

September 2024

All Home Types
Detached
Attached

Local Market Insight

Berks County, PA



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

September 2024

Berks County, PA

Email: ldavis@tcsr.realtor

New Listings 379

↓ -5.5% ↑ 13.1%
 from Aug 2024: 401 from Sep 2023: 335

YTD	2024	2023	+/-
	3,655	3,566	2.5%

5-year Sep average: 455

New Pendings 369

↓ -7.1% ↑ 10.5%
 from Aug 2024: 397 from Sep 2023: 334

YTD	2024	2023	+/-
	3,276	3,216	1.9%

5-year Sep average: 438

Closed Sales 355

↓ -12.3% ↑ 3.5%
 from Aug 2024: 405 from Sep 2023: 343

YTD	2024	2023	+/-
	3,041	3,076	-1.1%

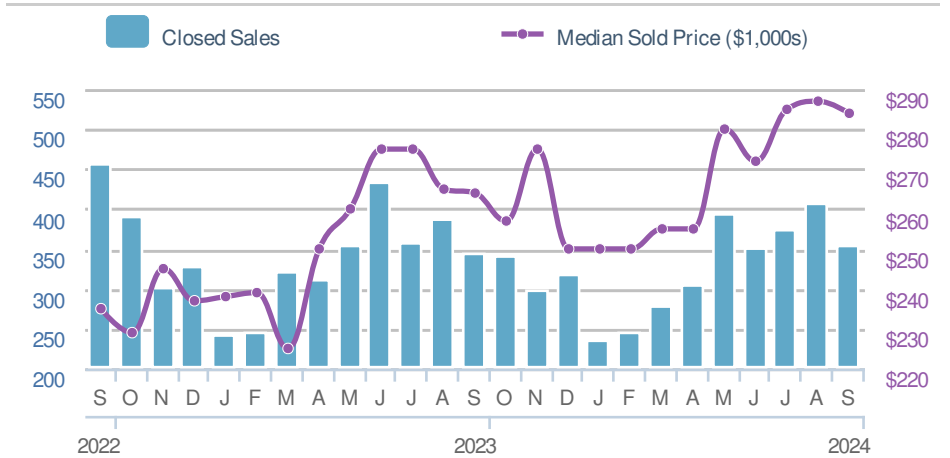
5-year Sep average: 441

Median Sold Price \$284,250

↓ -1.0% ↑ 7.3%
 from Aug 2024: \$287,000 from Sep 2023: \$264,950

YTD	2024	2023	+/-
	\$270,000	\$255,000	5.9%

5-year Sep average: \$241,690



Active Listings 405

405
 Min 357 424 Max 510
 5-year Sep average

Aug 2024	Sep 2023
389	357

Avg DOM 20

20
 Min 13 18 Max 27
 5-year Sep average

Aug 2024	Sep 2023	YTD
14	13	21

Avg Sold to OLP Ratio 100.3%

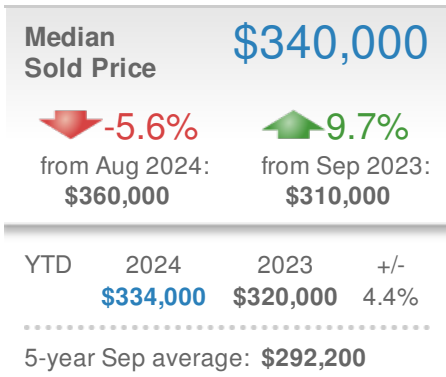
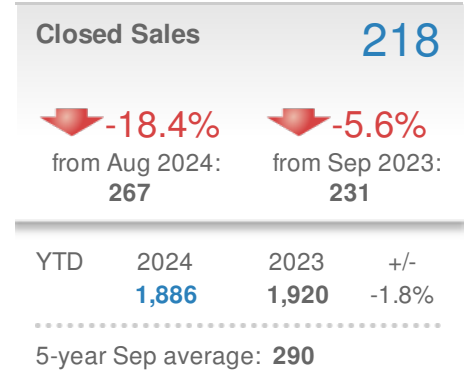
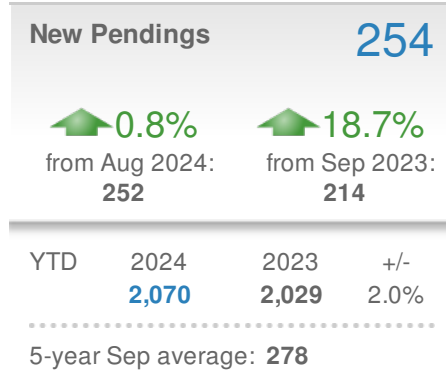
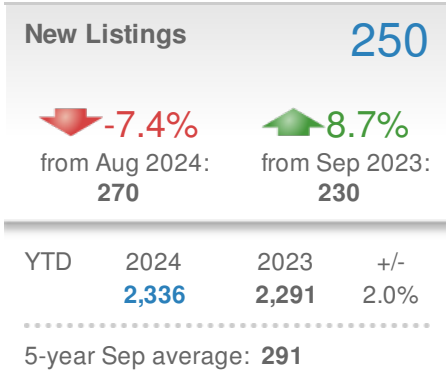
100.3%
 Min 99.3% 100.3% Max 100.7%
 5-year Sep average

Aug 2024	Sep 2023	YTD
100.8%	100.7%	100.4%

September 2024

Berks County, PA - Detached

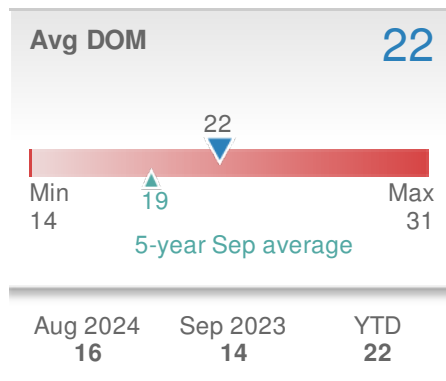
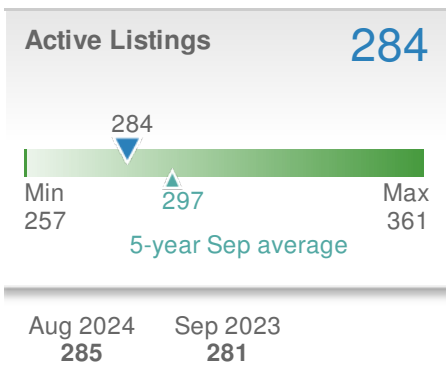
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Berks County, PA, the median sold price for Detached properties for September was \$340,000, representing a decrease of 5.6% compared to last month and an increase of 9.7% from Sep 2023. The average days on market for units sold in September was 22 days, 13% above the 5-year September average of 19 days. There was a 0.8% month over month increase in new contract activity with 254 New Pendings; a 6.1% MoM increase in All Pendings (new contracts + contracts carried over from August) to 366; and a 0.4% decrease in supply to 284 active units.

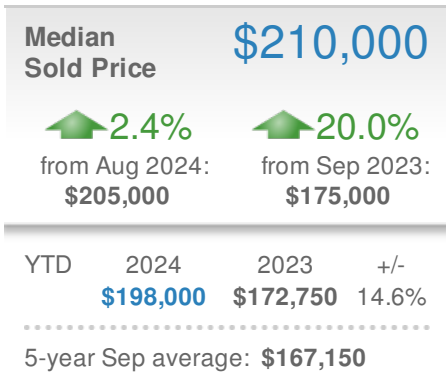
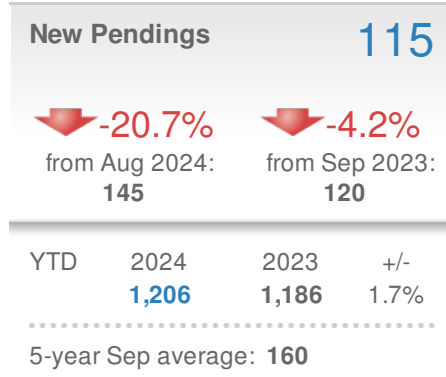
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 1.21 in August and an increase from 1.13 in September 2023. The Contract Ratio is 13% lower than the 5-year September average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2024

Berks County, PA - Attached

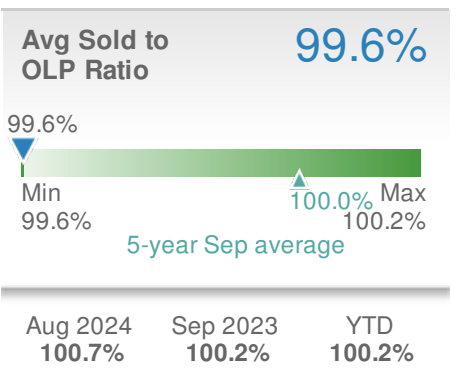
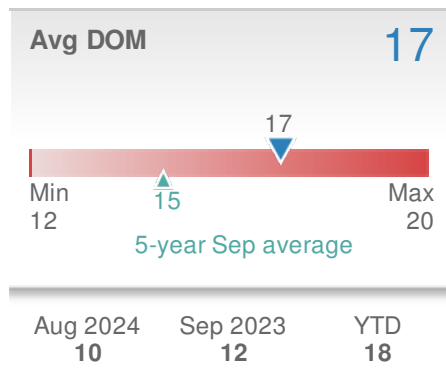
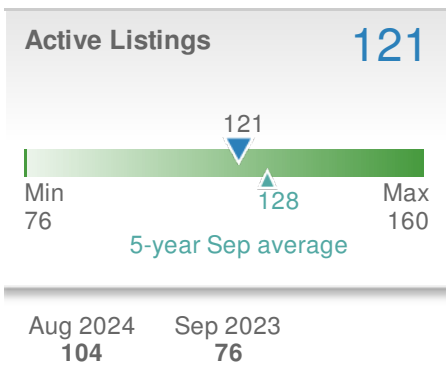
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Berks County, PA, the median sold price for Attached properties for September was \$210,000, representing an increase of 2.4% compared to last month and an increase of 20% from Sep 2023. The average days on market for units sold in September was 17 days, 15% above the 5-year September average of 15 days. There was a 20.7% month over month decrease in new contract activity with 115 New Pendings; a 17.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 160; and a 16.3% increase in supply to 121 active units.

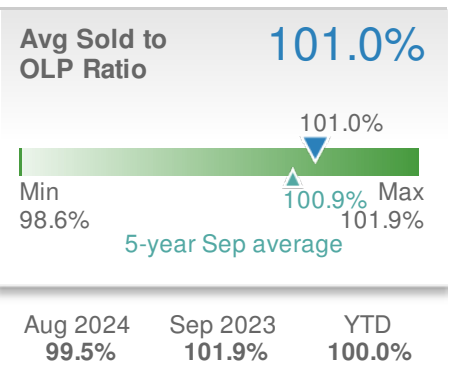
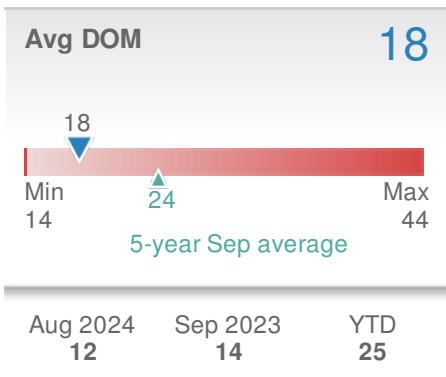
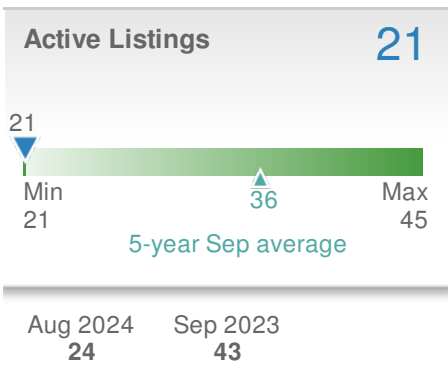
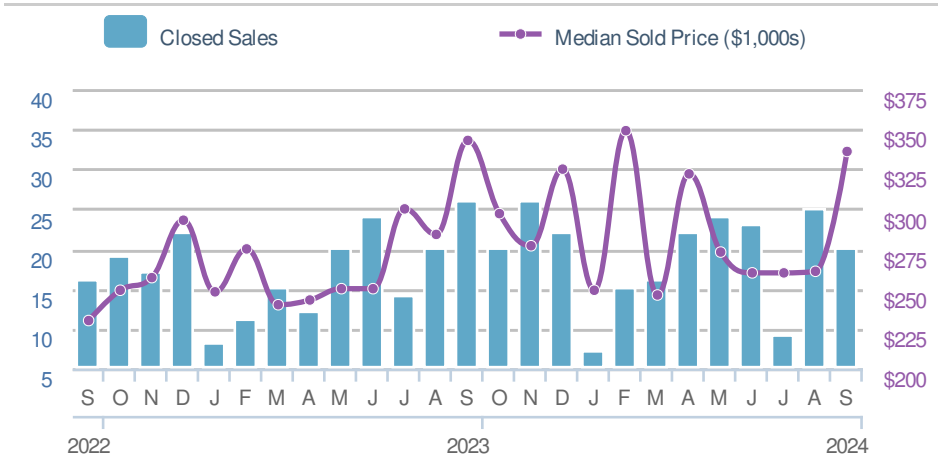
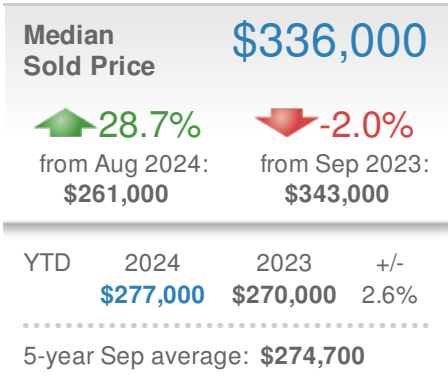
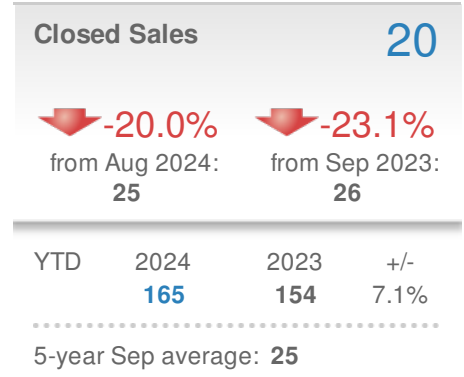
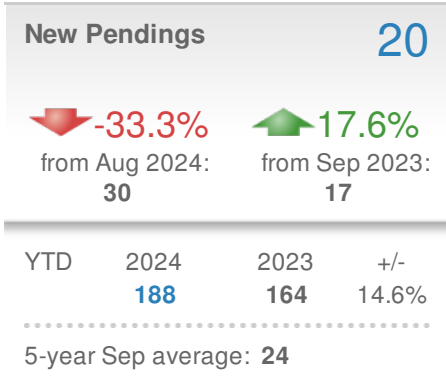
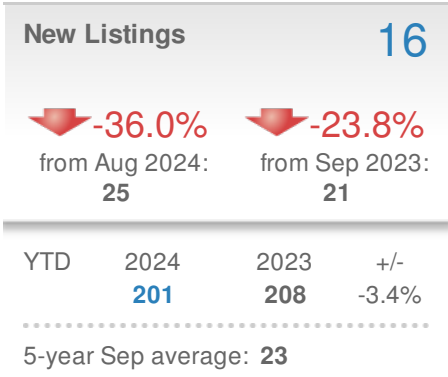
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, down from 1.87 in August and a decrease from 2.11 in September 2023. The Contract Ratio is 29% lower than the 5-year September average of 1.86. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2024

Boyertown Area (Berks, PA)

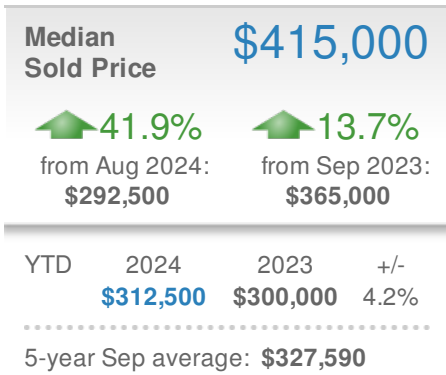
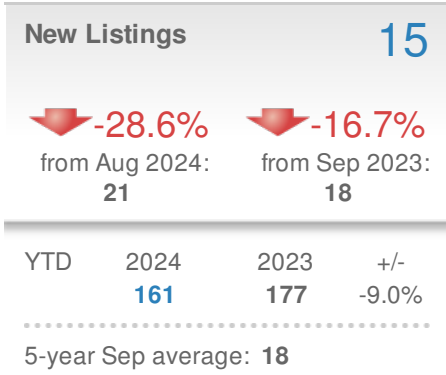
Email: ldavis@tcsr.realtor



September 2024

Boyertown Area (Berks, PA) - Detached

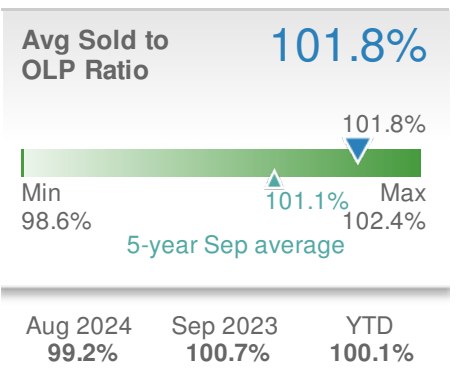
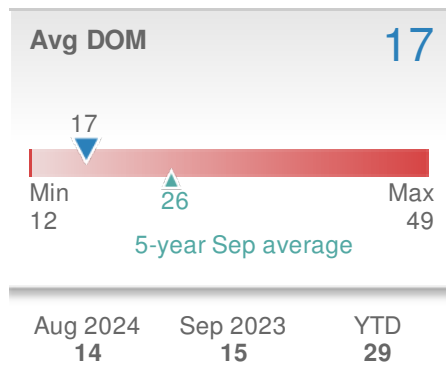
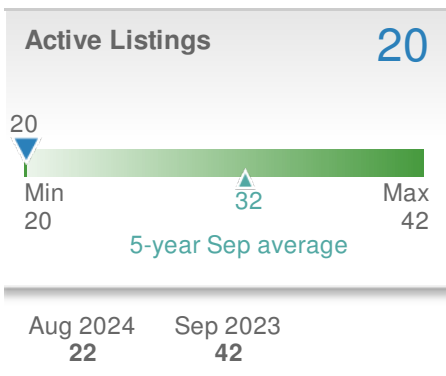
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for September was \$415,000, representing an increase of 41.9% compared to last month and an increase of 13.7% from Sep 2023. The average days on market for units sold in September was 17 days, 34% below the 5-year September average of 26 days. There was a 25% month over month decrease in new contract activity with 18 New Pendings; a 3.2% MoM increase in All Pendings (new contracts + contracts carried over from August) to 32; and a 9.1% decrease in supply to 20 active units.

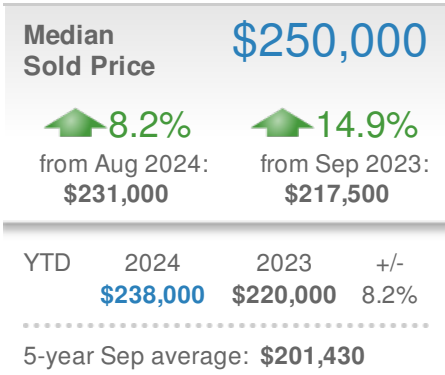
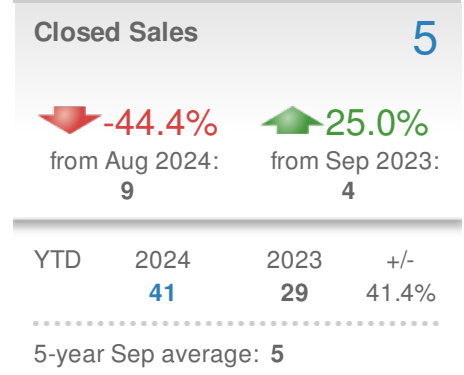
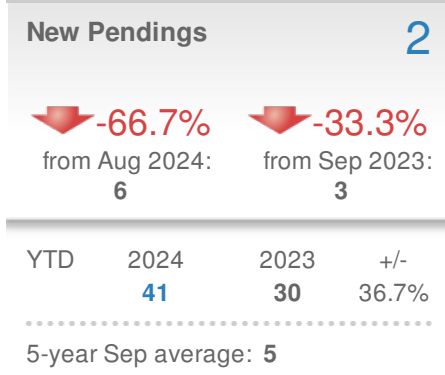
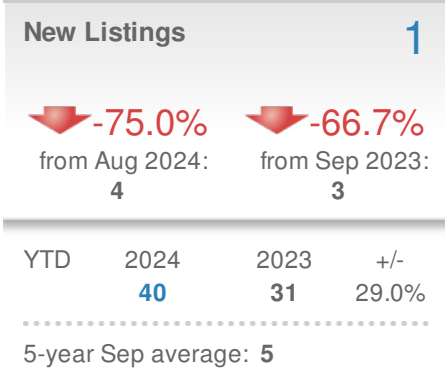
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 1.41 in August and an increase from 0.50 in September 2023. The Contract Ratio is 47% higher than the 5-year September average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2024

Boyertown Area (Berks, PA) - Attached

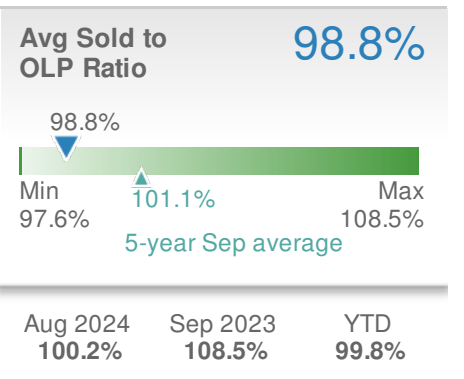
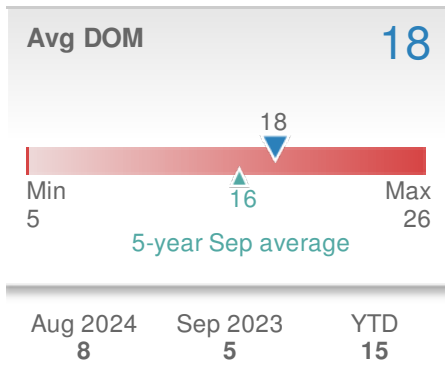
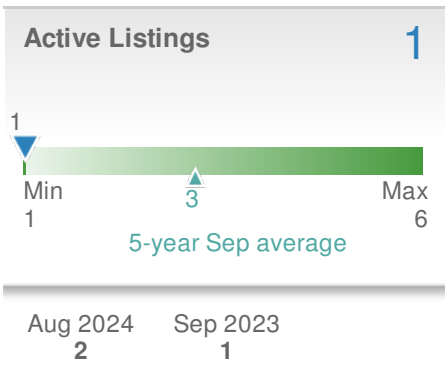
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for September was \$250,000, representing an increase of 8.2% compared to last month and an increase of 14.9% from Sep 2023. The average days on market for units sold in September was 18 days, 10% above the 5-year September average of 16 days. There was a 66.7% month over month decrease in new contract activity with 2 New Pendings; a 60% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 2; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.50 in August and a decrease from 3.00 in September 2023. The Contract Ratio is 11% lower than the 5-year September 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.



September 2024

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings 8

↓ -27.3% ↓ -11.1%
 from Aug 2024: 11 from Sep 2023: 9

YTD	2024	2023	+/-
	93	90	3.3%

5-year Sep average: 14

New Pendings 10

↓ -23.1% ↑ 11.1%
 from Aug 2024: 13 from Sep 2023: 9

YTD	2024	2023	+/-
	83	82	1.2%

5-year Sep average: 16

Closed Sales 7

↓ -36.4% ↔ 0.0%
 from Aug 2024: 11 from Sep 2023: 7

YTD	2024	2023	+/-
	69	84	-17.9%

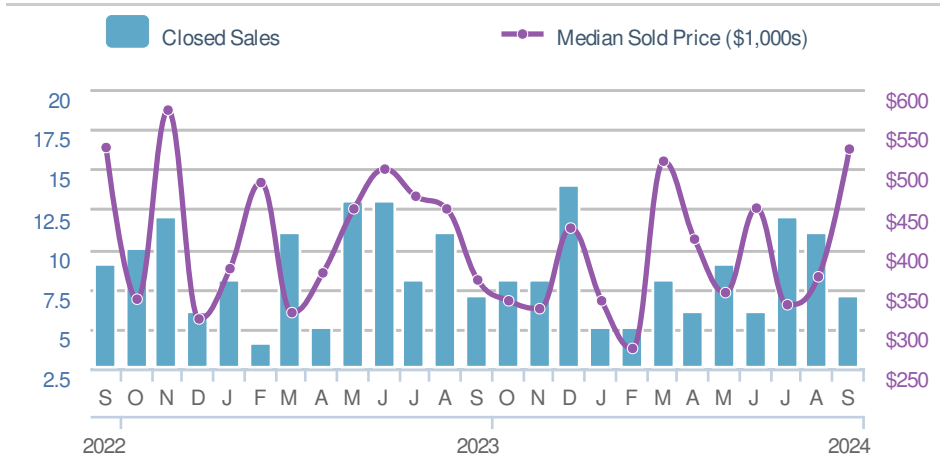
5-year Sep average: 11

Median Sold Price \$525,000

↑ 43.8% ↑ 45.4%
 from Aug 2024: \$365,000 from Sep 2023: \$361,000

YTD	2024	2023	+/-
	\$365,000	\$444,950	-18.0%

5-year Sep average: \$393,133



Active Listings 7

7
 Min 6 9 Max 14
 5-year Sep average

Aug 2024	Sep 2023
9	10

Avg DOM 19

19
 Min 8 16 Max 30
 5-year Sep average

Aug 2024	Sep 2023	YTD
8	8	15

Avg Sold to OLP Ratio 103.0%

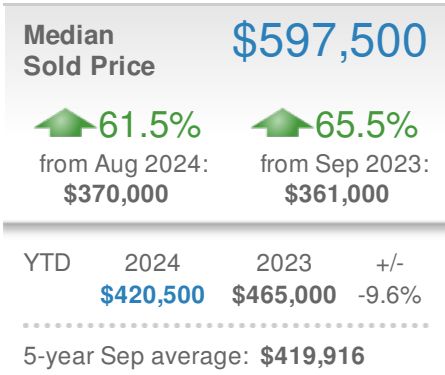
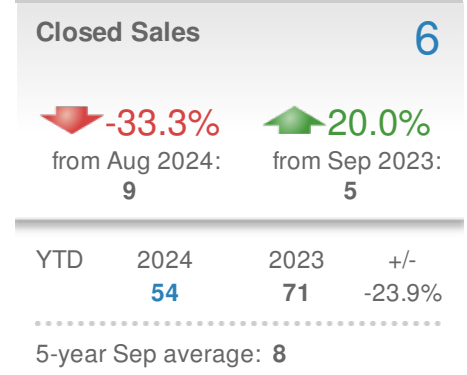
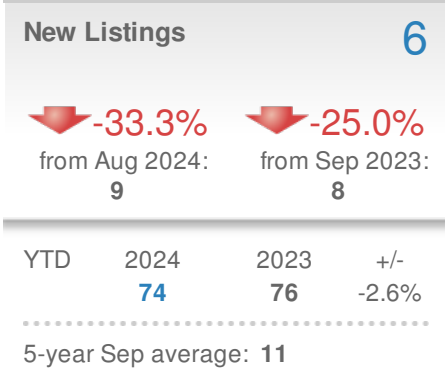
103.0%
 Min 99.1% 101.6% Max 105.5%
 5-year Sep average

Aug 2024	Sep 2023	YTD
102.0%	101.1%	101.9%

September 2024

Twin Valley (Berks, PA) - Detached

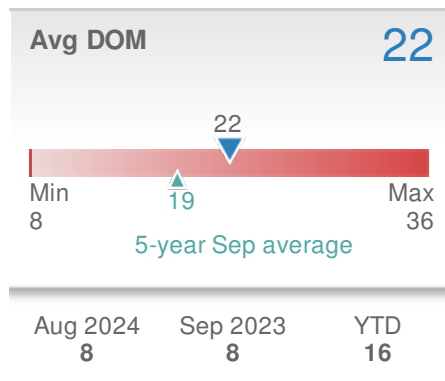
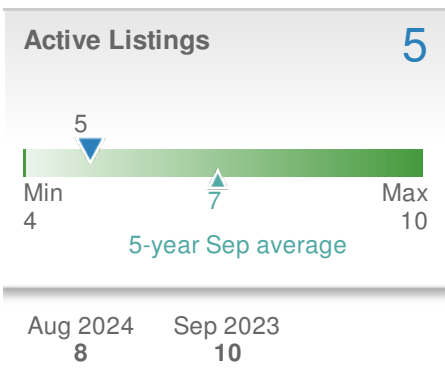
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for September was \$597,500, representing an increase of 61.5% compared to last month and an increase of 65.5% from Sep 2023. The average days on market for units sold in September was 22 days, 18% above the 5-year September average of 19 days. There was an 18.2% month over month decrease in new contract activity with 9 New Pendings; a 13.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 17; and a 37.5% decrease in supply to 5 active units.

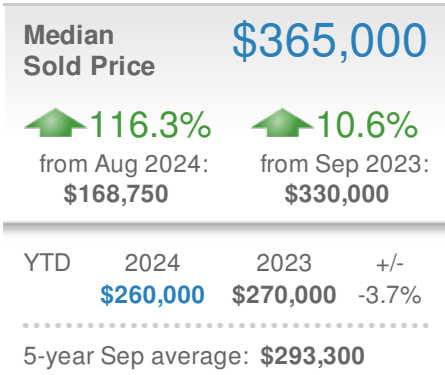
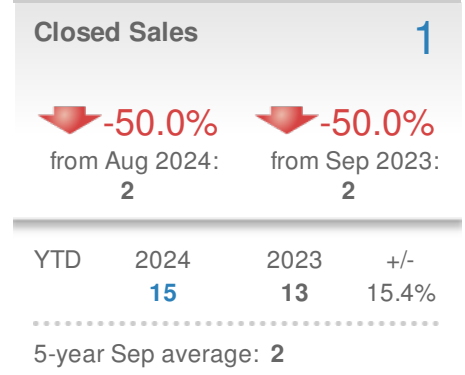
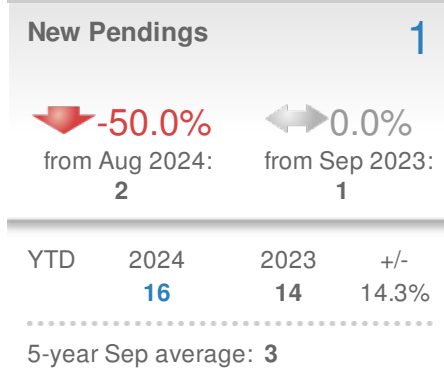
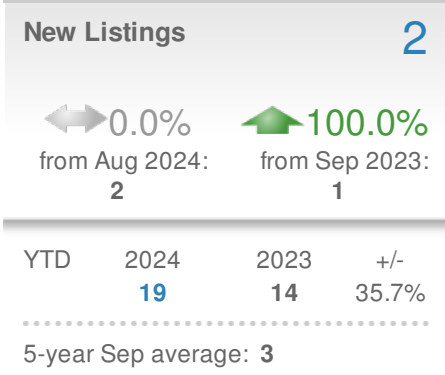
This activity resulted in a Contract Ratio of 3.40 pendings per active listing, up from 1.88 in August and an increase from 1.10 in September 2023. The Contract Ratio is 4% higher than the 5-year September average of 3.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2024

Twin Valley (Berks, PA) - Attached

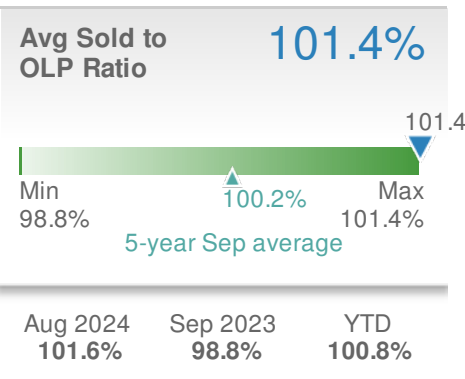
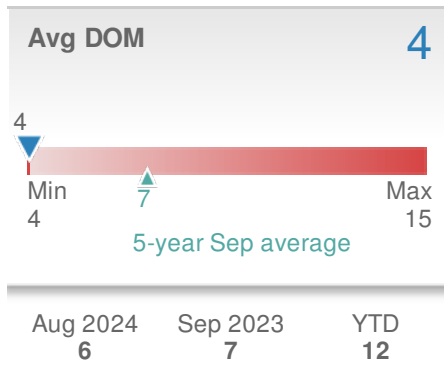
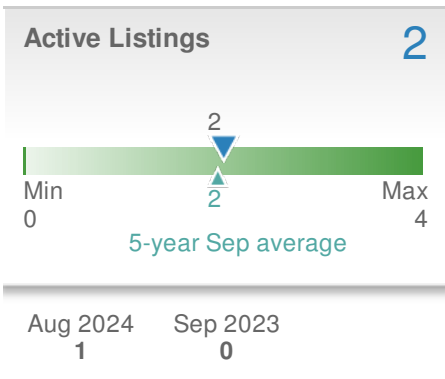
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for September was \$365,000, representing an increase of 116.3% compared to last month and an increase of 10.6% from Sep 2023. The average days on market for units sold in September was 4 days, 46% below the 5-year September average of 7 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 2; and a 100% increase in supply to 2 active units.

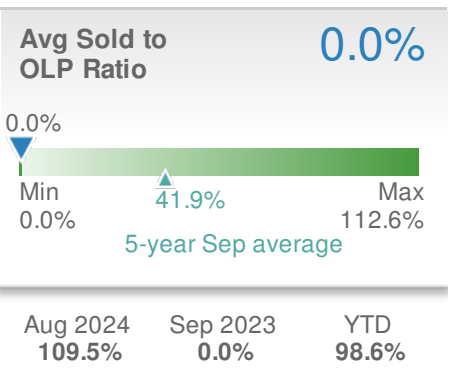
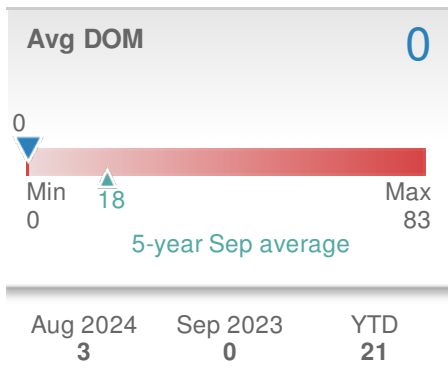
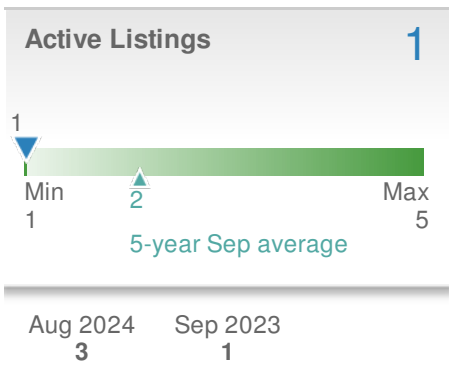
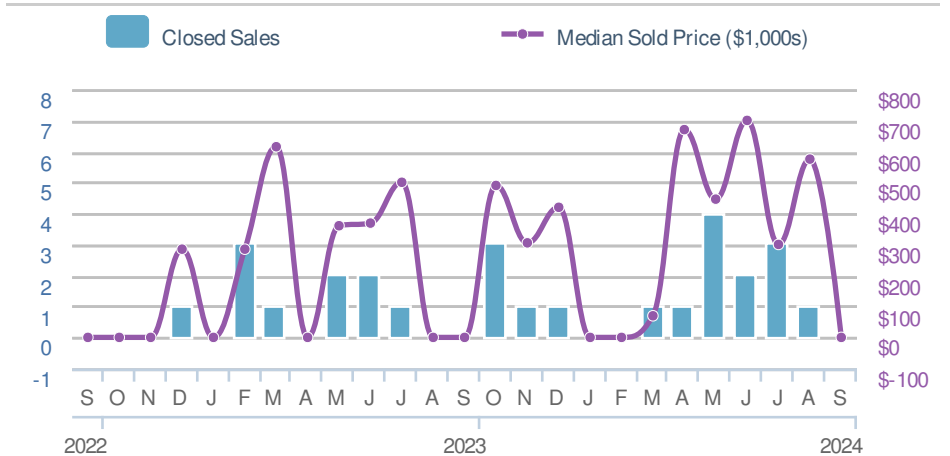
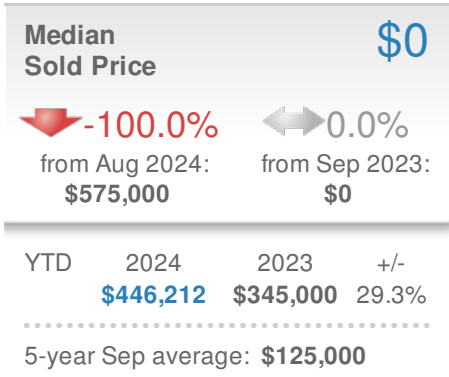
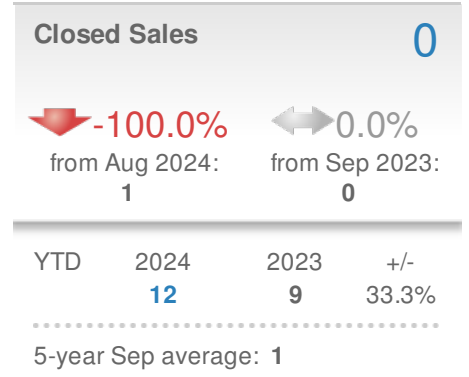
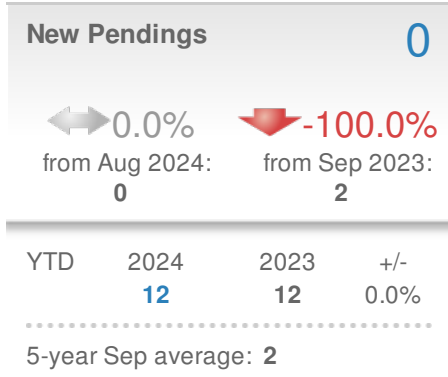
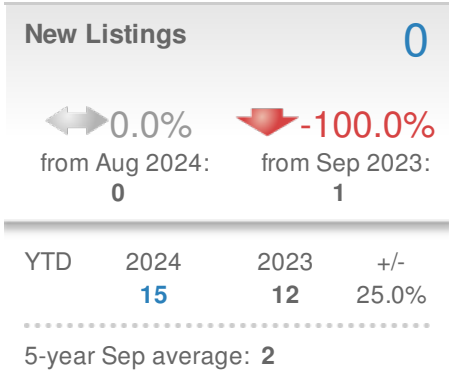
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.00 in August and an increase from 0.00 in September 2023. The Contract Ratio is 46% lower than the 5-year September average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2024

Upper Perkiomen (Berks, PA)

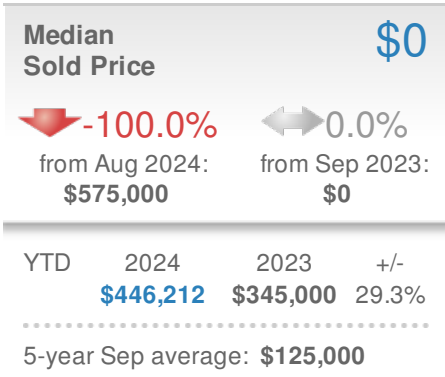
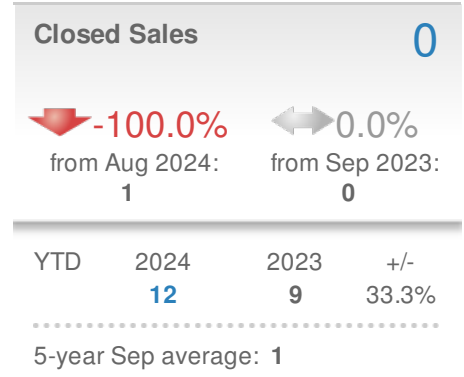
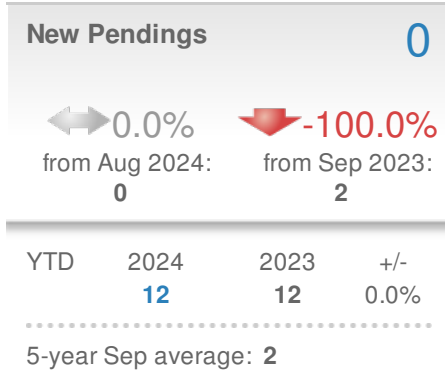
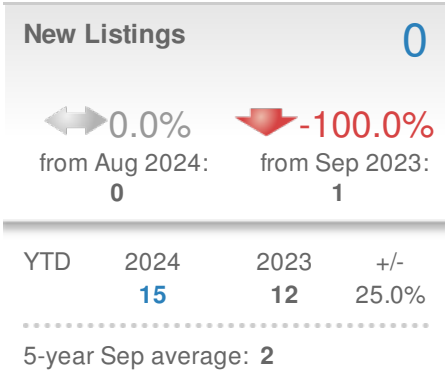
Email: ldavis@tcsr.realtor



September 2024

Upper Perkiomen (Berks, PA) - Detached

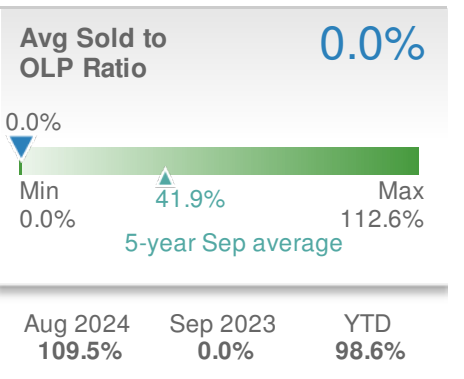
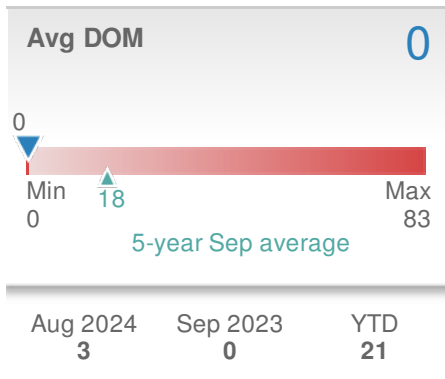
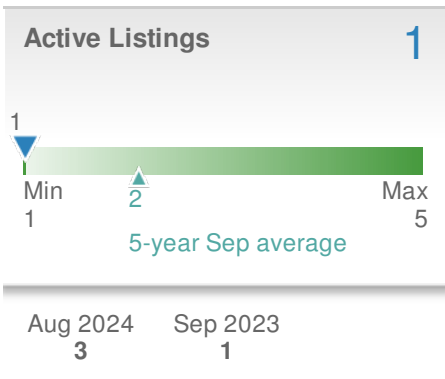
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for September was \$0, representing a decrease of 100% compared to last month and no change from Sep 2023. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 18 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 August) with 0; and a 66.7% decrease in supply to 1 active units.

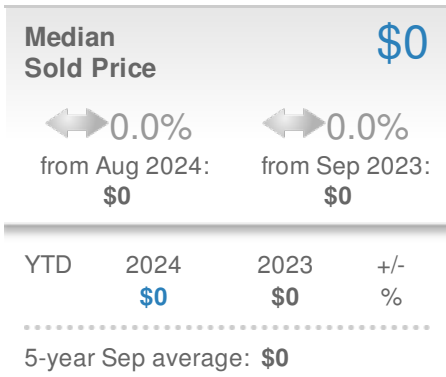
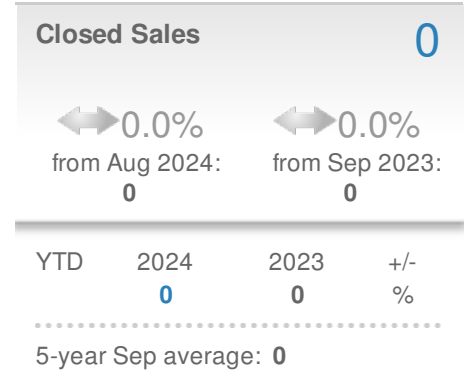
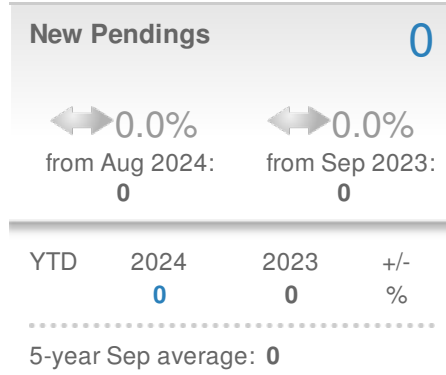
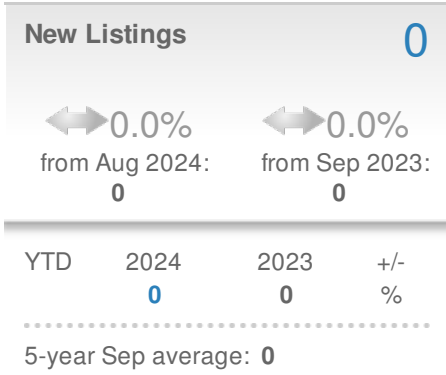
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from August and a decrease from 4.00 in September 2023. The Contract Ratio is 100% lower than the 5-year September average of 1.84. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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

