June 2024

All Home Types Detached Attached

Local Market Insight

Boyertown Area (Berks, PA)



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

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June 2024

Boyertown Area (Berks, PA)

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





Medi Sold	an Price	\$260,000				
from	-4.9% May 2024: 273,500	4.0% from Jun 2023: \$250,000				
YTD	2024 \$275,000	2023 \$251,000	+/- 9.6%			
5-year Jun average: \$246,450						







May 2024	Jun 2023	YTD
24	9	31
	-	





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Boyertown Area (Berks, PA) - Detached

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

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

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.

Active Listings	19	Avg DOM	23	Avg Sold to OLP Ratio		99.9%
19 Min 32 19 5-year Jun average	Max 44	Min 13 9 5-year Jun a	23 Max 23	99.9% V Min 98.7%	▲ 102.5% ear Jun avera	Max 107.5%
May 2024 Jun 2023 17 44	5	May 2024 Jun 202 22 9		May 2024 103.0%	Jun 2023 107.5%	YTD 99.6%



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Boyertown Area (Berks, PA) - Attached

Tri-County Suburban REALTORS

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

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	io 1(03.0%
Min $rac{A}{3}$ 0 5-year Jun averag	5 Max 5	7 Min 24 7 5-	year Jun avera	Max 68 age	Min 94.1% 5-	<u>∧</u> 100 year Jun aver	103.0% Max 103.9% age
May 2024 Jun 2023 2 0		May 2024 31	Jun 2023 9	YTD 17	May 2024 85.7%	Jun 2023 97.5%	YTD 99.5%

