

June 2024

All Home Types
Detached
Attached

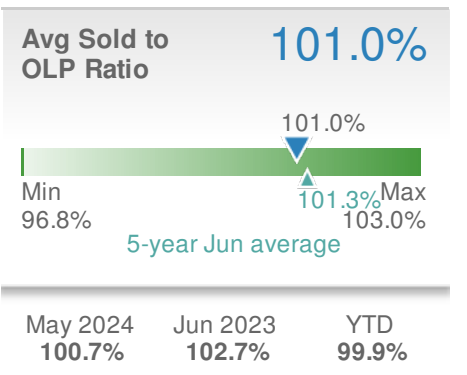
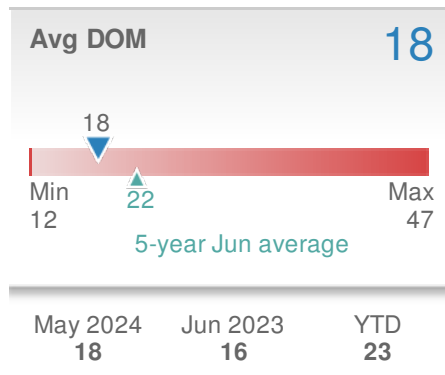
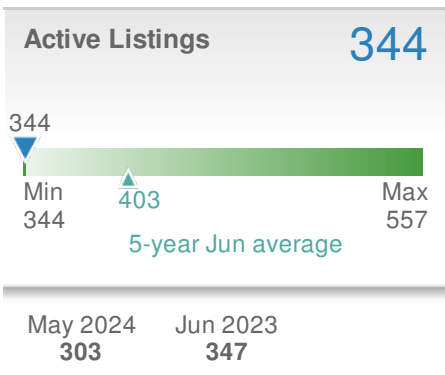
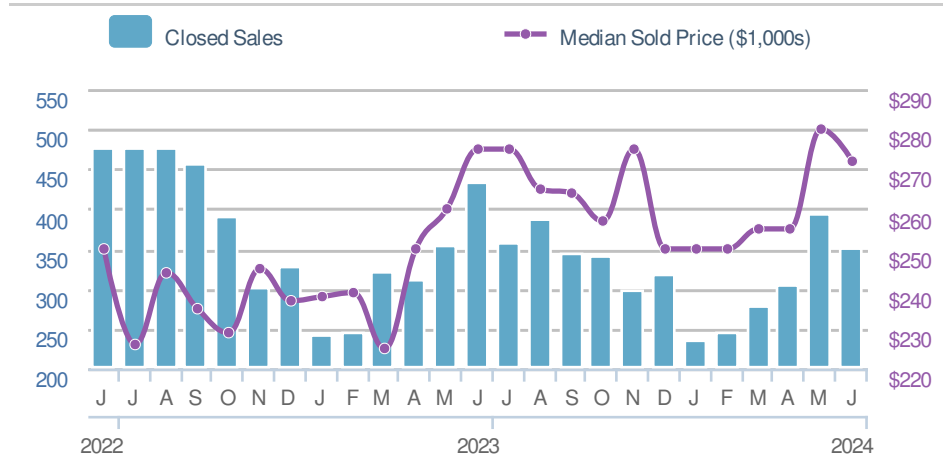
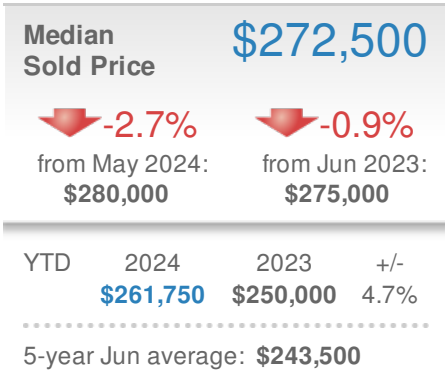
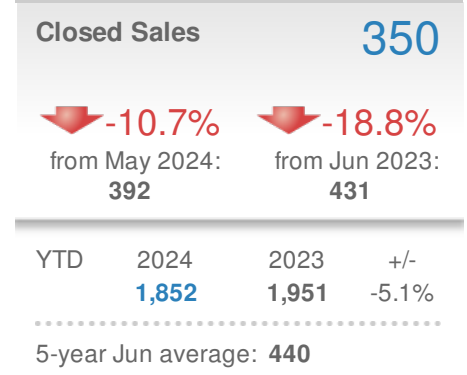
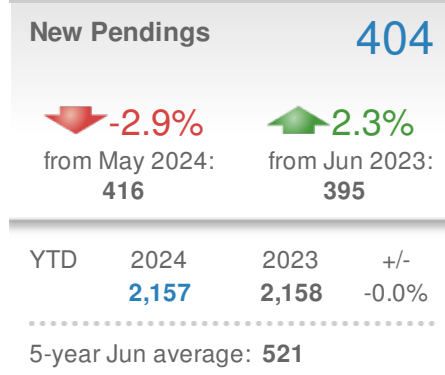
Local Market Insight

Berks County, PA

June 2024

Berks County, PA

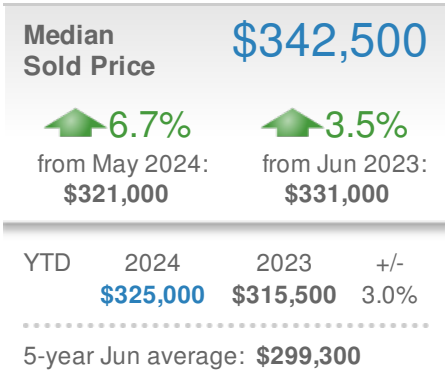
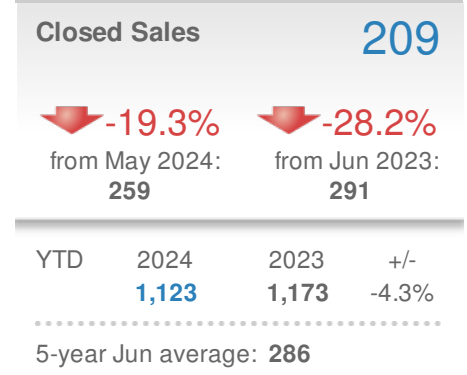
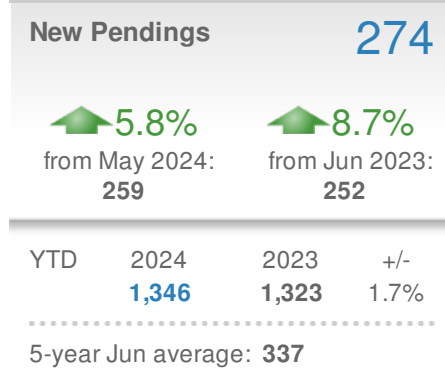
Email: ldavis@tcsr.realtor



June 2024

Berks County, PA - Detached

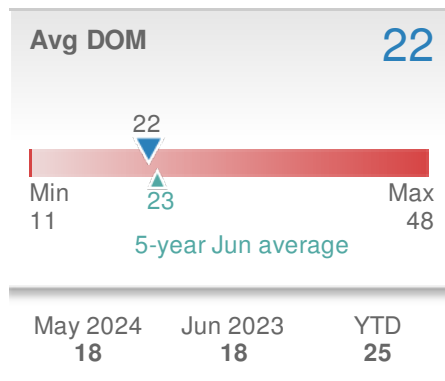
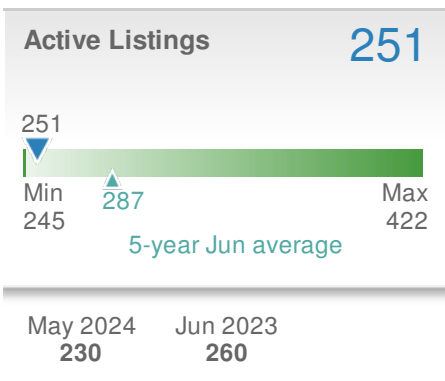
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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 5-year 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.

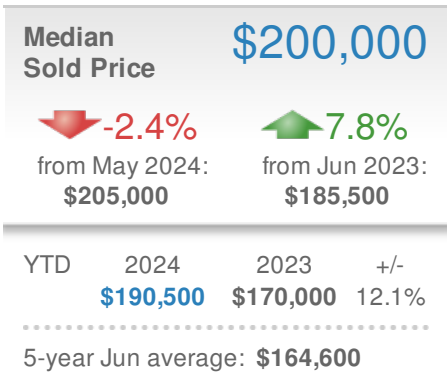
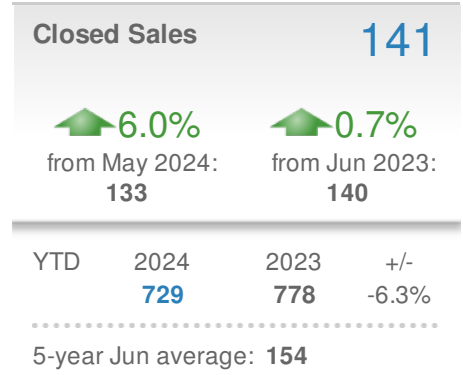
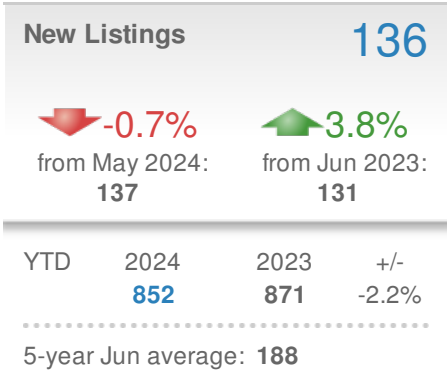
This activity resulted in a Contract Ratio of 1.61 pendings per active listing, up from 1.54 in May and an increase from 1.38 in June 2023. The Contract Ratio is 10% lower than the 5-year June average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 buyer's favor.



June 2024

Berks County, PA - Attached

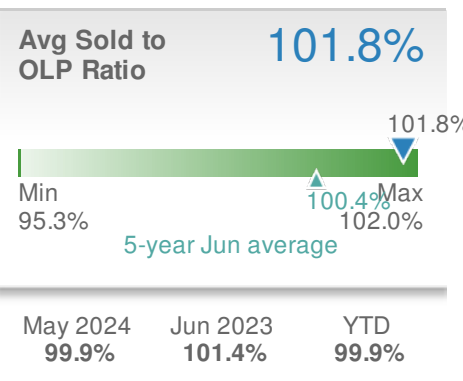
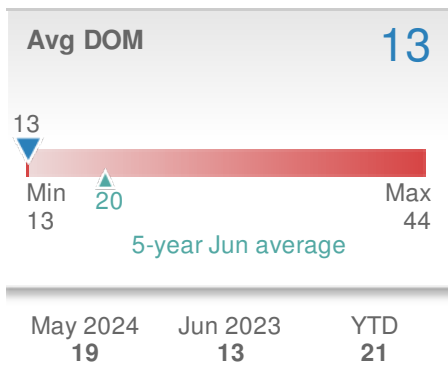
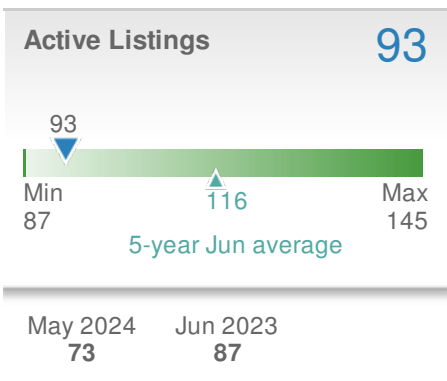
Tri-County Suburban REALTORS
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Summary

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.

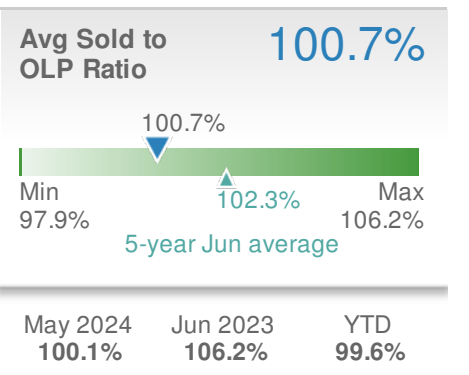
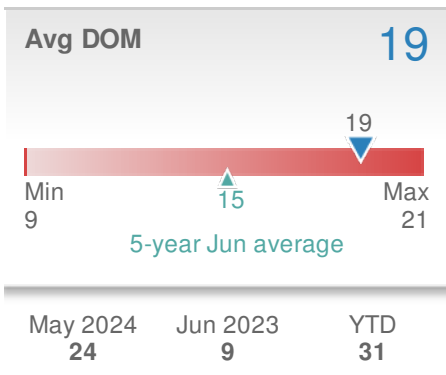
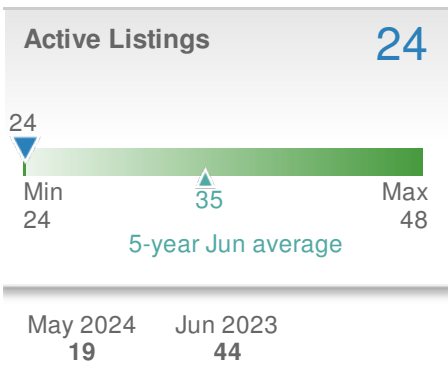
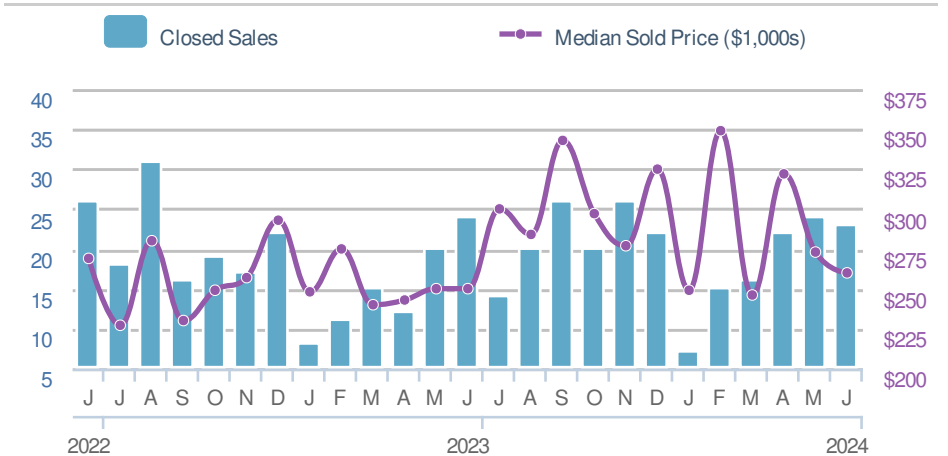
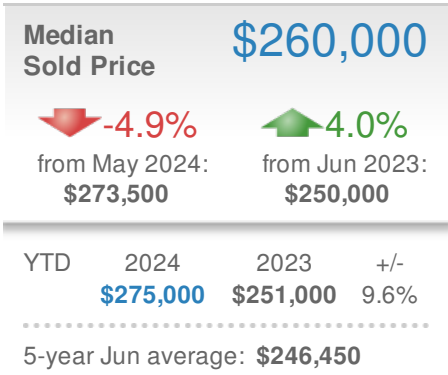
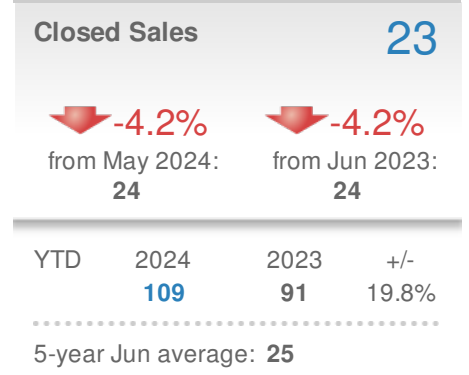
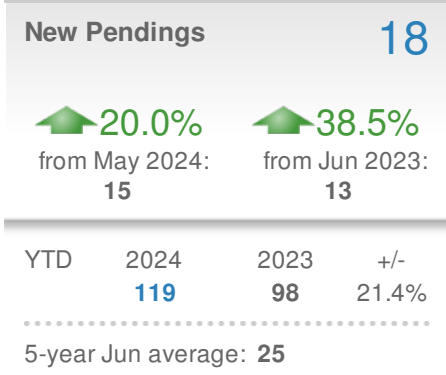
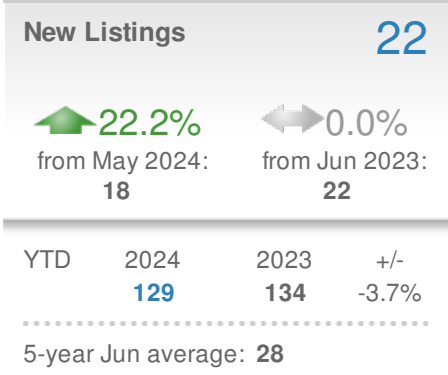
This activity resulted in a Contract Ratio of 2.06 pendings per active listing, down from 3.01 in May and a decrease from 2.13 in June 2023. The Contract Ratio is 9% lower than the 5-year June average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 is moving in the buyer's favor.



June 2024

Boyertown Area (Berks, PA)

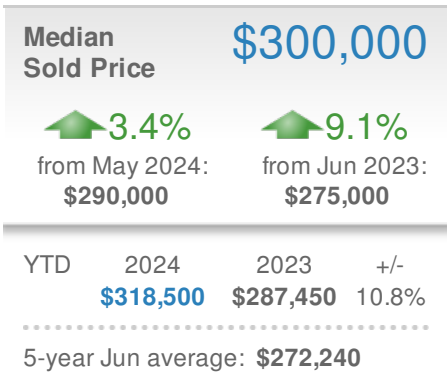
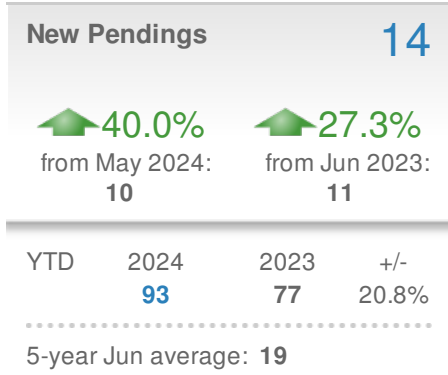
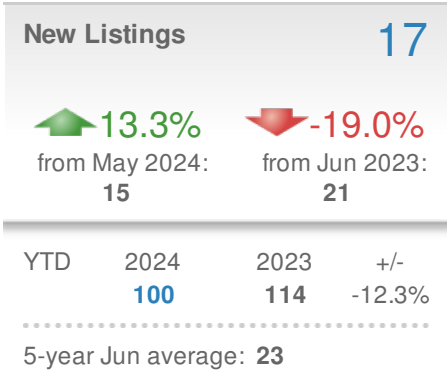
Email: ldavis@tcsr.realtor



June 2024

Boyertown Area (Berks, PA) - Detached

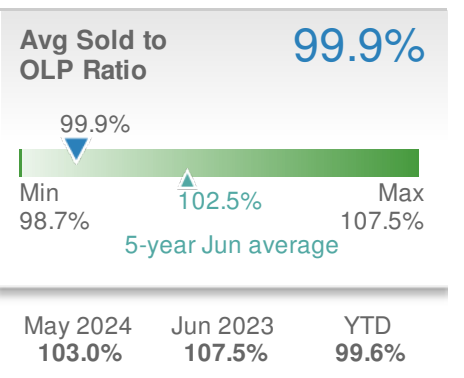
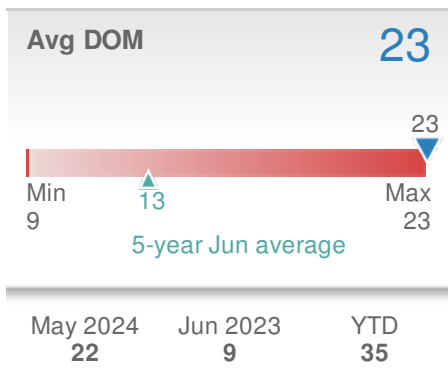
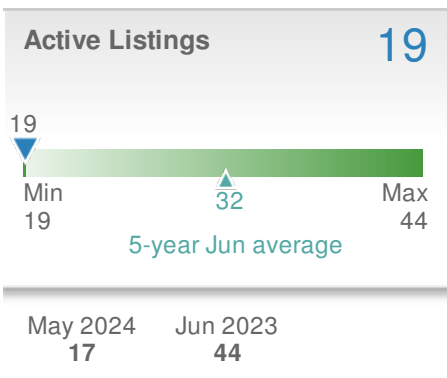
Tri-County Suburban REALTORS
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Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for 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.

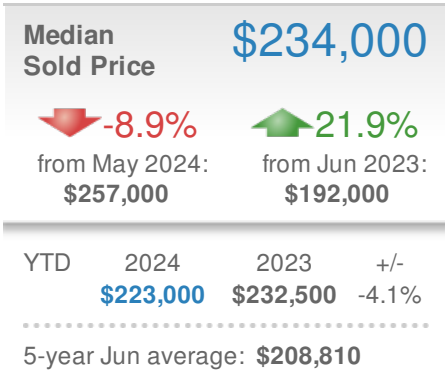
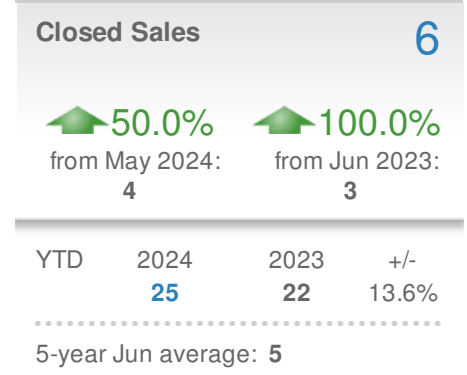
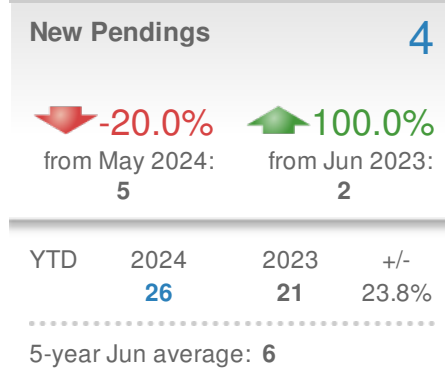
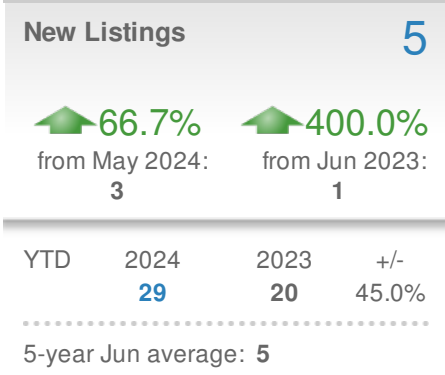
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.24 in May and an increase from 0.45 in June 2023. The Contract Ratio is 10% lower than the 5-year June average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 is moving in the buyer's favor.



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Boyertown Area (Berks, PA) - Attached

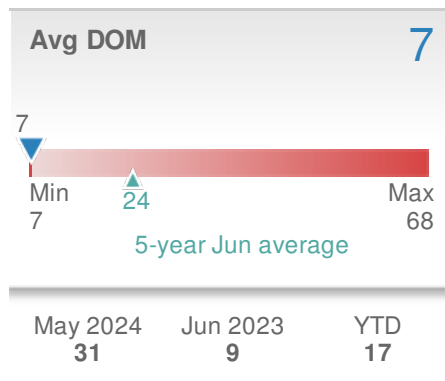
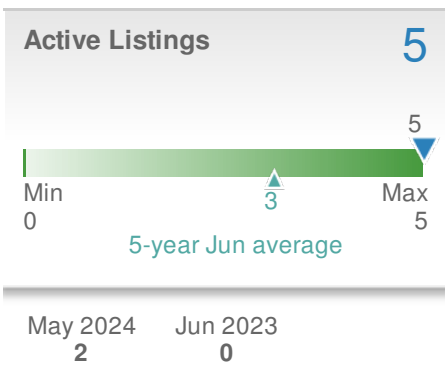
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for 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.

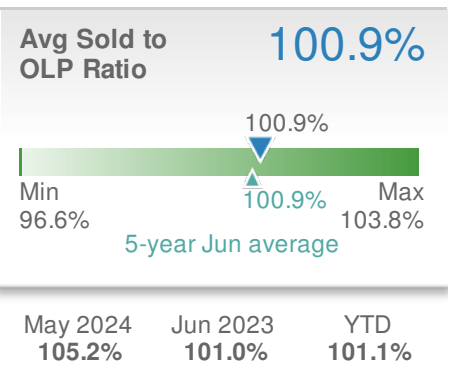
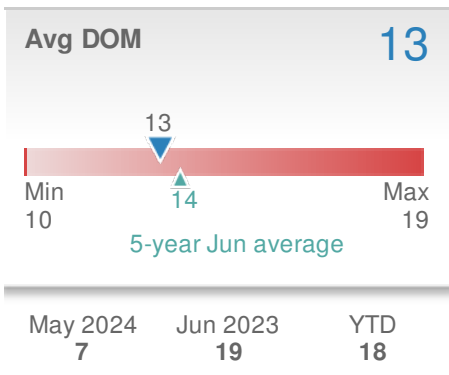
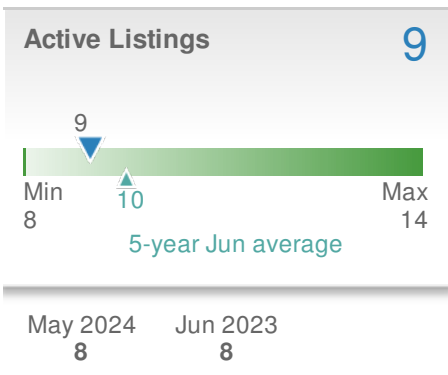
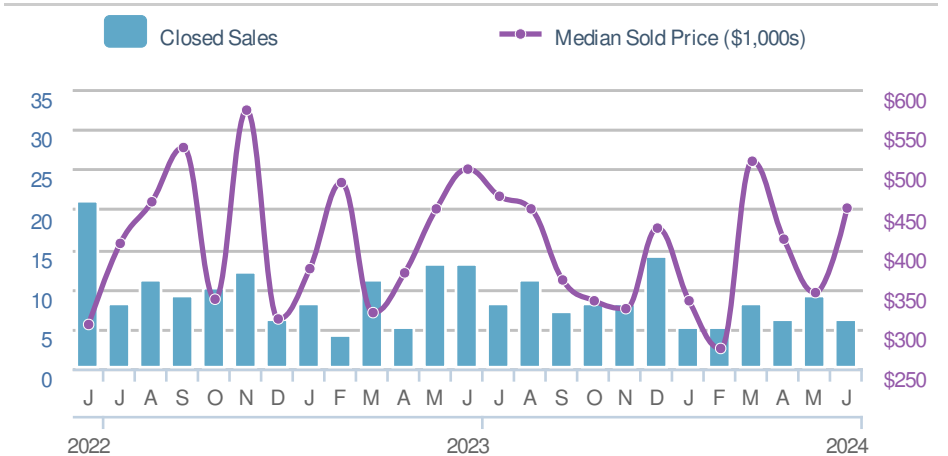
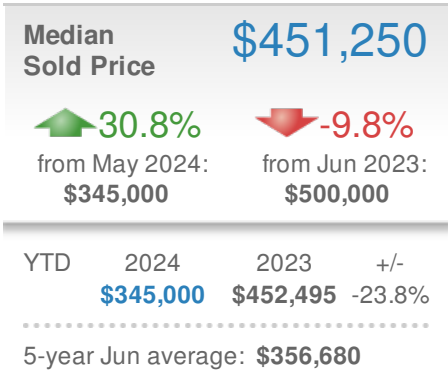
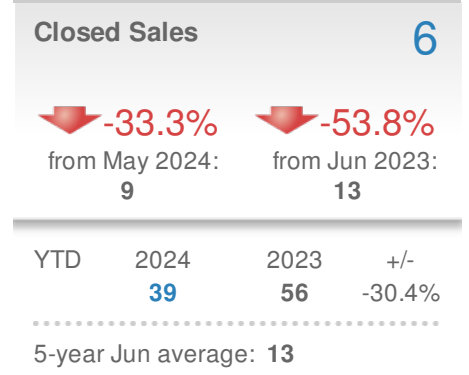
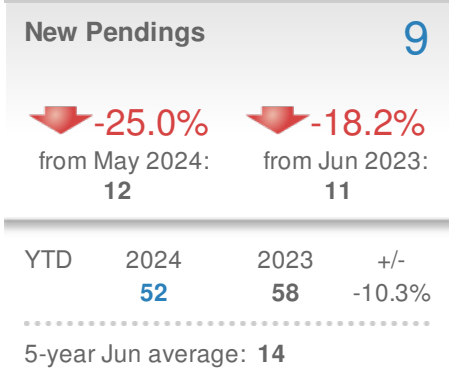
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 2.50 in May and an increase from 0.00 in June 2023. The Contract Ratio is 70% lower than the 5-year June average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 is moving in the buyer's favor.



June 2024

Twin Valley (Berks, PA)

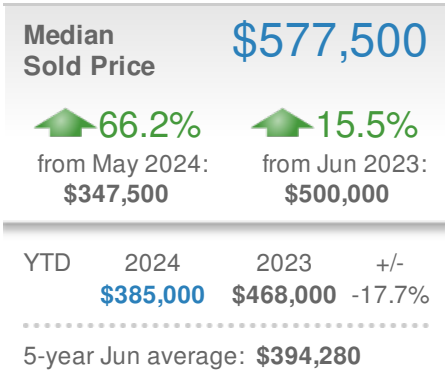
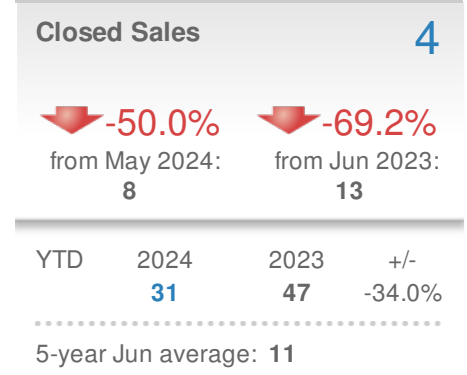
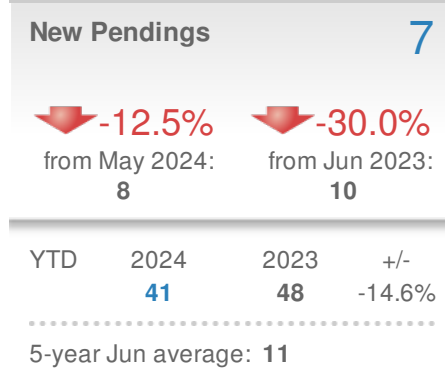
Email: ldavis@tcsr.realtor



June 2024

Twin Valley (Berks, PA) - Detached

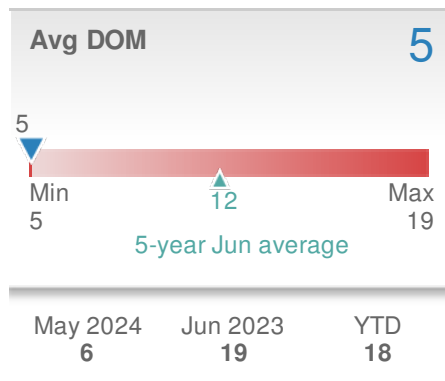
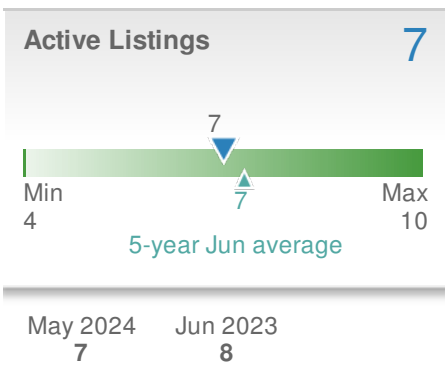
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for 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.

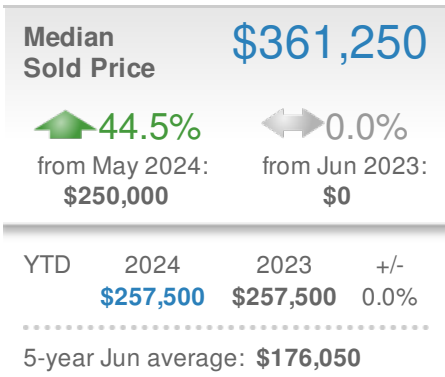
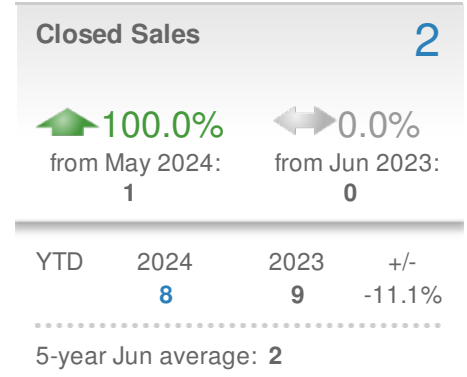
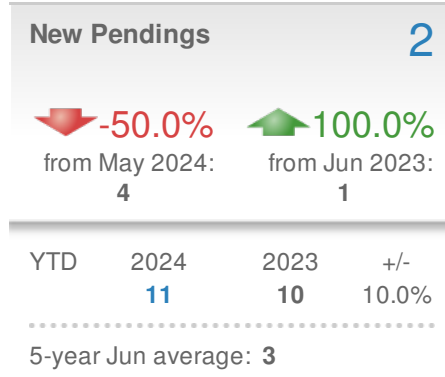
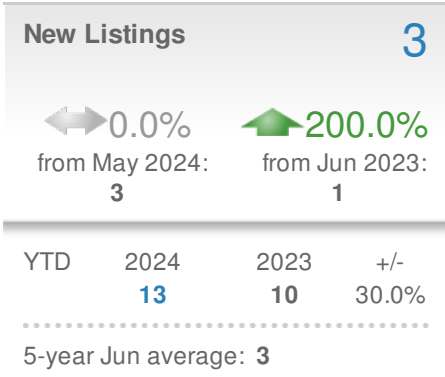
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.57 in May and an increase from 1.88 in June 2023. The Contract Ratio is 28% lower than the 5-year June average of 2.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



June 2024

Twin Valley (Berks, PA) - Attached

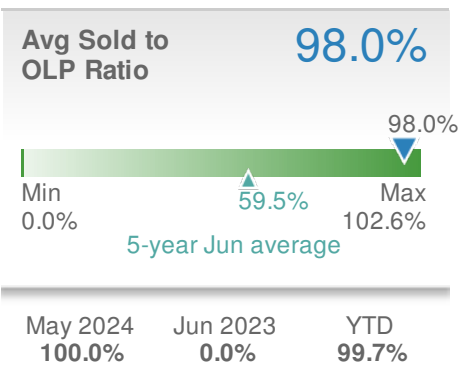
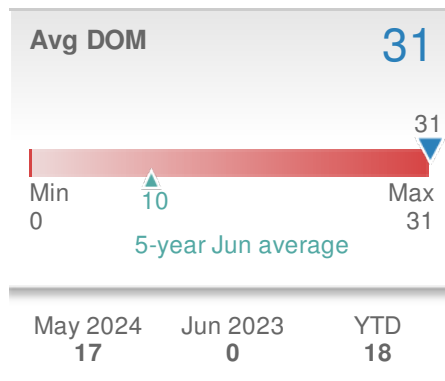
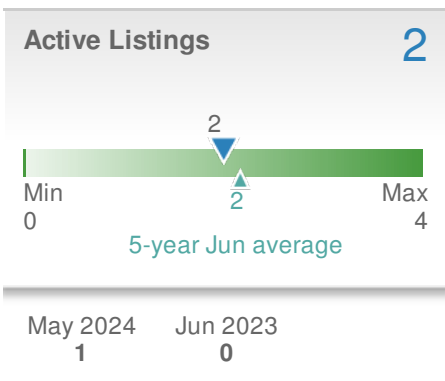
Tri-County Suburban REALTORS
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Summary

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.

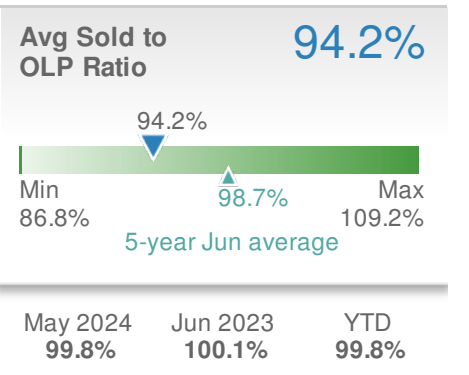
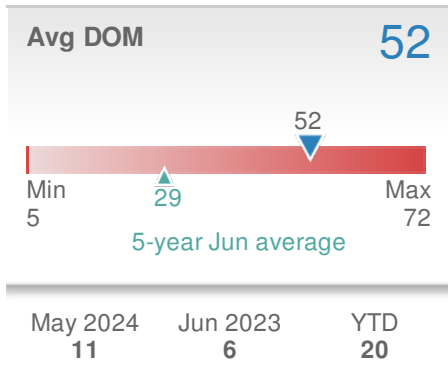
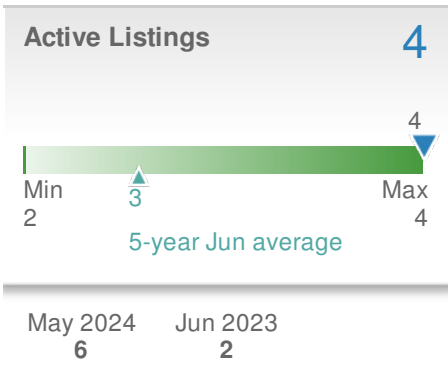
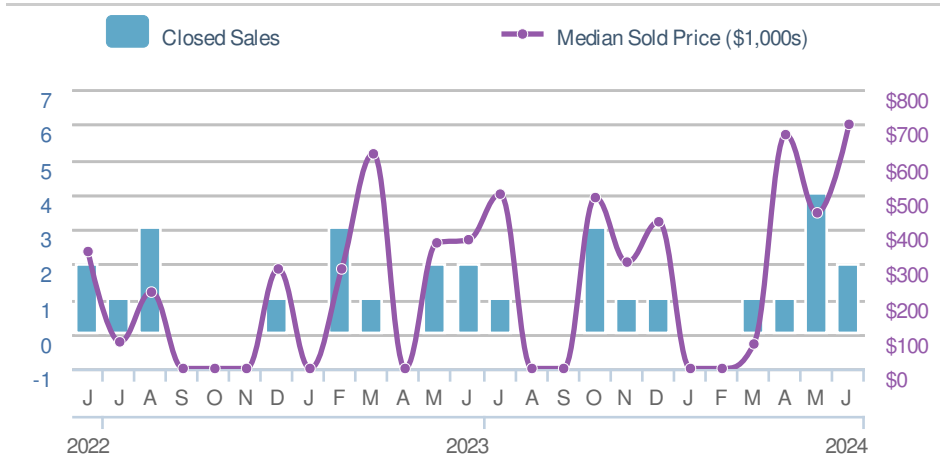
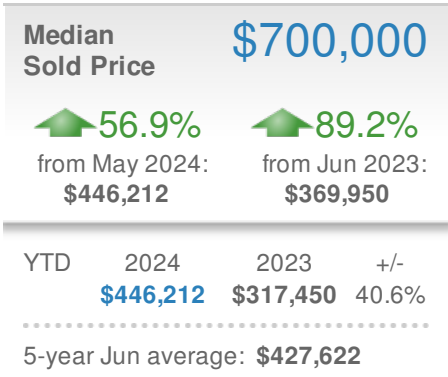
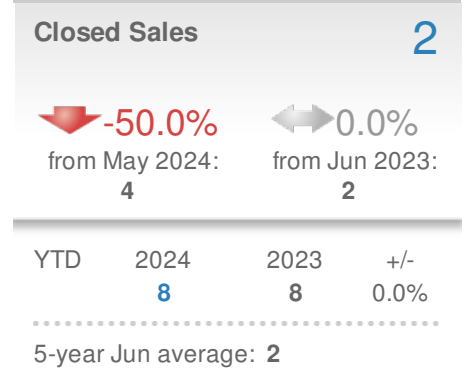
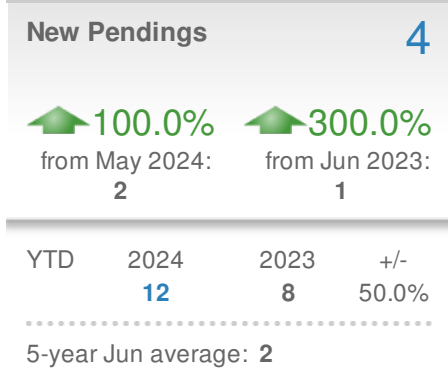
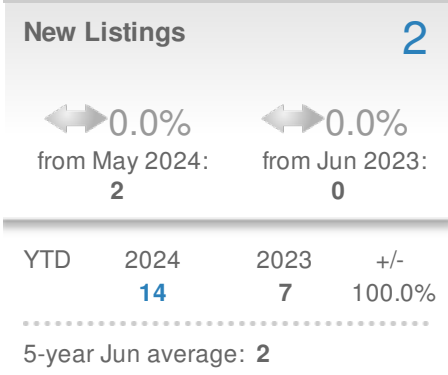
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 4.00 in May and an increase from 0.00 in June 2023. The Contract Ratio is 60% higher than the 5-year June average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



June 2024

Upper Perkiomen (Berks, PA)

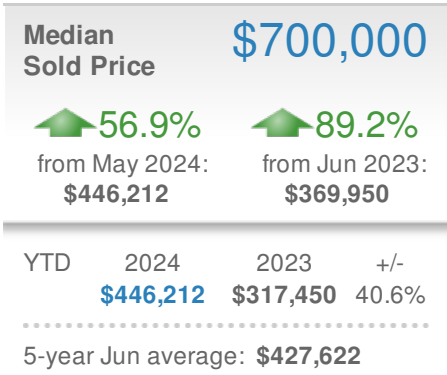
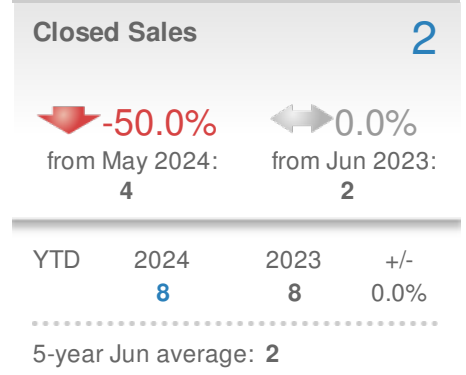
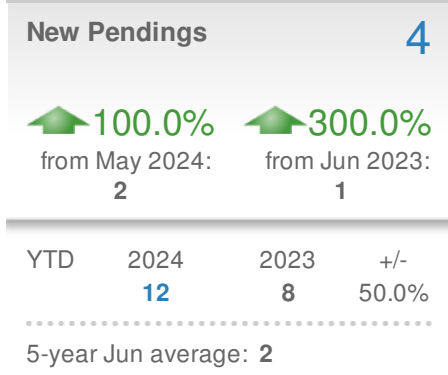
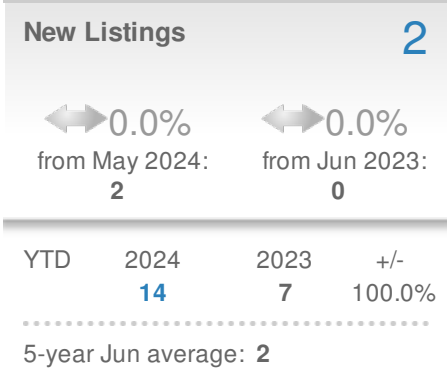
Email: ldavis@tcsr.realtor



June 2024

Upper Perkiomen (Berks, PA) - Detached

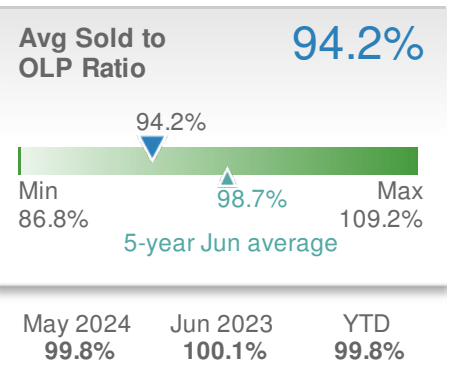
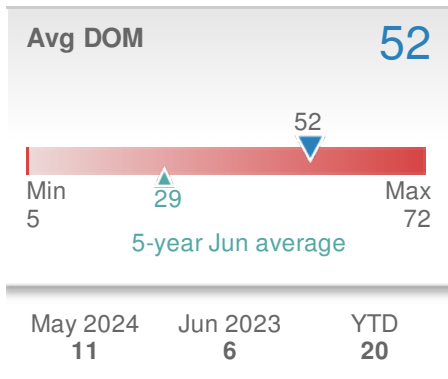
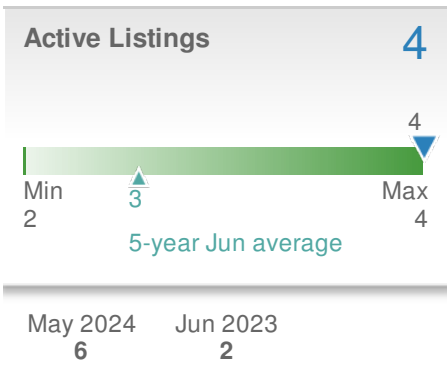
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Email: ldavis@tcsr.realtor



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.

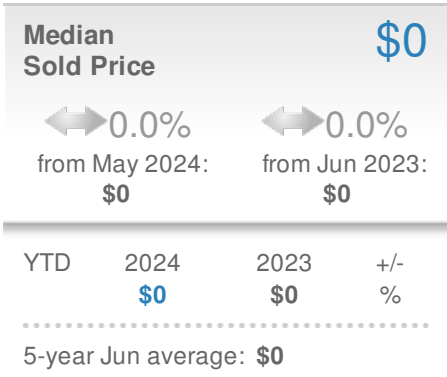
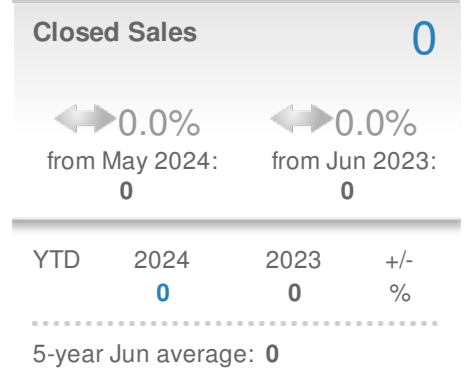
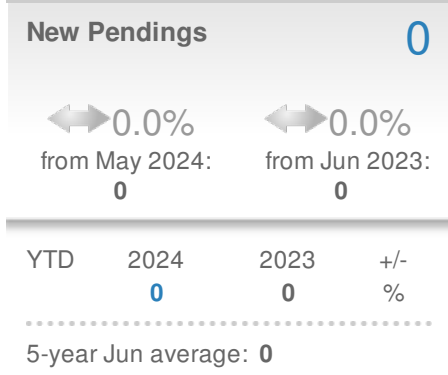
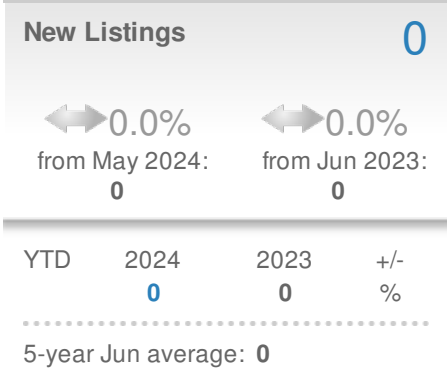
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.33 in May and an increase from 0.50 in June 2023. The Contract Ratio is 27% lower than the 5-year June average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 buyer's favor.



June 2024

Upper Perkiomen (Berks, PA) - Attached

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



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.

