

# October 2024

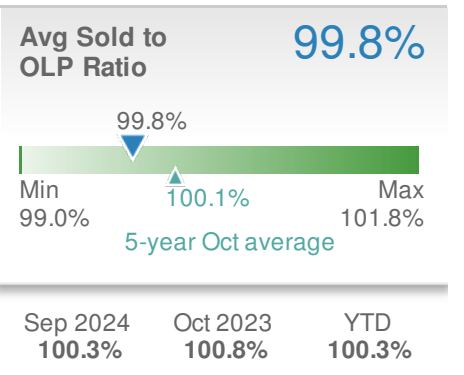
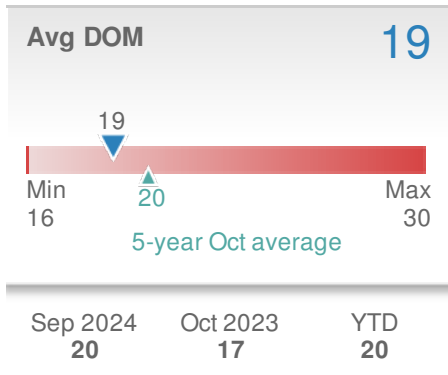
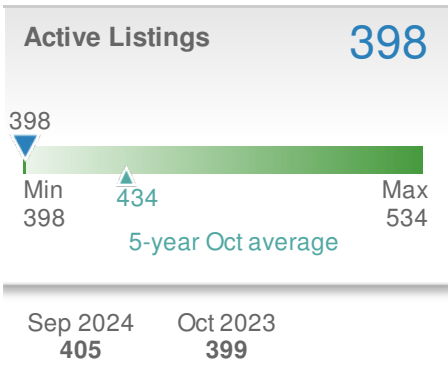
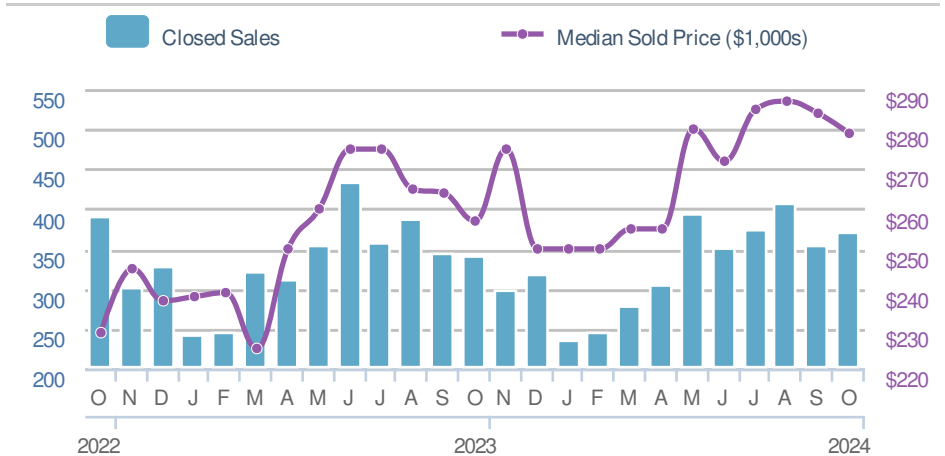
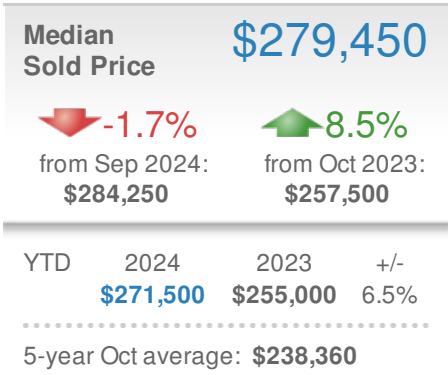
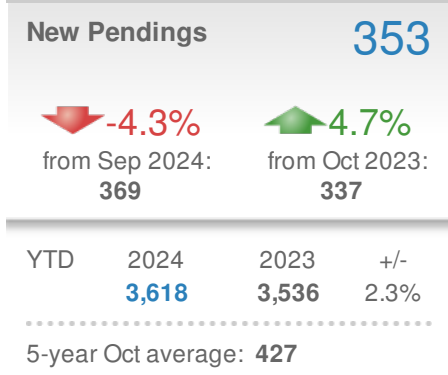
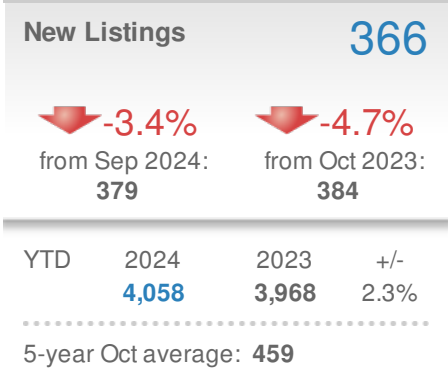
All Home Types  
Detached  
Attached

## Local Market Insight

### Berks County, PA

**October 2024**  
Berks County, PA

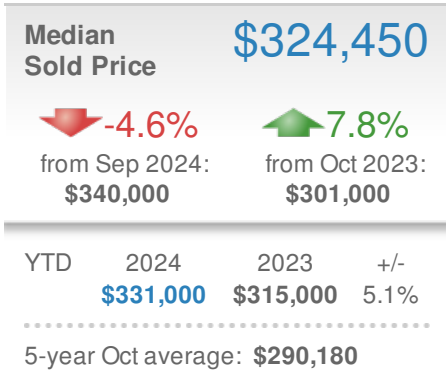
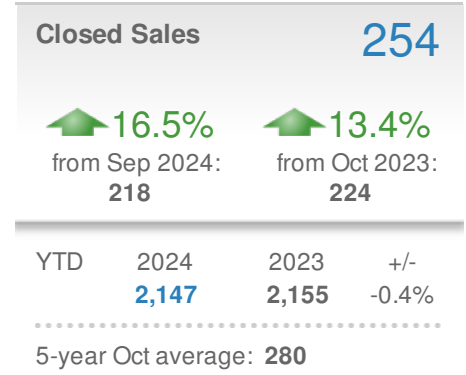
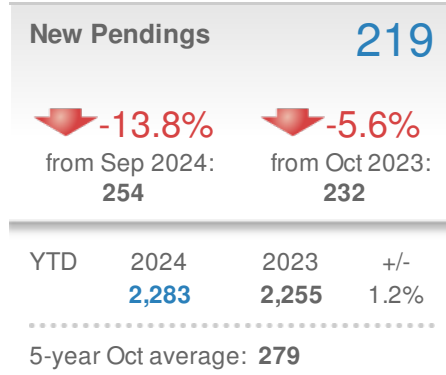
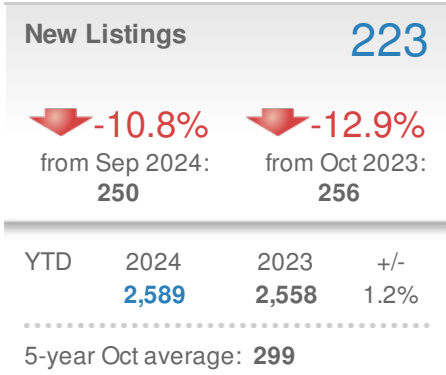
Email: ldavis@tcsr.realtor



# October 2024

## Berks County, PA - Detached

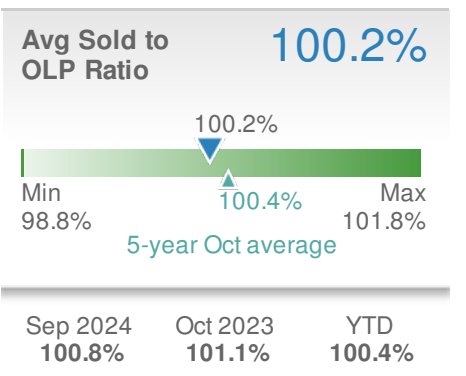
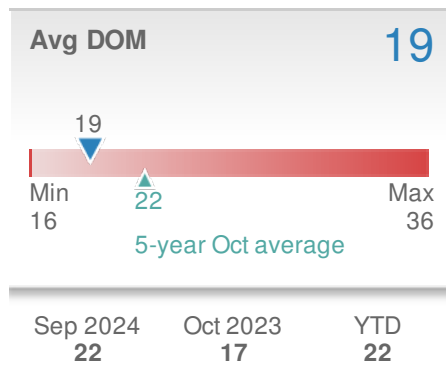
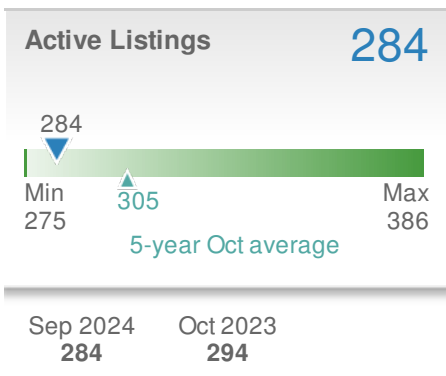
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Berks County, PA, the median sold price for Detached properties for October was \$324,450, representing a decrease of 4.6% compared to last month and an increase of 7.8% from Oct 2023. The average days on market for units sold in October was 19 days, 14% below the 5-year October average of 22 days. There was a 13.8% month over month decrease in new contract activity with 219 New Pendings; a 13.4% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 317; and no change in supply with 284 active units.

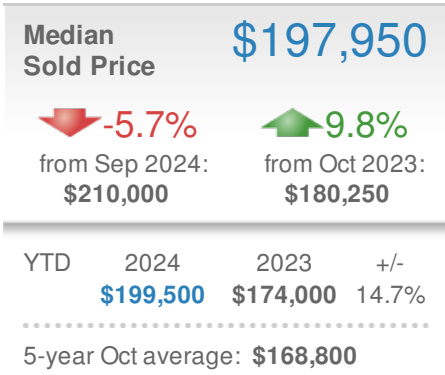
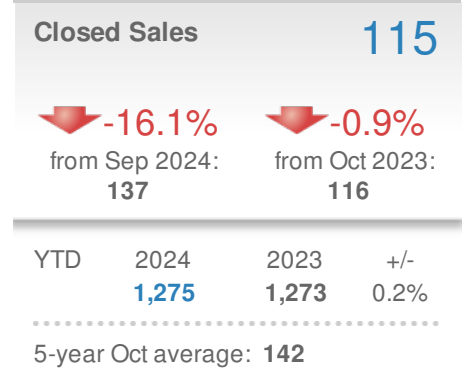
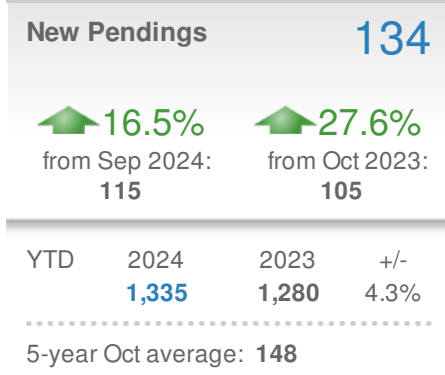
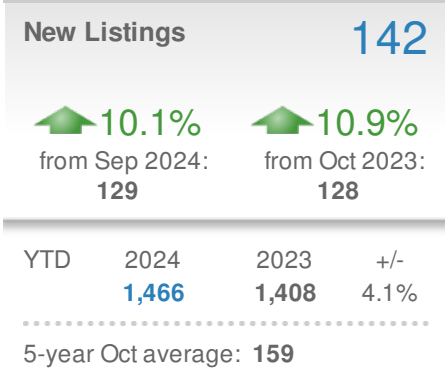
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.29 in September and an increase from 1.05 in October 2023. The Contract Ratio is 19% lower than the 5-year October average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



## October 2024

Berks County, PA - Attached

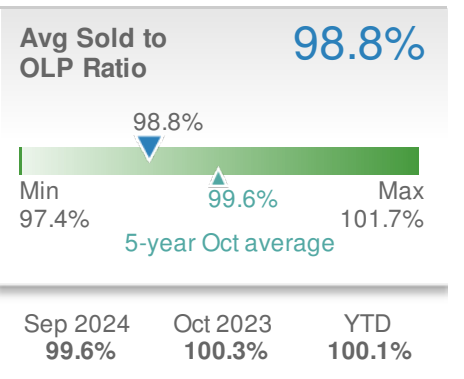
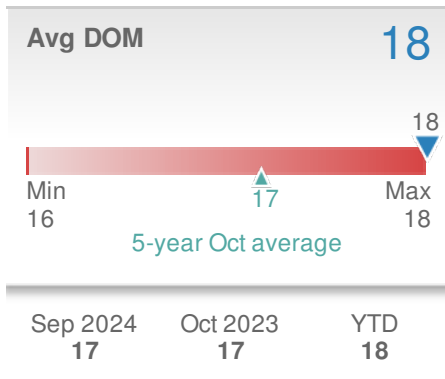
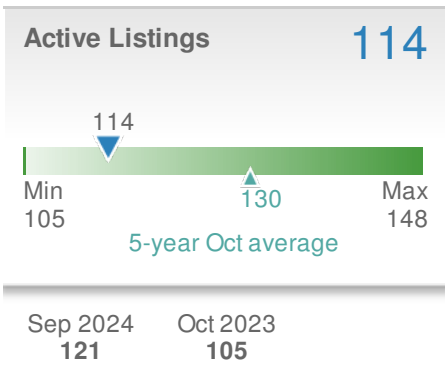
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Berks County, PA, the median sold price for Attached properties for October was \$197,950, representing a decrease of 5.7% compared to last month and an increase of 9.8% from Oct 2023. The average days on market for units sold in October was 18 days, 5% above the 5-year October average of 17 days. There was a 16.5% month over month increase in new contract activity with 134 New Pendings; a 5.6% MoM increase in All Pendings (new contracts + contracts carried over from September) to 169; and a 5.8% decrease in supply to 114 active units.

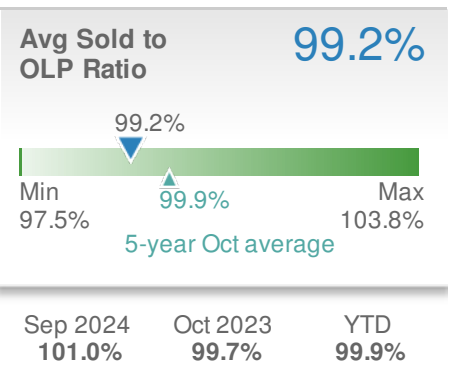
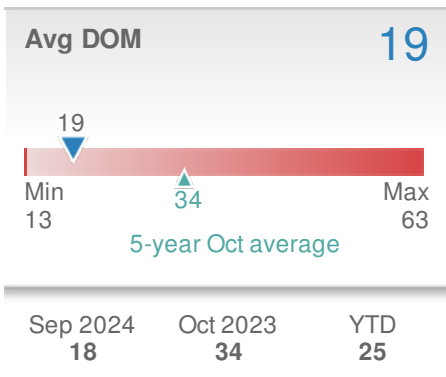
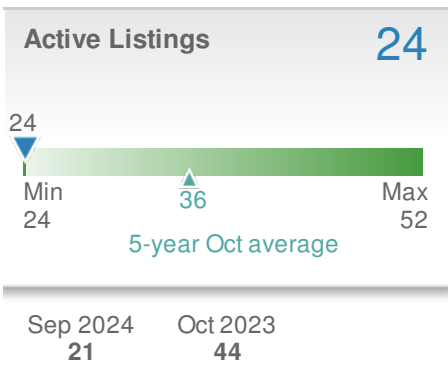
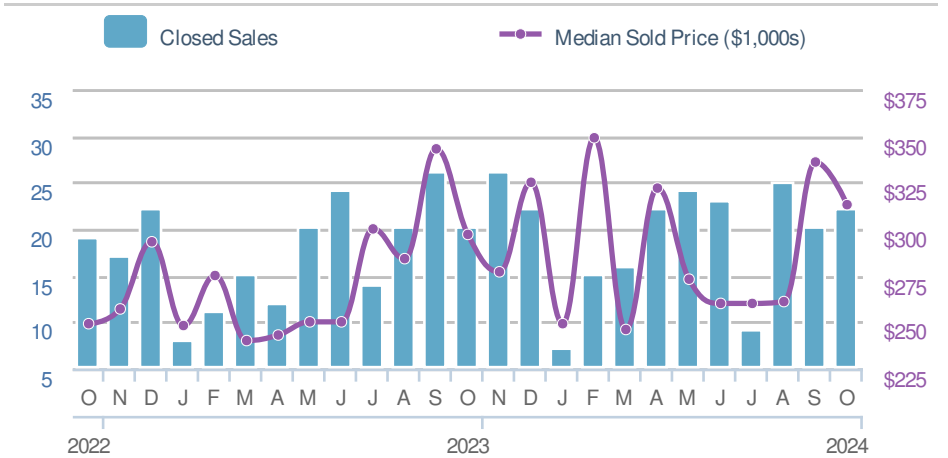
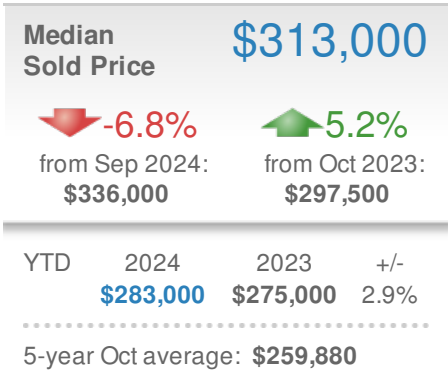
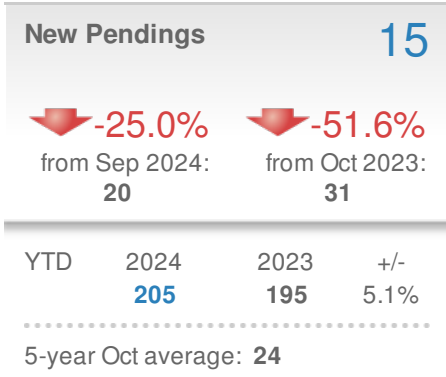
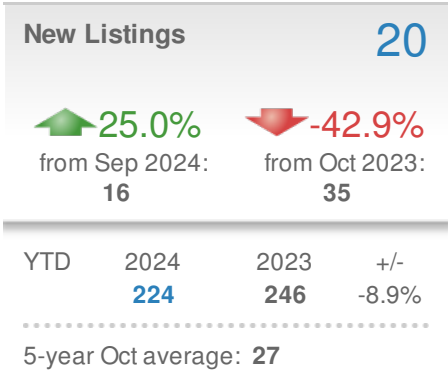
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, up from 1.32 in September and an increase from 1.30 in October 2023. The Contract Ratio is 12% lower than the 5-year October average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# October 2024

## Boyertown Area (Berks, PA)

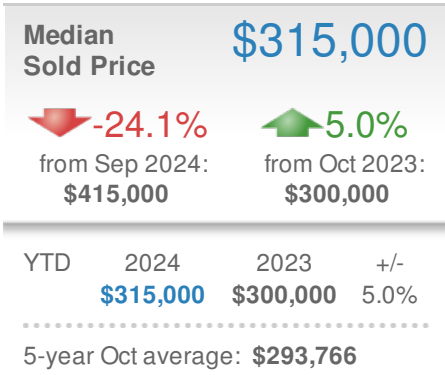
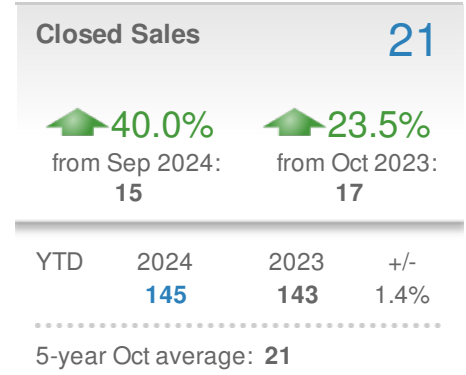
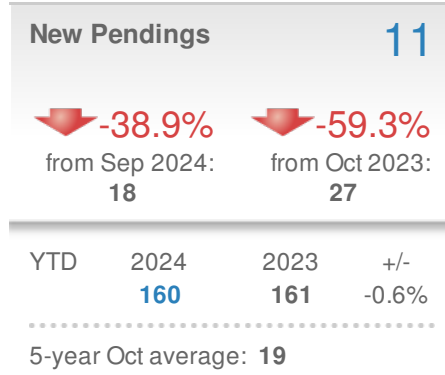
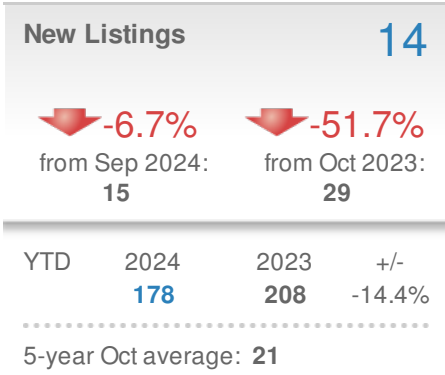
Email: ldavis@tcsr.realtor



**October 2024**

Boyertown Area (Berks, PA) - Detached

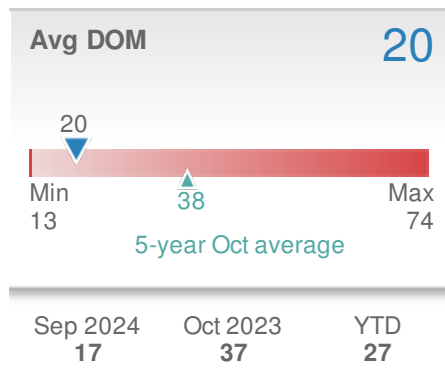
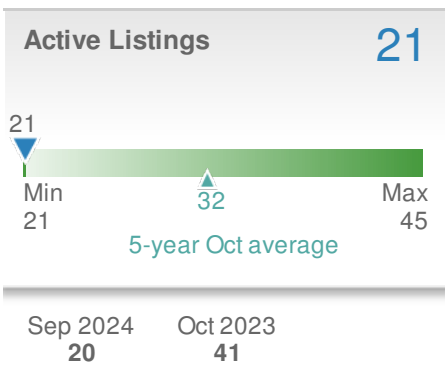
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Boyertown Area (Berks, PA), the median sold price for Detached properties for October was \$315,000, representing a decrease of 24.1% compared to last month and an increase of 5% from Oct 2023. The average days on market for units sold in October was 20 days, 47% below the 5-year October average of 38 days. There was a 38.9% month over month decrease in new contract activity with 11 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 24; and a 5% increase in supply to 21 active units.

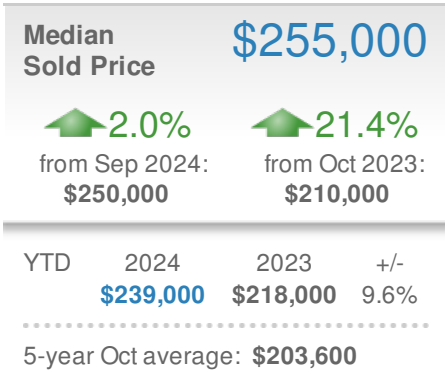
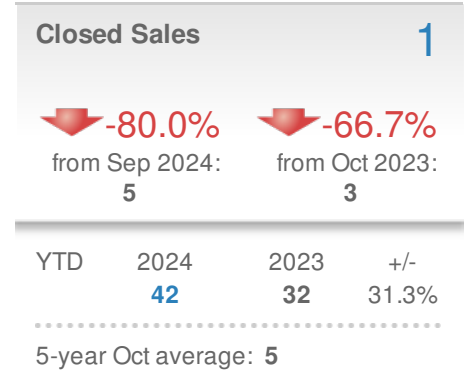
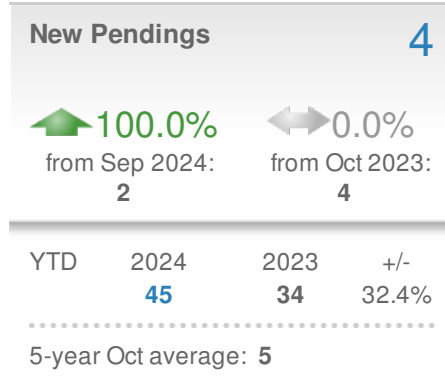
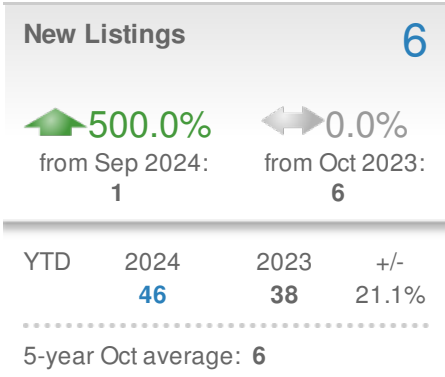
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.60 in September and an increase from 0.73 in October 2023. The Contract Ratio is 18% higher than the 5-year October average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**October 2024**

Boyertown Area (Berks, PA) - Attached

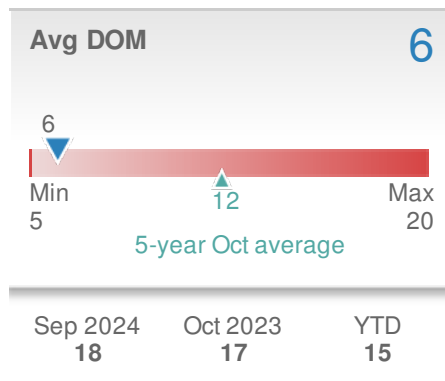
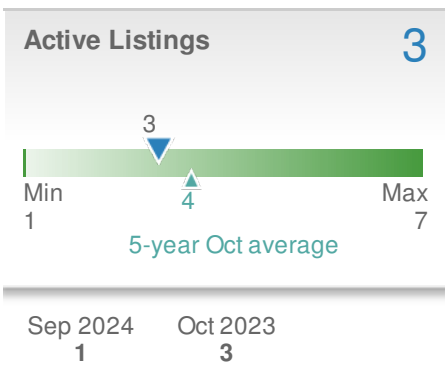
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Boyertown Area (Berks, PA), the median sold price for Attached properties for October was \$255,000, representing an increase of 2% compared to last month and an increase of 21.4% from Oct 2023. The average days on market for units sold in October was 6 days, 52% below the 5-year October average of 12 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from September) to 5; and a 200% increase in supply to 3 active units.

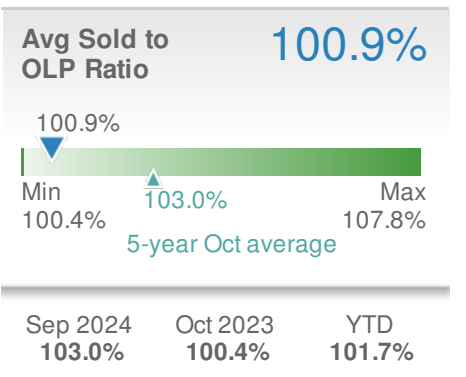
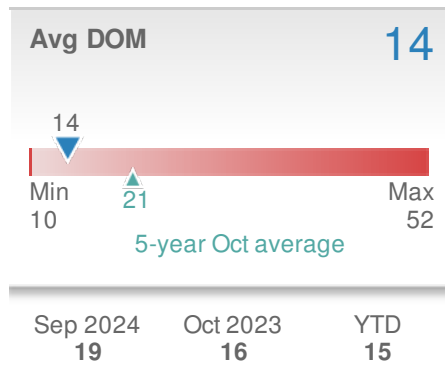
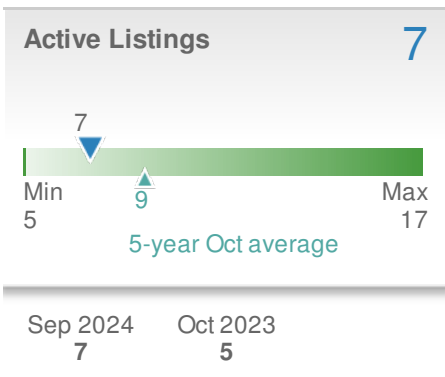
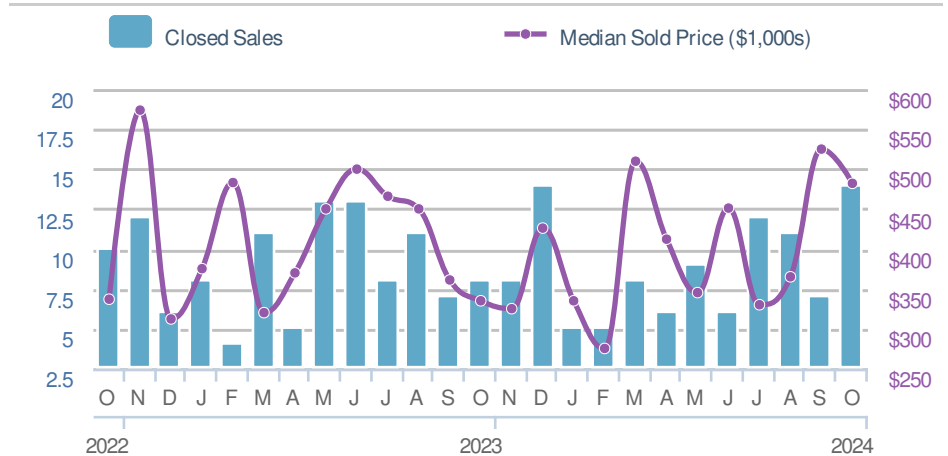
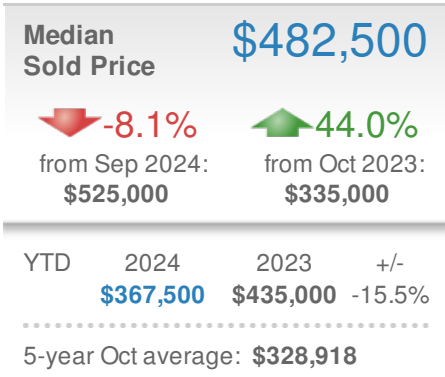
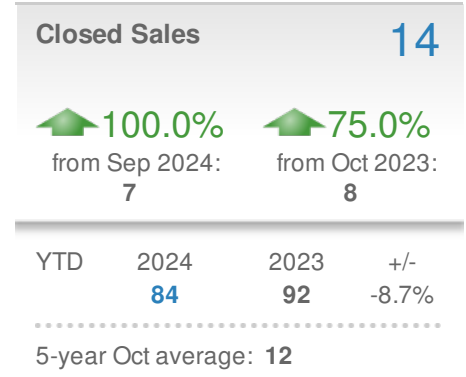
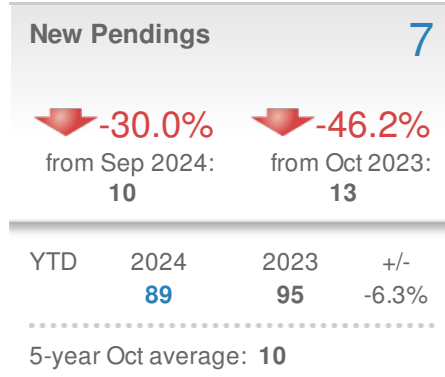
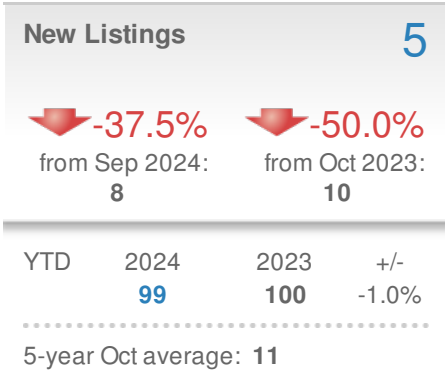
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 2.00 in September and an increase from 1.33 in October 2023. The Contract Ratio is 46% lower than the 5-year October average of 3.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



## October 2024

Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

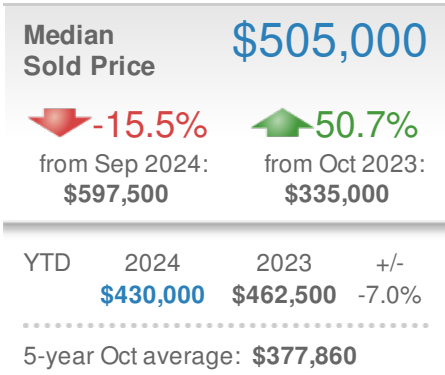
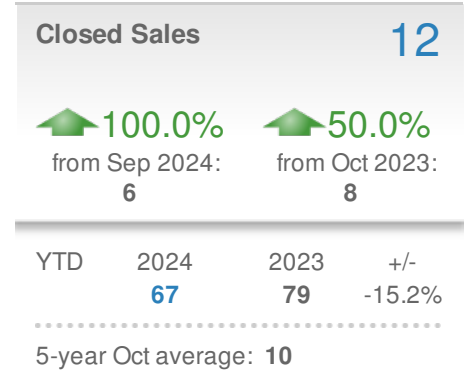
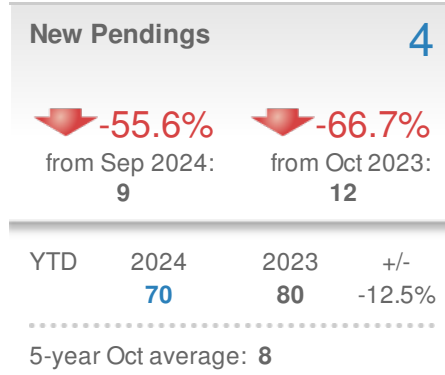
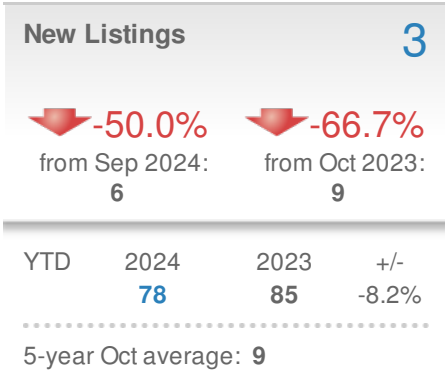




**October 2024**

Twin Valley (Berks, PA) - Detached

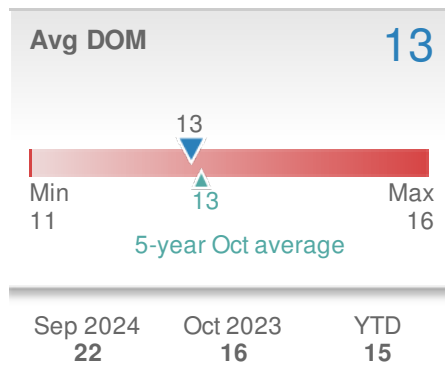
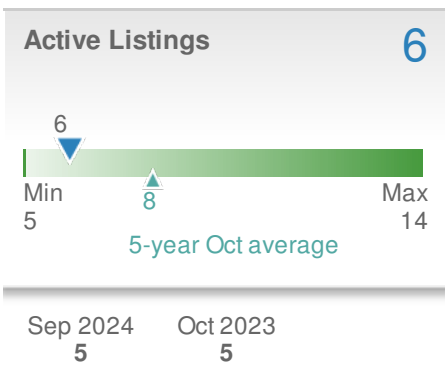
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Twin Valley (Berks, PA), the median sold price for Detached properties for October was \$505,000, representing a decrease of 15.5% compared to last month and an increase of 50.7% from Oct 2023. The average days on market for units sold in October was 13 days, 2% below the 5-year October average of 13 days. There was a 55.6% month over month decrease in new contract activity with 4 New Pendings; a 58.8% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 7; and a 20% increase in supply to 6 active units.

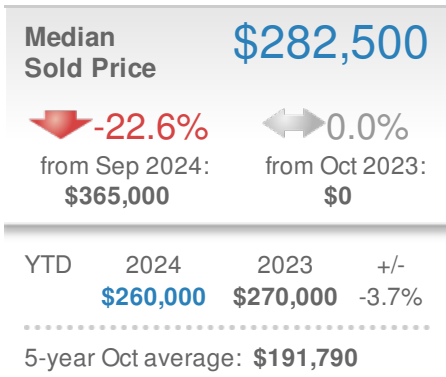
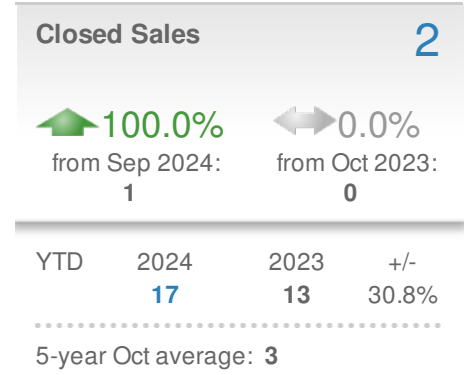
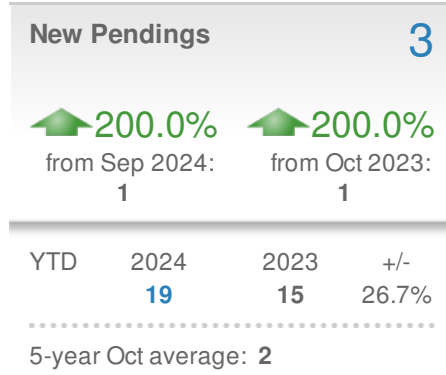
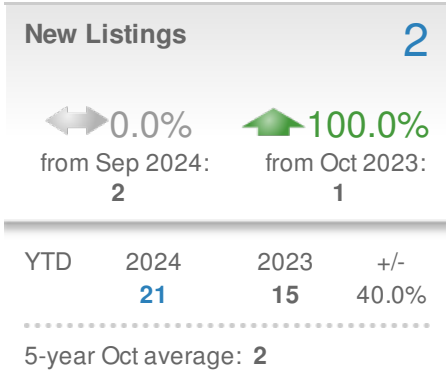
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 3.40 in September and a decrease from 3.00 in October 2023. The Contract Ratio is 50% lower than the 5-year October average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**October 2024**

Twin Valley (Berks, PA) - Attached

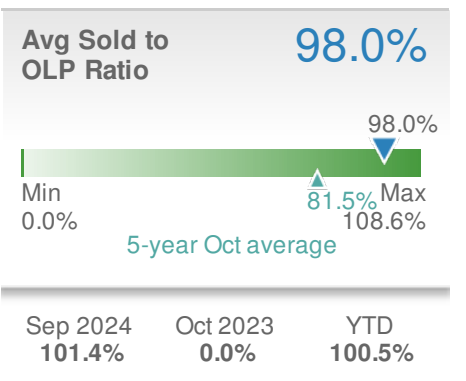
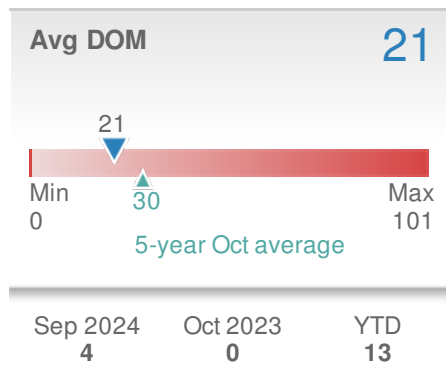
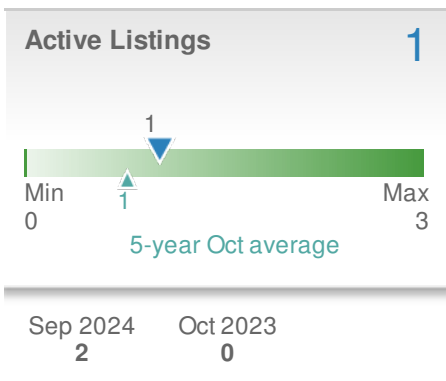
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for October was \$282,500, representing a decrease of 22.6% compared to last month and an increase of 0% from Oct 2023. The average days on market for units sold in October was 21 days, 30% below the 5-year October average of 30 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from September) to 3; and a 50% decrease in supply to 1 active units.

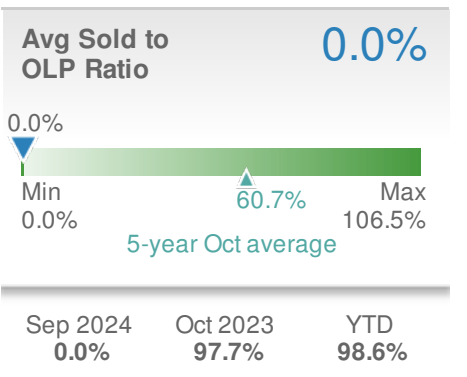
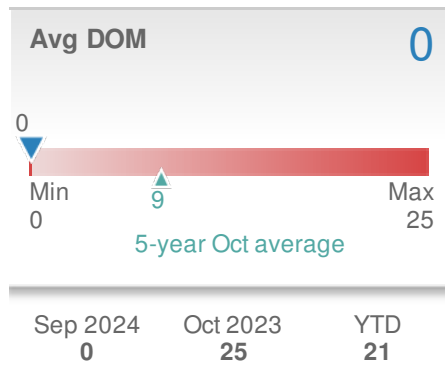
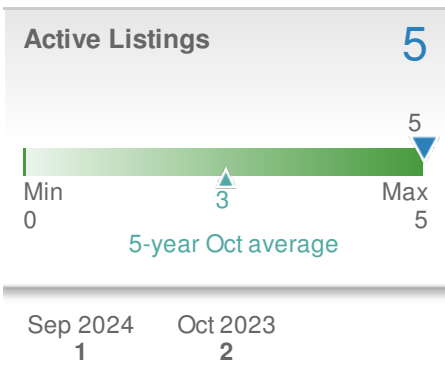
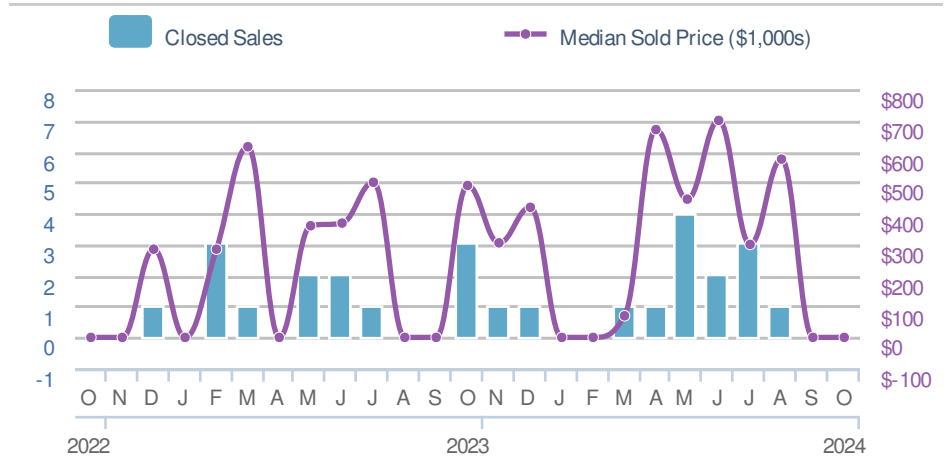
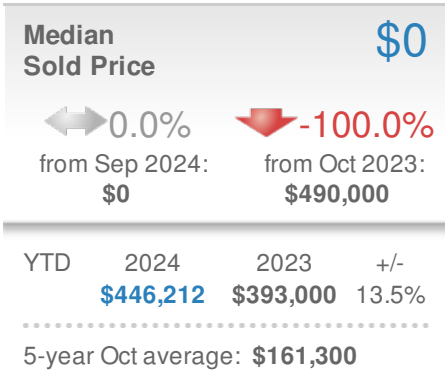
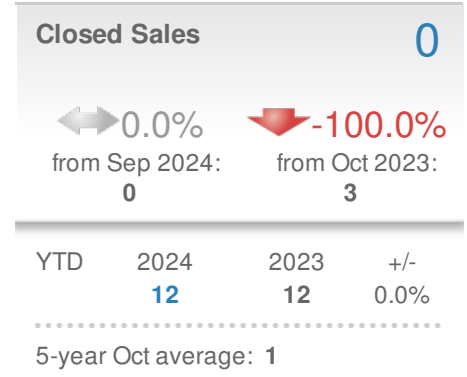
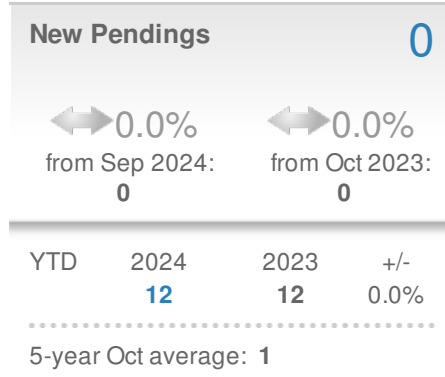
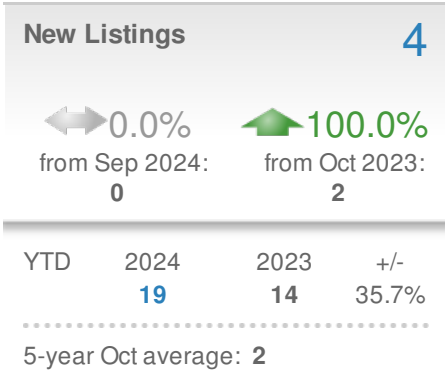
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.00 in September and an increase from 0.00 in October 2023. The Contract Ratio is 200% higher than the 5-year October average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# October 2024

## Upper Perkiomen (Berks, PA)

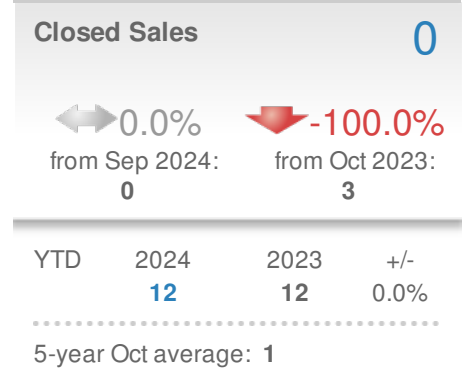
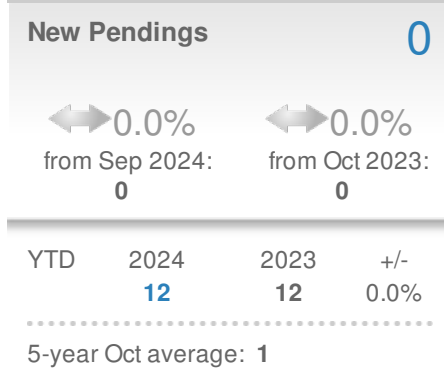
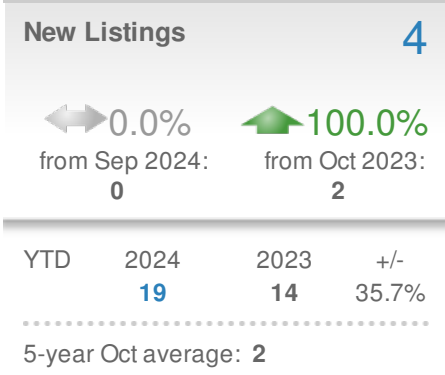
Email: ldavis@tcsr.realtor



**October 2024**

Upper Perkiomen (Berks, PA) - Detached

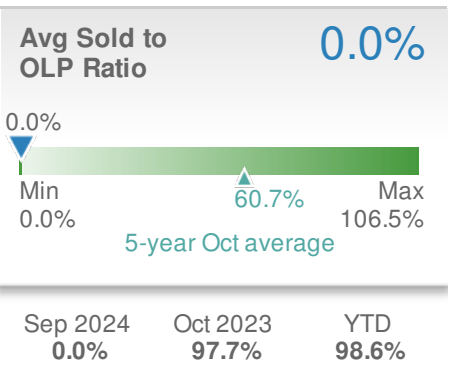
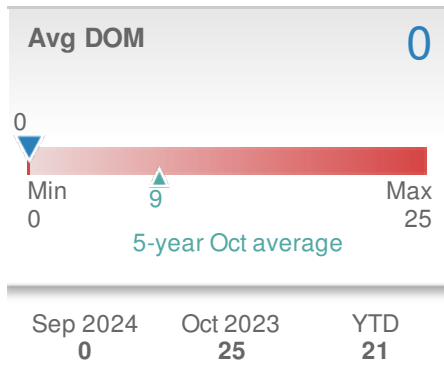
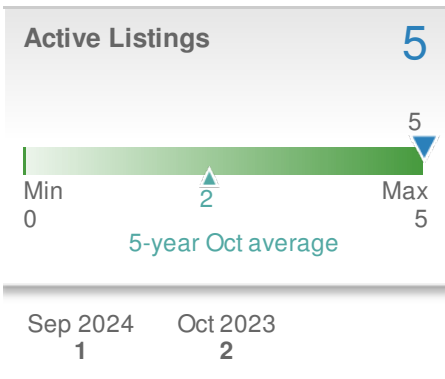
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for October was \$0, representing no change compared to last month and a decrease of 100% from Oct 2023. The average days on market for units sold in October was 0 days, 100% below the 5-year October average of 9 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 September) with 0; and a 400% increase in supply to 5 active units.

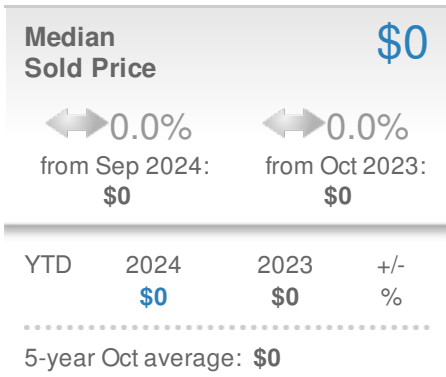
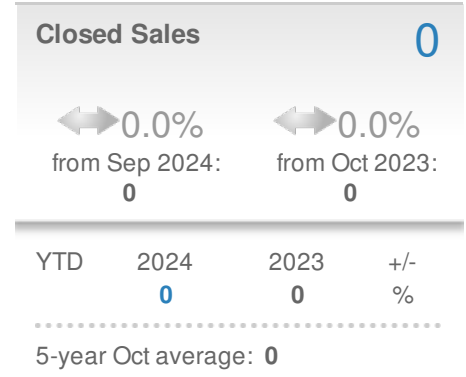
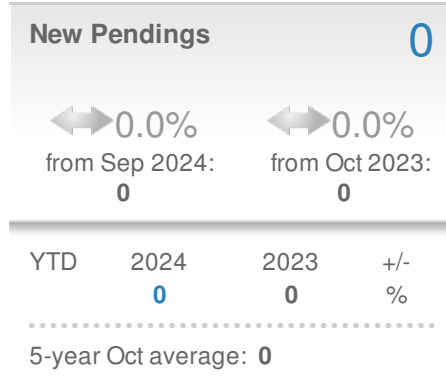
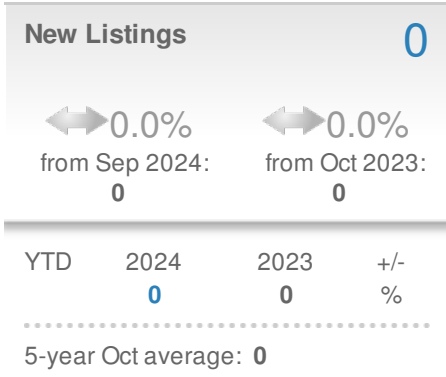
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from September and a decrease from 0.50 in October 2023. The Contract Ratio is 100% lower than the 5-year October average of 0.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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

