b>	2023 +/- <b>\$463,750</b> -24.5%		
5-year May average: <b>\$330,290</b>				

### 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 he market is moving in the buyer's favor.





## May 2024

Twin Valley (Berks, PA) - Attached

## Tri-County Suburban REALTORS

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New L	istings.		3	New F	Pendi
	50.0% Apr 2024: 2		).0% ay 2023: <b>0</b>	from	•0.0 Apr 20 0
YTD	2024 <b>10</b>	2023 9	+/- 11.1%	YTD	202 9
5-year	May averag	e: <b>2</b>		5-year	May a

New Pendings			4		
••••0.0% from Apr 2024: 0		0.0% from May 2023: 0			
YTD	2024 9	2023 9	+/- 0.0%		
5-year May average: <b>2</b>					



Median Sold Price		\$250,00	0	
+-19.4% from Apr 2024: \$310,000		13.6% from May 2023: \$220,000		
YTD	2024 <b>\$252,500</b>	2023 +/- <b>\$257,500</b> -1.99	%	
5-year May average: <b>\$186,760</b>				

### 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 seller's favor.





## May 2024

Upper Perkiomen (Berks, PA)

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Apr 2024	May 2023	YTD
<b>3</b>	<b>8</b>	10





## May 2024

Upper Perkiomen (Berks, PA) - Detached

Tri-County Suburban REALTORS

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Medi Sold	an Price	\$446,212	
-33.4% from Apr 2024: \$670,000		<b>23.8%</b> from May 2023: <b>\$360,500</b>	
YTD	2024 <b>\$446,212</b>	2023 +/- <b>\$315,000</b> 41.7%	
5-year May average: <b>\$242,042</b>			

### 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 he market is moving in the buyer's favor.





## May 2024

Upper Perkiomen (Berks, PA) - Attached

New Listings		0		
0.0%		•••0.0%		
from Apr 2024:		from May 2023:		
0		0		
YTD	2024	2023	+/-	
	<b>0</b>	<b>0</b>	%	
5-year	May averag	e: <b>0</b>		

New Pendings 0.0% from Apr 2024: 0		0 0.0% from May 2023: 0		CI f
5-year	May averag	e: 0		5-

#### **Tri-County Suburban REALTORS** Email: Idavis@tcsr.realtor

Close	d Sales		0	
• 0.0%		0.0%		
from Apr 2024:		from May 2023:		
0		0		
YTD	2024	2023	+/-	
	<b>0</b>	<b>0</b>	%	
5-year	May averag	e: <b>0</b>		

Median Sold Price		\$0		
	0.0% from Apr 2024: \$0		.0% ay 2023: <b>D</b>	
YTD	2024 <b>\$0</b>	2023 <b>\$0</b>	+/- %	
5-year	May averag	e: <b>\$0</b>		

## 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.

0	Avg DOM		0			0.0%
	0			0.0%		
Max 0 ge	0 0 5-	year May aver	Max 0 age	0.0% 0.0% 5-	year May aver	Max 0.0% age
ge			YTD	Apr 2024	May 2023	YTD
	0	Max OMin 0 0 ge 5-	Max OMin 0 0	Max 0 0 ge 5-year May average	Max OMin Max OMin 0 0.0% ge 5-year May average 5-	Max 0 Min 0 Max 0 0.0% ge 5-year May average 5-year May average 5-year May average

