# June 2024

All Home Types Detached Attached

# Local Market Insight

# Berks County, PA



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

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### **June 2024**

Berks County, PA

New L	istings.		426	
from	<b>2.9%</b> May 2024: <b>414</b>	11.5% from Jun 2023: 382		
YTD	2024 <b>2,338</b>	2023 <b>2,346</b>	+/- -0.3%	
5-year	Jun average	e: <b>546</b>		









Active	e Listings	344
344 Min 344	▲ 403 5-year Jun av	Max 557 rerage
May 2 <b>30</b>		

Avg DOM	18
18 Min 22 12 5-year Jun average	Max 47

May 2024	Jun 2023	YTD
<b>18</b>	<b>16</b>	23



404



#### June 2024

Berks County, PA - Detached

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New L	istings		290	New F	Pendings		274	Close	d Sales		209
from I	<b>4.7%</b> May 2024: <b>277</b>	1 from Ju 25	un 2023:	from	<b>-5.8%</b> May 2024: <b>259</b>		<b>3.7%</b> un 2023: <b>52</b>	from	- <b>19.3%</b> May 2024: <b>259</b>		28.2% un 2023: 91
YTD	2024 <b>1,485</b>	2023 <b>1,473</b>	+/- 0.8%	YTD	2024 <b>1,346</b>	2023 <b>1,323</b>	+/- 1.7%	YTD	2024 <b>1,123</b>	2023 <b>1,173</b>	+/- -4.3%
5-year	Jun averag	e: <b>358</b>		5-year	Jun averag	e: <b>337</b>		5-year	Jun averag	e: <b>286</b>	

Medi Sold	an Price	\$342,500					
from	6.7% May 2024: 321,000	<b>3.5%</b> from Jun 2023: <b>\$331,000</b>					
YTD	2024 <b>\$325,000</b>	2023 <b>\$315,500</b>	+/- 3.0%				
5-yea	5-year Jun average: <b>\$299,300</b>						

#### Summary

In Berks County, PA, the median sold price for Detached properties for June was \$342,500, representing an increase of 6.7% compared to last month and an increase of 3.5% from Jun 2023. The average days on market for units sold in June was 22 days, 5% below the 5year June average of 23 days. There was a 5.8% month over month increase in new contract activity with 274 New Pendings; a 14.1% MoM increase in All Pendings (new contracts + contracts carried over from May) to 404; and a 9.1% increase in supply to 251 active units.

This activity resulted in a Contract Ratio of 1.61 pendings per active listing, up from 1.54 in May and an increase from 1.38 in June 2023. The Contract Ratio is 10% lower than the 5-year June average of 1.78. 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	251	Avg DOM		22	Avg Sold t OLP Ratio	o 1(	00.5%
251 Min 287 245 5-year Jun ave	Max 422 erage	22 Min 23 11 5-y		Max 48 age	Min 97.6% 5-	100.5%	01.7% Max 103.6% age
May 2024 Jun 2023 230 260		May 2024 <b>18</b>	Jun 2023 <b>18</b>	YTD 25	May 2024 101.1%	Jun 2023 <b>103.4%</b>	YTD 99.9%



## June 2024

Berks County, PA - Attached

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New L	istings.		136	New F	Pendings		130	Close	d Sales		141
from I	<b>-0.7%</b> May 2024: 1 <b>37</b>	from J	<b>3.8%</b> un 2023: <b>31</b>		- <b>17.2%</b> May 2024: <b>157</b>	from J	<b>8.5%</b> un 2023: <b>42</b>		<b>-6.0%</b> May 2024: 1 <b>33</b>	from J	<b>).7%</b> un 2023: <b>40</b>
YTD	2024 <b>852</b>	2023 <b>871</b>	+/- -2.2%	YTD	2024 <b>811</b>	2023 <b>834</b>	+/- -2.8%	YTD	2024 <b>729</b>	2023 <b>778</b>	+/- -6.3%
5-year	Jun averag	e: <b>188</b>		5-year	Jun averaç	ge: <b>185</b>		5-year	Jun averag	e: <b>154</b>	

Medi Sold	an Price	\$200,000					
from	-2.4% May 2024: 205,000	<b>7.8%</b> from Jun 2023: <b>\$185,500</b>					
YTD	2024 <b>\$190,500</b>	2023 <b>\$170,000</b>	+/- 12.1%				
5-yea	5-year Jun average: <b>\$164,600</b>						

#### Summary

In Berks County, PA, the median sold price for Attached properties for June was \$200,000, representing a decrease of 2.4% compared to last month and an increase of 7.8% from Jun 2023. The average days on market for units sold in June was 13 days, 34% below the 5-year June average of 20 days. There was a 17.2% month over month decrease in new contract activity with 130 New Pendings; a 12.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 192; and a 27.4% increase in supply to 93 active units.

This activity resulted in a Contract Ratio of 2.06 pendings per active listing, down from 3.01 in May and a decrease from 2.13 in June 2023. The Contract Ratio is 9% lower than the 5-year June average of 2.25. 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.

Active Listings	93	Avg DOM		13	Avg Sold t OLP Ratio	to 1	01.8%
93 Min 116 87 5-year Jun average	Max 145	13 Min 20 13 5-	year Jun avera	Max 44 age	Min 95.3% 5-	year Jun ave	101.8%
May 2024 Jun 2023 <b>73 87</b>		May 2024 <b>19</b>	Jun 2023 <b>13</b>	YTD 21	May 2024 <b>99.9%</b>	Jun 2023 <b>101.4%</b>	YTD 99.9%



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#### **June 2024**

Boyertown Area (Berks, PA)

New L	istings	22			
	<b>22.2%</b> May 2024: <b>18</b>	from Ju	<b>).0%</b> un 2023: <b>2</b>		
YTD	2024 <b>129</b>	2023 <b>134</b>	+/- -3.7%		
5-year Jun average: <b>28</b>					





Medi Sold	an Price	\$260,000			
+-4.9%		4.0%			
from May 2024:		from Jun 2023:			
\$273,500		\$250,000			
YTD	2024	2023	+/-		
	<b>\$275,000</b>	<b>\$251,000</b>	9.6%		
5-yea	r Jun averaç	ge: <b>\$246,45</b>	0		







May 2024	Jun 2023	YTD
<b>24</b>	<b>9</b>	31





## June 2024

Boyertown Area (Berks, PA) - Detached

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New L	_istings		17	New F	Pendings		14	Close	d Sales		17
	<b>13.3%</b> May 2024: <b>15</b>	from J	<b>9.0%</b> un 2023: <b>:1</b>		40.0% May 2024: 10	from J	2 <b>7.3%</b> un 2023: 1 <b>1</b>		-15.0% May 2024: 20	from J	<b>19.0%</b> un 2023: <b>21</b>
YTD	2024 <b>100</b>	2023 114	+/- -12.3%	YTD	2024 <b>93</b>	2023 <b>77</b>	+/- 20.8%	YTD	2024 <b>84</b>	2023 <b>69</b>	+/- 21.7%
5-year	<sup>.</sup> Jun averag	e: <b>23</b>		5-year	Jun averaç	ge: <b>19</b>		5-year	Jun averaç	ge: <b>21</b>	

Medi Sold	an Price	\$300,000					
<b>3.4%</b> from May 2024: <b>\$290,000</b>		<b>9.1%</b> from Jun 2023: <b>\$275,000</b>					
YTD	2024 <b>\$318,500</b>	2023 +/- <b>\$287,450</b> 10.8%					
5-yea	5-year Jun average: <b>\$272,240</b>						

#### Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for June was \$300,000, representing an increase of 3.4% compared to last month and an increase of 9.1% from Jun 2023. The average days on market for units sold in June was 23 days, 72% above the 5-year June average of 13 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; a 19% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 17; and an 11.8% increase in supply to 19 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.24 in May and an increase from 0.45 in June 2023. The Contract Ratio is 10% lower than the 5-year June average of 0.99. 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		10	May 2024 Jun 2	, in the second s	May 2024	Jun 2023	YTD
19 Min 19	32 5-year Jun averag	Max 44	Min 13 9 5-vear li	Ma 2 un average	3 98.7%	102.5% year Jun avera	Max 107.5%
Active Li	stings	19	Avg DOM	23	Avg Sold t OLP Ratio	0	99.9%



## June 2024

Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS

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Medi Sold	an Price	\$234,000					
<b>-8.9%</b> from May 2024: <b>\$257,000</b>		21.9% from Jun 2023: \$192,000					
YTD	2024 <b>\$223,000</b>	2023 +/- <b>\$232,500</b> -4.1%					
5-year Jun average: <b>\$208,810</b>							

#### Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for June was \$234,000, representing a decrease of 8.9% compared to last month and an increase of 21.9% from Jun 2023. The average days on market for units sold in June was 7 days, 70% below the 5-year June average of 24 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 3; and a 150% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 2.50 in May and an increase from 0.00 in June 2023. The Contract Ratio is 70% lower than the 5-year June average of 1.97. 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.

Active Listings	5	Avg DOM		7	Avg Sold t OLP Ratio	o 1(	03.0%
Min A 0 5-year Jun averag	5 Max 5	7 Min 24 7 5-	year Jun avera	Max 68 age	Min 94.1% 5	▲ 100 year Jun aver	103.0% 
May 2024 Jun 2023 <b>2 0</b>		May 2024 <b>31</b>	Jun 2023 <b>9</b>	YTD <b>17</b>	May 2024 <b>85.7%</b>	Jun 2023 <b>97.5%</b>	YTD 99.5%



#### June 2024

Twin Valley (Berks, PA)

New L	istings		12			
<b>9.1%</b> from May 2024: <b>11</b>		0.0% from Jun 2023: 12				
YTD	2024 <b>59</b>	2023 <b>61</b>	+/- -3.3%			
5-year Jun average: <b>13</b>						













Jun 2023

19

YTD

18

May 2024 **7** 

Avg Sold t OLP Ratio	• 1	00.9%
	100.9	9%
Min 96.6% 5- <u>y</u>	100.9 year Jun aver	103.8%
May 2024 <b>105.2%</b>	Jun 2023 <b>101.0%</b>	YTD 101.1%

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## June 2024

Twin Valley (Berks, PA) - Detached

New L	istings.		9			
	<b>12.5%</b> May 2024: <b>8</b>	from Ju	<b>8.2%</b> un 2023: <b>1</b>			
YTD	2024 <b>46</b>	2023 <b>51</b>	+/- -9.8%			
5-year Jun average: <b>10</b>						



#### **Closed Sales** 4 **▶**-50.0% -69.2% from May 2024: from Jun 2023: 8 13 YTD 2024 2023 +/-31 47 -34.0% 5-year Jun average: 11

Media Sold	an Price	\$577,500					
<b>66.2%</b> from May 2024: <b>\$347,500</b>		15.5% from Jun 2023: \$500,000					
YTD	2024 <b>\$385,000</b>	2023 +/- <b>\$468,000</b> -17.7%					
5-year Jun average: <b>\$394,280</b>							

#### Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for June was \$577,500, representing an increase of 66.2% compared to last month and an increase of 15.5% from Jun 2023. The average days on market for units sold in June was 5 days, 58% below the 5-year June average of 12 days. There was a 12.5% month over month decrease in new contract activity with 7 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 14; and no change in supply with 7 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.57 in May and an increase from 1.88 in June 2023. The Contract Ratio is 28% lower than the 5-year June average of 2.76. 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 seller's favor.





## June 2024

Twin Valley (Berks, PA) - Attached

#### Tri-County Suburban REALTORS

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New L	istings		3	New F	Pendings		2	Close	d Sales		2
	►0.0% May 2024: 3	from J	<b>)0.0%</b> un 2023: <b>1</b>		- <b>50.0%</b> May 2024: <b>4</b>		<b>00.0%</b> un 2023: <b>1</b>		100.0% May 2024: 1		<b>0.0%</b> un 2023: <b>0</b>
YTD	2024 <b>13</b>	2023 <b>10</b>	+/- 30.0%	YTD	2024 <b>11</b>	2023 <b>10</b>	+/- 10.0%	YTD	2024 <b>8</b>	2023 <b>9</b>	+/- -11.1%
5-year	Jun averag	ie: <b>3</b>		5-year	Jun avera	ge: <b>3</b>		5-year Jun average: <b>2</b>			

Medi Sold	an Price	\$361,250					
<b>44.5%</b>		•••0.0%					
from May 2024:		from Jun 2023:					
<b>\$250,000</b>		<b>\$0</b>					
YTD	2024	2023	+/-				
	<b>\$257,500</b>	<b>\$257,500</b>	0.0%				
5-yea	5-year Jun average: <b>\$176,050</b>						

#### **Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for June was \$361,250, representing an increase of 44.5% compared to last month and an increase of 0% from Jun 2023. The average days on market for units sold in June was 31 days, 216% above the 5-year June average of 10 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 4; and a 100% increase in supply to 2 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 4.00 in May and an increase from 0.00 in June 2023. The Contract Ratio is 60% higher than the 5-year June average of 1.25. 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 market is moving in the buyer's favor.





### June 2024

Upper Perkiomen (Berks, PA)

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5-year	Jun averag	e: 2		5-year	Jun avera	ge: <b>2</b>		5-year	Jun averag	e: <b>2</b>	
YTD	2024 <b>14</b>	2023 <b>7</b>	+/- 100.0%	YTD	2024 <b>12</b>	2023 <b>8</b>	+/- 50.0%	YTD	2024 <b>8</b>	2023 <b>8</b>	+/- 0.0%
	0.0% May 2024: 2	from J	0.0% un 2023: <b>0</b>		100.0% May 2024: 2		00.0% un 2023: 1		-50.0% May 2024: 4	from J	).0% un 2023: 2
New I	istings		2	New F	Pendings		4	Close	d Sales		2

Medi Sold	an Price	\$700,000		
from	<b>56.9%</b> May 2024: <b>146,212</b>	<b>4</b> 89.2% from Jun 2023: <b>\$369,950</b>		
YTD	2024 <b>\$446,212</b>	2023 +/- <b>\$317,450</b> 40.6%		
5-yea	r Jun averag	ge: <b>\$427,622</b>		







May 2024 <b>11</b>	Jun 2023 <b>6</b>	YTD 20
	0	20





## June 2024

Upper Perkiomen (Berks, PA) - Detached

Tri-	Со	u	nt	y	Suburban	REALTORS
_						1.

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New L	istings		2
	▶0.0% May 2024: 2		0.0% un 2023: <b>0</b>
YTD	2024 <b>14</b>	2023 <b>7</b>	+/- 100.0%
5-year	Jun average	e: <b>2</b>	



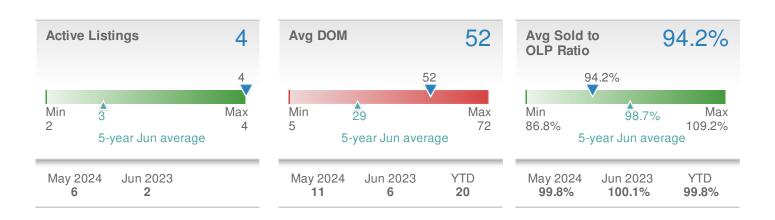


Medi Sold	an Price	\$700,000		
from	<b>56.9%</b> May 2024: <b>146,212</b>	<b>4</b> 89.2% from Jun 2023: <b>\$369,950</b>		
YTD	2024 <b>\$446,212</b>	2023 +/- <b>\$317,450</b> 40.6%		
5-yea	r Jun averag	ge: <b>\$427,622</b>		

#### Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for June was \$700,000, representing an increase of 56.9% compared to last month and an increase of 89.2% from Jun 2023. The average days on market for units sold in June was 52 days, 81% above the 5-year June average of 29 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from May) to 4; and a 33.3% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.33 in May and an increase from 0.50 in June 2023. The Contract Ratio is 27% lower than the 5-year June average of 1.37. 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.





## June 2024

Upper Perkiomen (Berks, PA) - Attached

New L	istings		0
	▶0.0% May 2024: 0	from Ju	.0% n 2023:
YTD	2024 0	2023 <b>0</b>	+/- %
5-year	Jun average	e: 0	

New F	Pendings		0	Cl
	▶0.0% May 2024: 0	from Ju	).0% in 2023:	fr
YTD	2024 <b>0</b>	2023 <b>0</b>	+/- %	ΥT
5-vear	Jun average	e: 0		5-\

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Close	d Sales		0
	▶0.0% May 2024: 0	from Ju	.0% n 2023:
YTD	2024 <b>0</b>	2023 0	+/- %
5-year	Jun average	e: O	

Media Sold I			\$0
	▶0.0% May 2024: <b>\$0</b>		0.0% n 2023: 0
YTD	2024 <b>\$0</b>	2023 <b>\$0</b>	+/- %
5-year	Jun average	e: <b>\$0</b>	

#### Summary

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

Active Listings	0	Avg DOM		0	Avg Sold t OLP Ratio		0.0%
) Min M	Max	0 OMin		Мах	0.0%		Max
0 5-year Jun average	0	0	year Jun avera	0	0.0% 0.0% 5-1	year Jun aver	0.0%
May 2024 Jun 2023 0 0		May 2024 <b>0</b>	Jun 2023 <b>0</b>	YTD 0	May 2024 <b>0.0%</b>	Jun 2023 <b>0.0%</b>	YTD <b>0.0%</b>

