

# November 2024

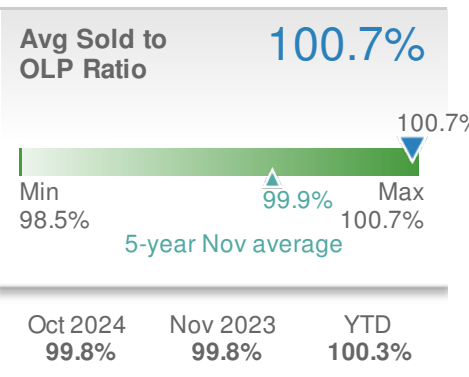
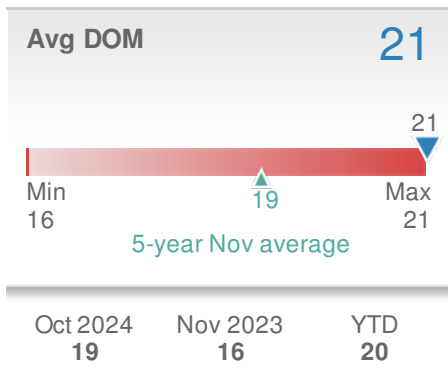
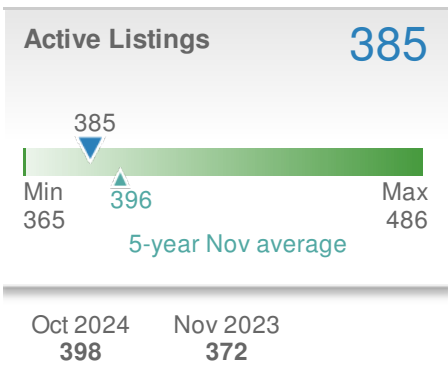
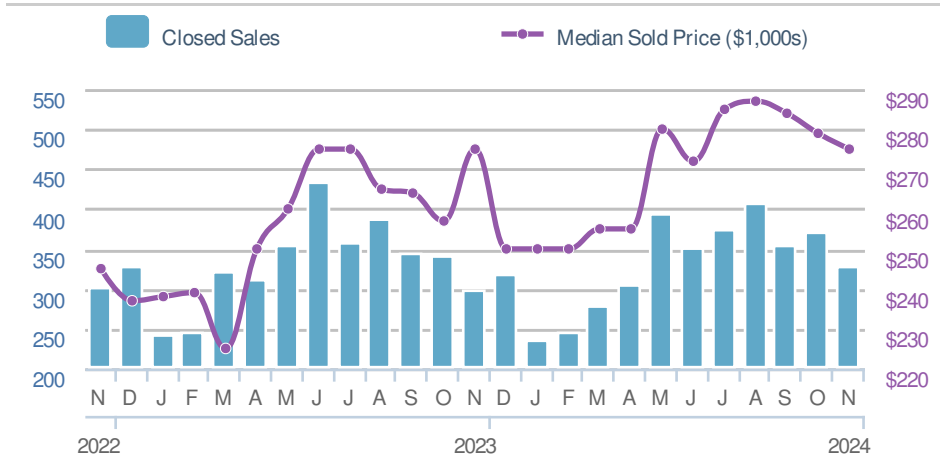
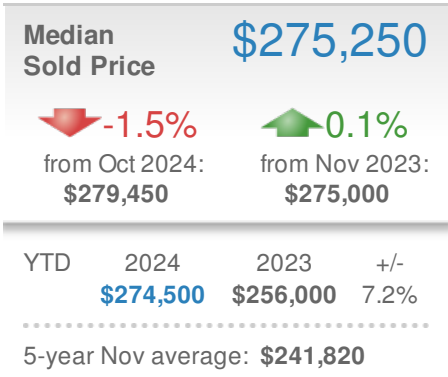
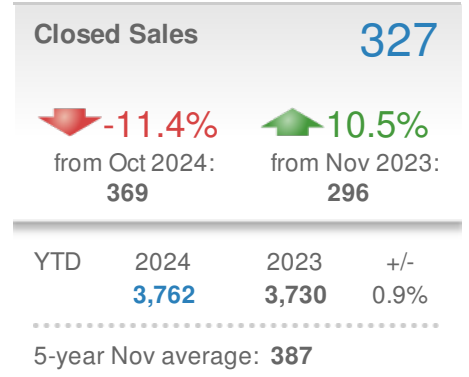
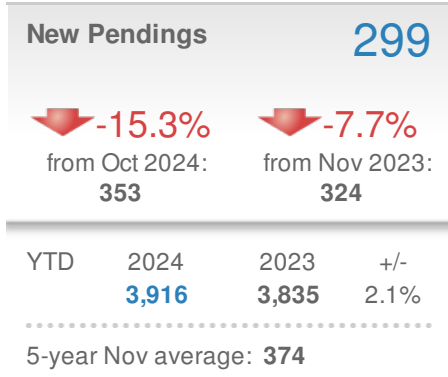
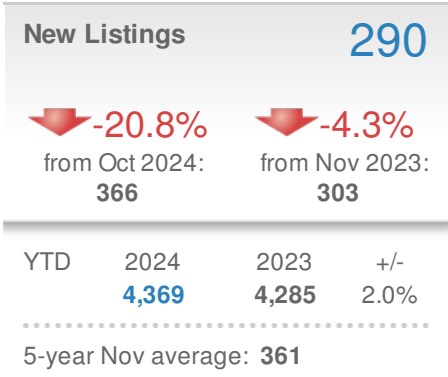
All Home Types  
Detached  
Attached

## Local Market Insight

### Berks County, PA

**November 2024**  
Berks County, PA

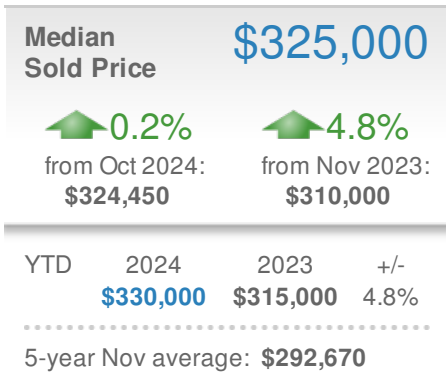
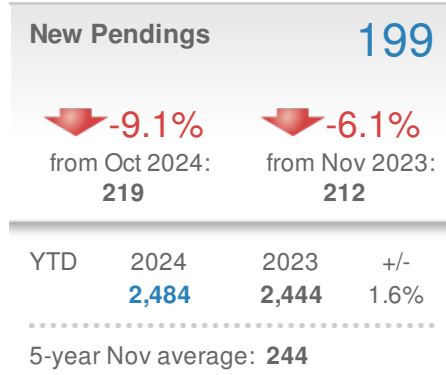
Email: ldavis@tcsr.realtor



## November 2024

### Berks County, PA - Detached

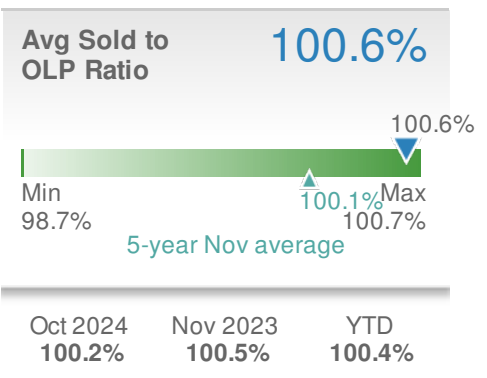
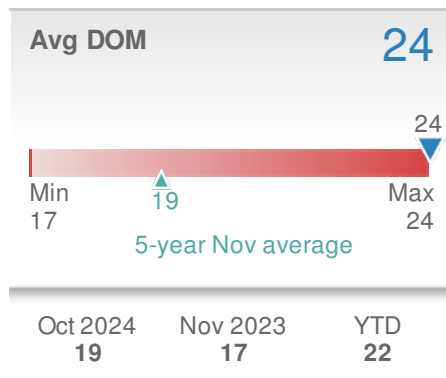
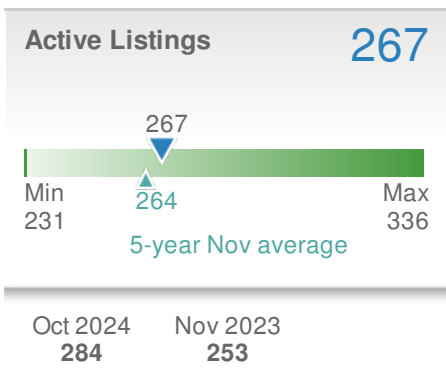
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Berks County, PA, the median sold price for Detached properties for November was \$325,000, representing an increase of 0.2% compared to last month and an increase of 4.8% from Nov 2023. The average days on market for units sold in November was 24 days, 24% above the 5-year November average of 19 days. There was a 9.1% month over month decrease in new contract activity with 199 New Pendings; a 4.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 304; and a 6% decrease in supply to 267 active units.

This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 1.12 in October and no change from November 2023. The Contract Ratio is 24% lower than the 5-year November average of 1.50. 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.



**November 2024**

Berks County, PA - Attached

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

**New Listings** **104**

↓ -26.8% ↓ -18.1%  
 from Oct 2024: 142      from Nov 2023: 127

YTD	2024	2023	+/-
	<b>1,575</b>	1,544	2.0%

5-year Nov average: **137**

**New Pendings** **100**

↓ -25.4% ↓ -10.7%  
 from Oct 2024: 134      from Nov 2023: 112

YTD	2024	2023	+/-
	<b>1,432</b>	1,390	3.0%

5-year Nov average: **130**

**Closed Sales** **123**

↑ 7.0% ↑ 36.7%  
 from Oct 2024: 115      from Nov 2023: 90

YTD	2024	2023	+/-
	<b>1,401</b>	1,366	2.6%

5-year Nov average: **135**

**Median Sold Price** **\$205,000**

↑ 3.6% ↑ 16.8%  
 from Oct 2024: \$197,950      from Nov 2023: \$175,500

YTD	2024	2023	+/-
	<b>\$199,900</b>	\$175,000	14.2%

5-year Nov average: **\$164,080**

**Summary**

In Berks County, PA, the median sold price for Attached properties for November was \$205,000, representing an increase of 3.6% compared to last month and an increase of 16.8% from Nov 2023. The average days on market for units sold in November was 16 days, 10% below the 5-year November average of 18 days. There was a 25.4% month over month decrease in new contract activity with 100 New Pendings; a 17.8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 139; and a 3.5% increase in supply to 118 active units.

This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.48 in October and a decrease from 1.29 in November 2023. The Contract Ratio is 22% lower than the 5-year November average of 1.51. 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** **118**

Oct 2024	Nov 2023
114	119

**Avg DOM** **16**

Oct 2024	Nov 2023	YTD
18	15	18

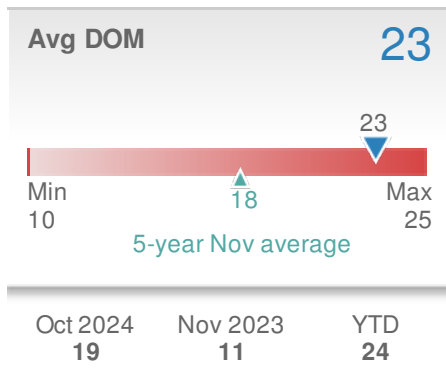
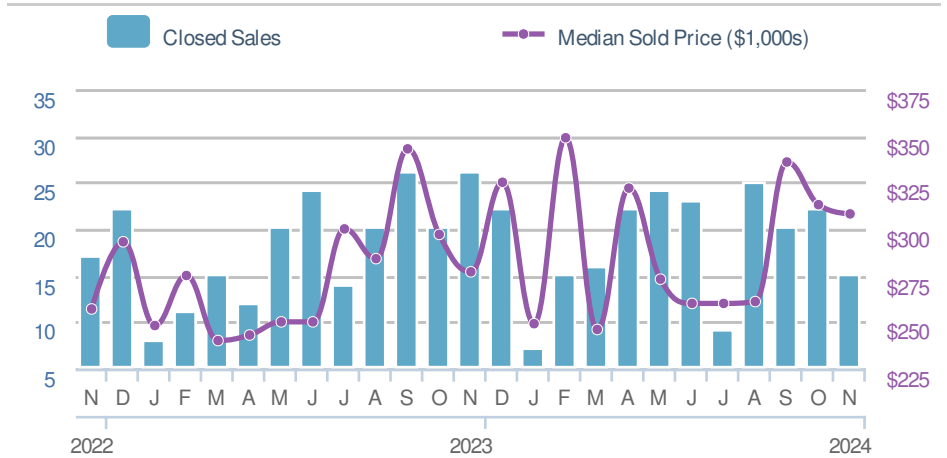
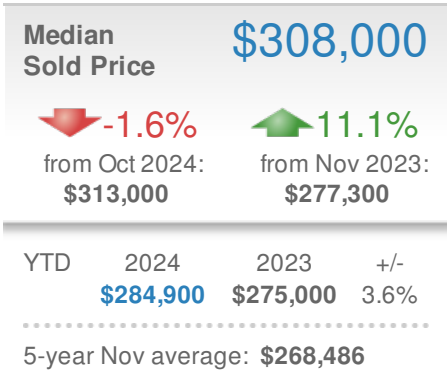
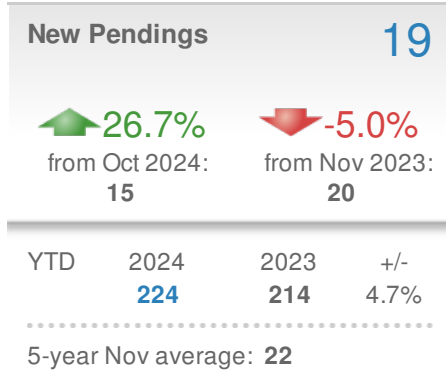
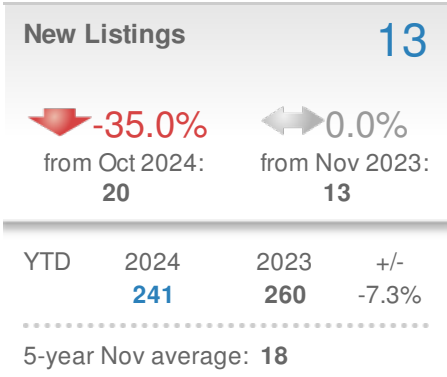
**Avg Sold to OLP Ratio** **100.8%**

Oct 2024	Nov 2023	YTD
98.8%	98.2%	100.1%

# November 2024

## Boyertown Area (Berks, PA)

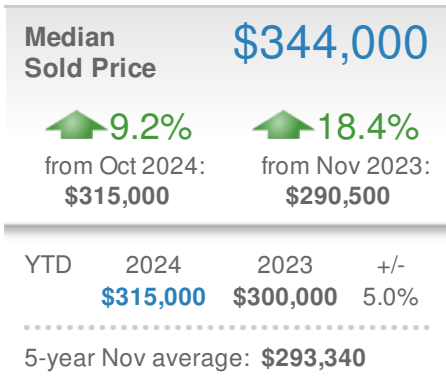
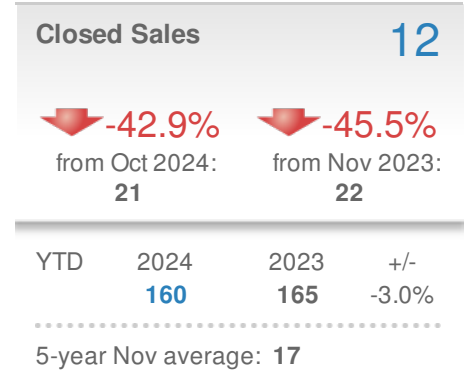
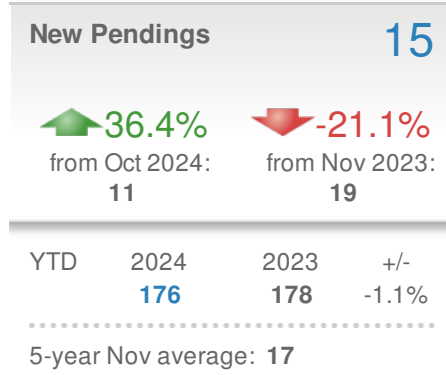
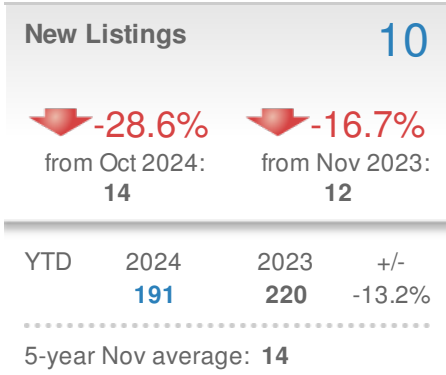
Email: ldavis@tcsr.realtor



## November 2024

### Boyertown Area (Berks, PA) - Detached

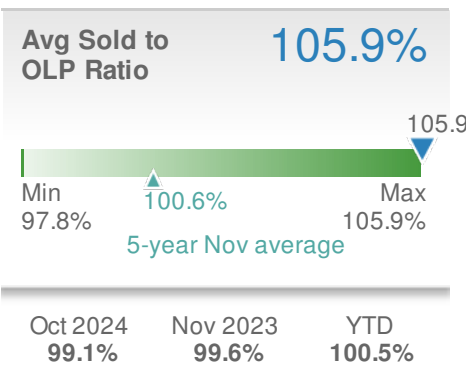
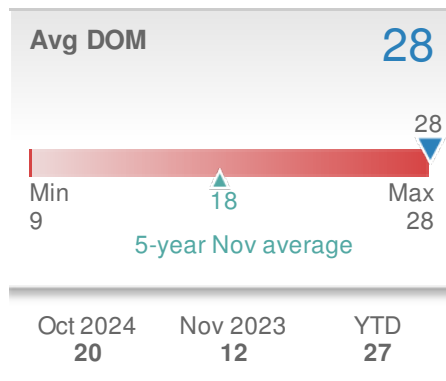
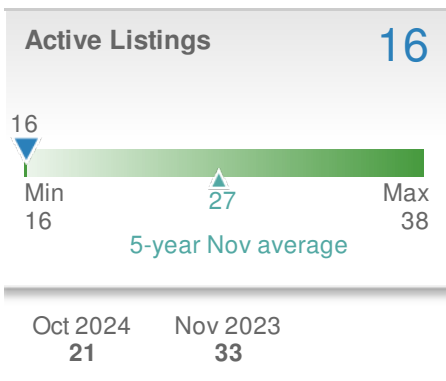
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for November was \$344,000, representing an increase of 9.2% compared to last month and an increase of 18.4% from Nov 2023. The average days on market for units sold in November was 28 days, 54% above the 5-year November average of 18 days. There was a 36.4% month over month increase in new contract activity with 15 New Pendings; a 4.2% MoM increase in All Pendings (new contracts + contracts carried over from October) to 25; and a 23.8% decrease in supply to 16 active units.

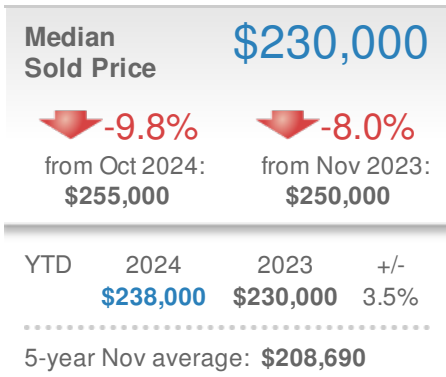
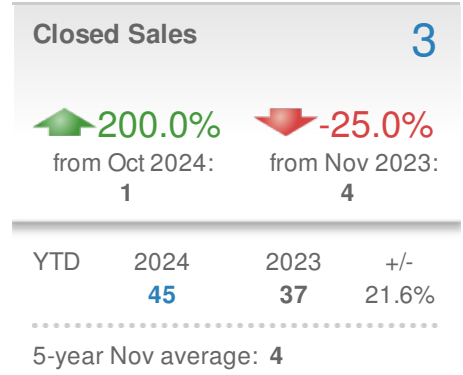
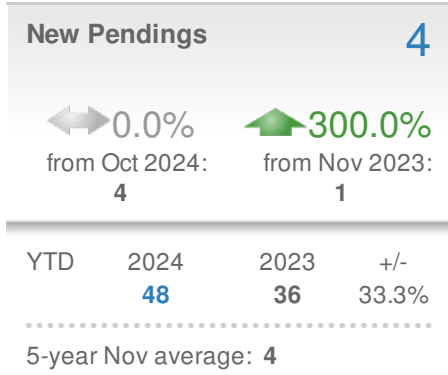
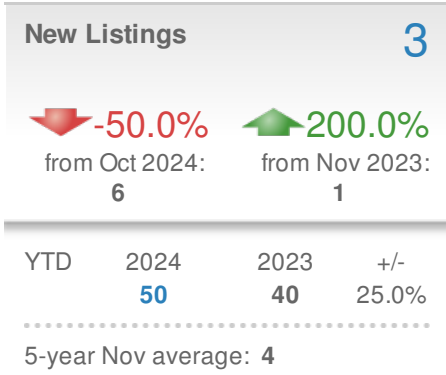
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 1.14 in October and an increase from 0.76 in November 2023. The Contract Ratio is 40% higher than the 5-year November average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



## November 2024

### Boyertown Area (Berks, PA) - Attached

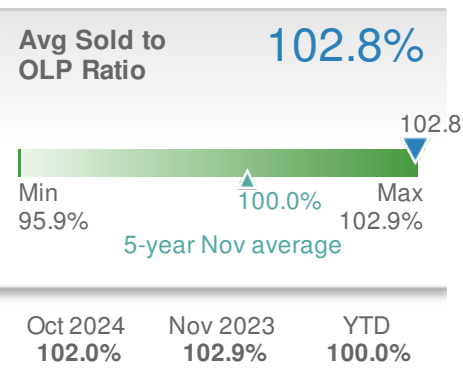
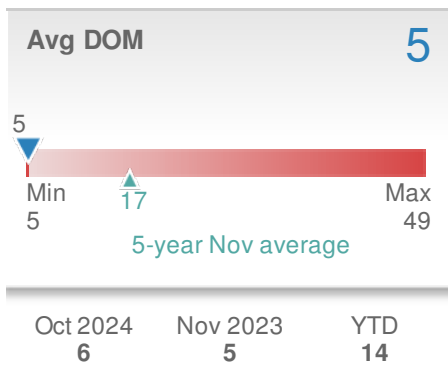
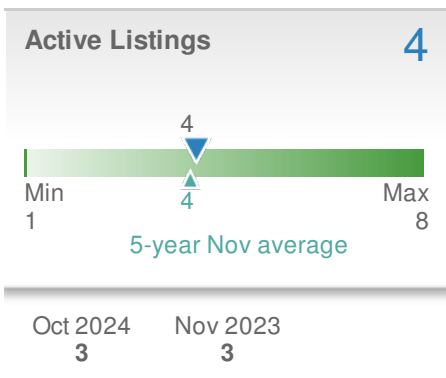
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for November was \$230,000, representing a decrease of 9.8% compared to last month and a decrease of 8% from Nov 2023. The average days on market for units sold in November was 5 days, 71% below the 5-year November average of 17 days. There was no month over month change in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 5; and a 33.3% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 1.67 in October and an increase from 0.33 in November 2023. The Contract Ratio is 23% lower than the 5-year November average of 1.62. 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.



# November 2024

## Twin Valley (Berks, PA)

Email: ldavis@tcsr.realtor

**New Listings** 4

↓ **-20.0%** ↓ **-33.3%**  
 from Oct 2024: 5 from Nov 2023: 6

YTD	2024	2023	+/-
	<b>103</b>	105	-1.9%

5-year Nov average: 8

**New Pendings** 4

↓ **-42.9%** ↓ **-33.3%**  
 from Oct 2024: 7 from Nov 2023: 6

YTD	2024	2023	+/-
	<b>93</b>	100	-7.0%

5-year Nov average: 8

**Closed Sales** 10

↓ **-28.6%** ↑ **25.0%**  
 from Oct 2024: 14 from Nov 2023: 8

YTD	2024	2023	+/-
	<b>94</b>	100	-6.0%

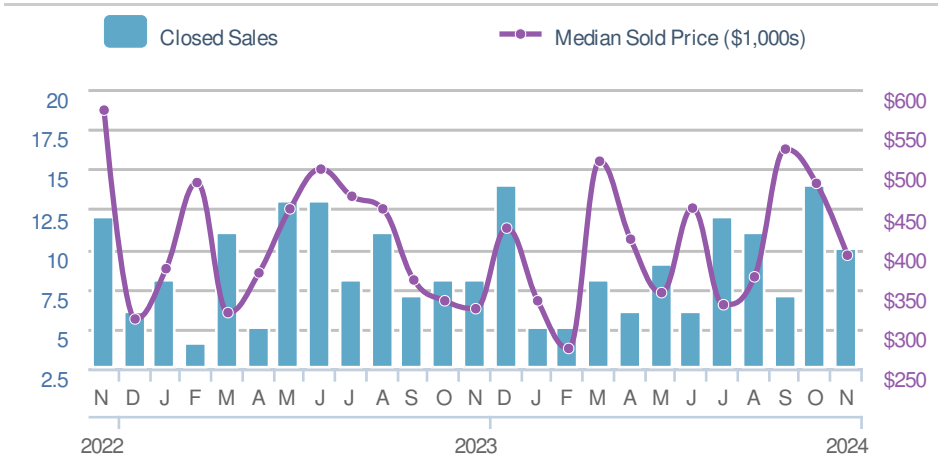
5-year Nov average: 14

**Median Sold Price** **\$392,500**

↓ **-18.7%** ↑ **20.8%**  
 from Oct 2024: **\$482,500** from Nov 2023: **\$325,000**

YTD	2024	2023	+/-
	<b>\$375,000</b>	\$426,000	-12.0%

5-year Nov average: **\$363,166**



**Active Listings** 7

Min 4 Max 14  
 5-year Nov average: 7

Oct 2024	Nov 2023
7	4

**Avg DOM** 16

Min 7 Max 16  
 5-year Nov average: 13

Oct 2024	Nov 2023	YTD
14	7	15

**Avg Sold to OLP Ratio** 100.4%

Min 98.7% Max 103.8%  
 5-year Nov average: 100.8%

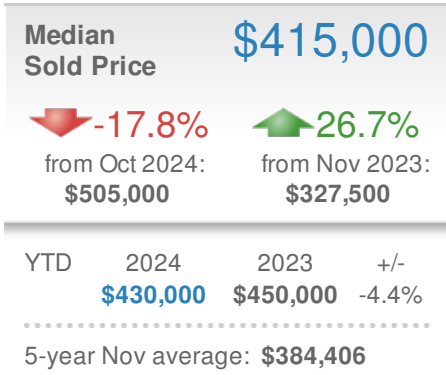
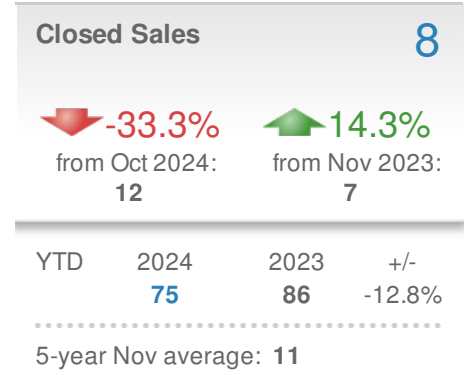
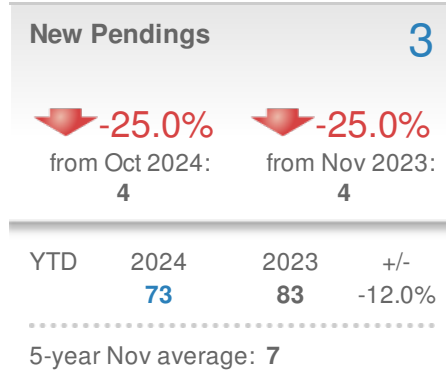
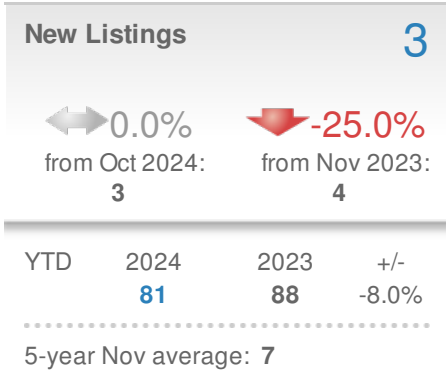
Oct 2024	Nov 2023	YTD
100.9%	100.5%	101.6%



## November 2024

### Twin Valley (Berks, PA) - Detached

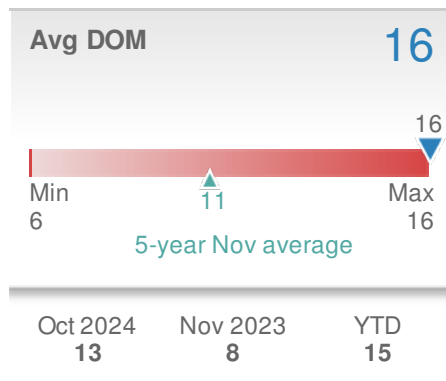
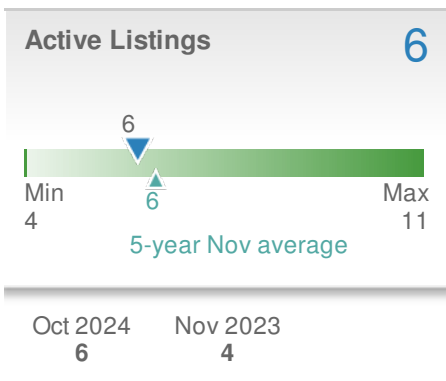
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for November was \$415,000, representing a decrease of 17.8% compared to last month and an increase of 26.7% from Nov 2023. The average days on market for units sold in November was 16 days, 51% above the 5-year November average of 11 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 71.4% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 2; and no change in supply with 6 active units.

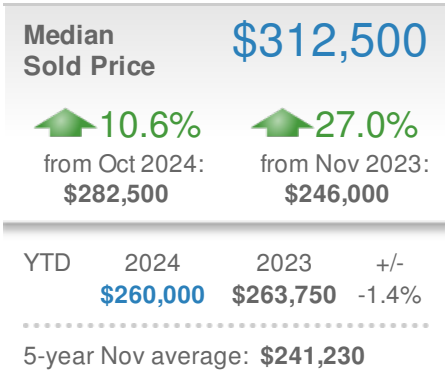
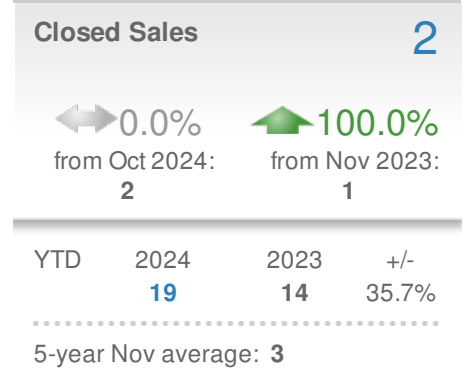
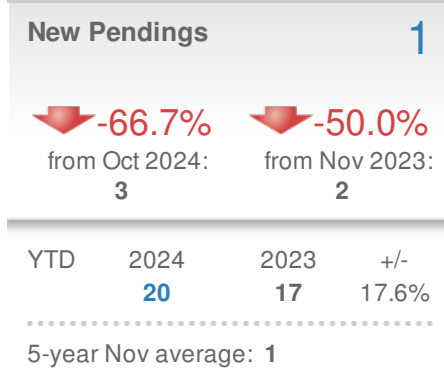
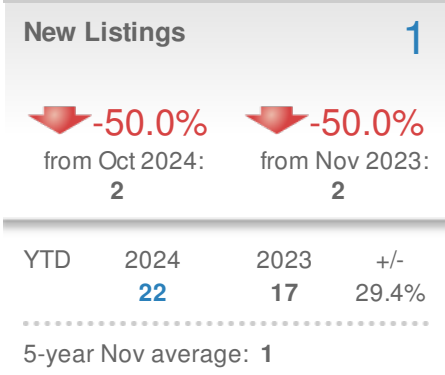
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.17 in October and a decrease from 2.75 in November 2023. The Contract Ratio is 86% lower than the 5-year November average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**November 2024**

Twin Valley (Berks, PA) - Attached

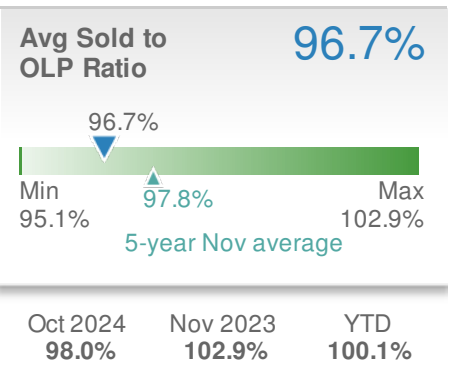
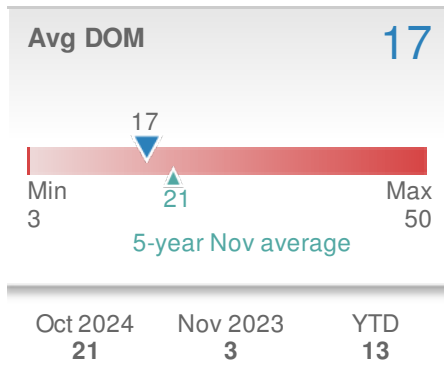
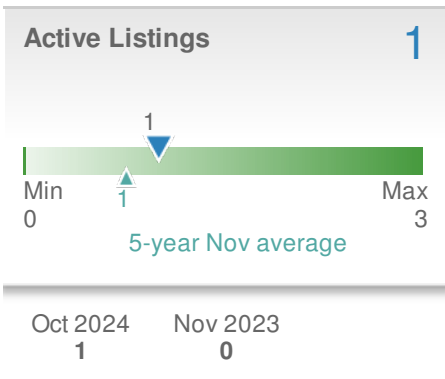
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Twin Valley (Berks, PA), the median sold price for Attached properties for November was \$312,500, representing an increase of 10.6% compared to last month and an increase of 27% from Nov 2023. The average days on market for units sold in November was 17 days, 18% below the 5-year November average of 21 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 2; and no change in supply with 1 active units.

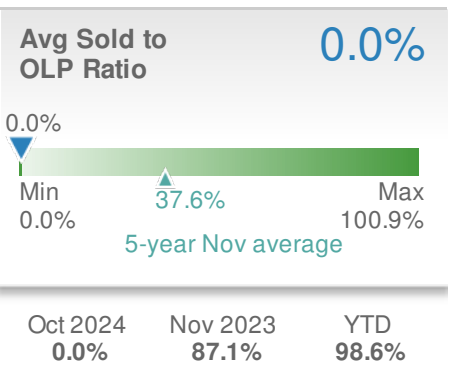
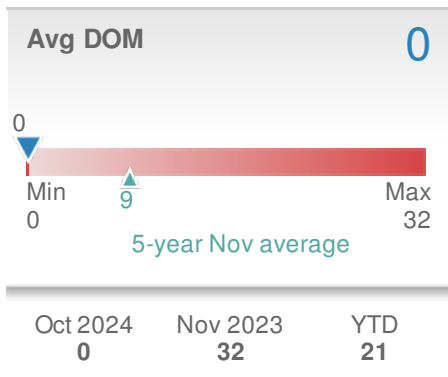
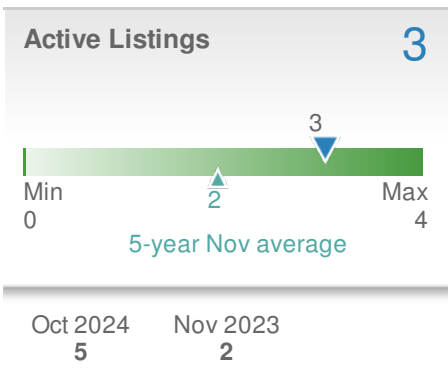
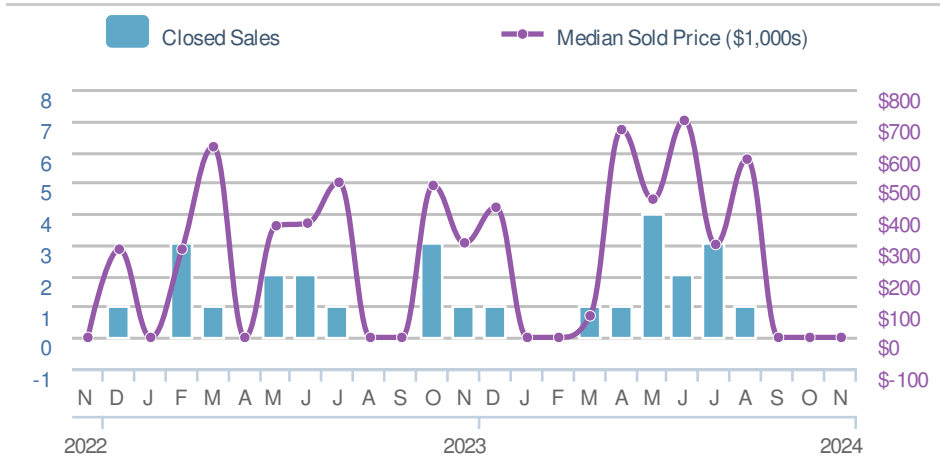
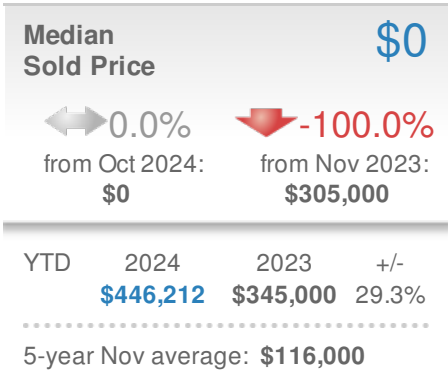
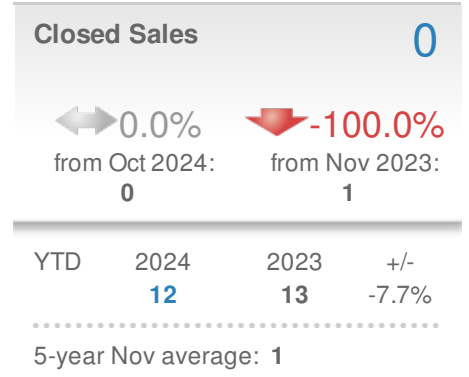
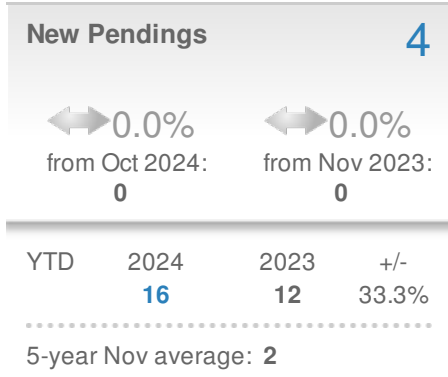
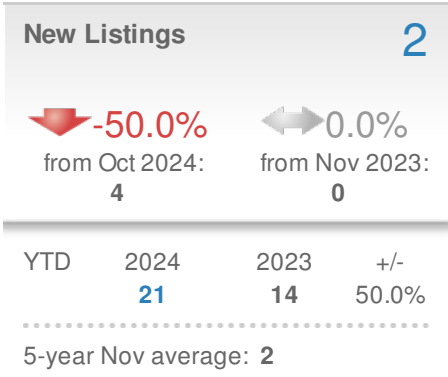
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 3.00 in October and an increase from 0.00 in November 2023. The Contract Ratio is 233% higher than the 5-year November average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity 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.



# November 2024

## Upper Perkiomen (Berks, PA)

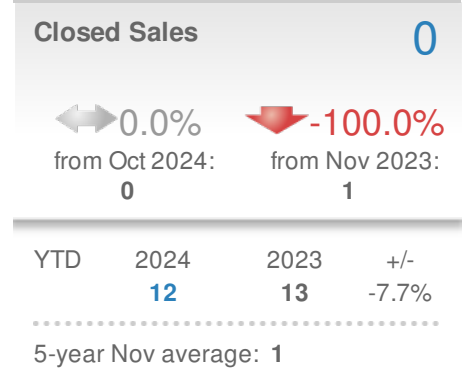
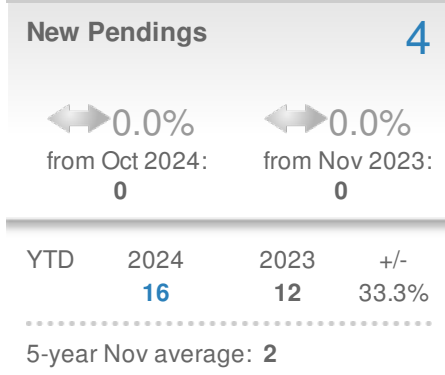
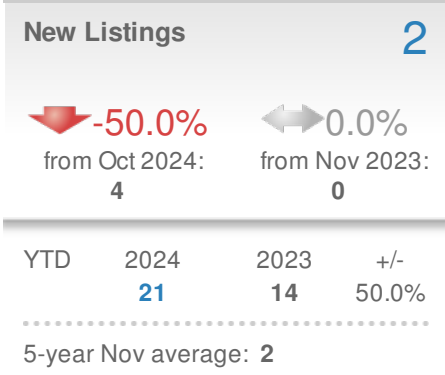
Email: ldavis@tcsr.realtor



## November 2024

### Upper Perkiomen (Berks, PA) - Detached

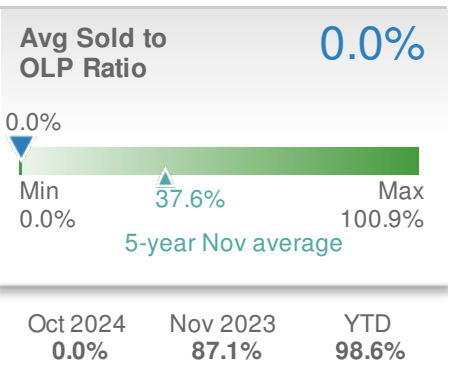
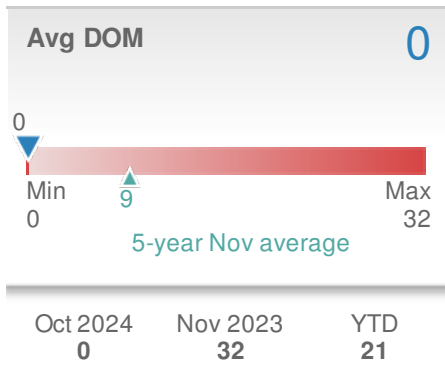
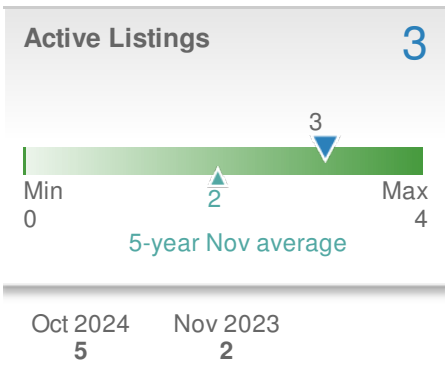
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for November was \$0, representing no change compared to last month and a decrease of 100% from Nov 2023. The average days on market for units sold in November was 0 days, 100% below the 5-year November average of 9 days. There was a 0% month over month increase in new contract activity with 4 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from October) to 4; and a 40% decrease in supply to 3 active units.

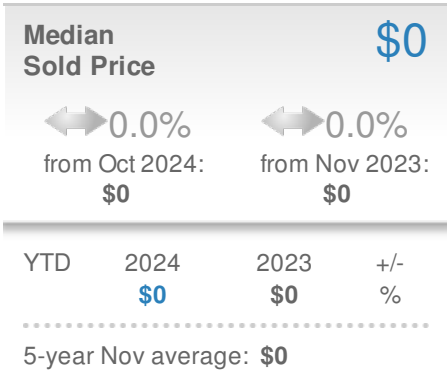
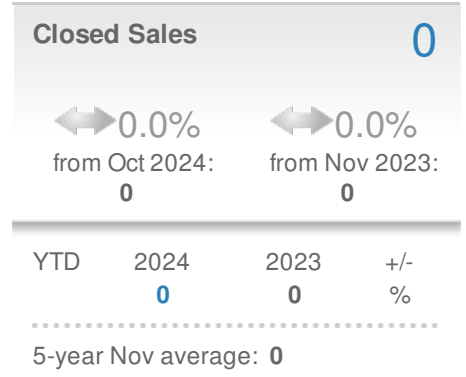
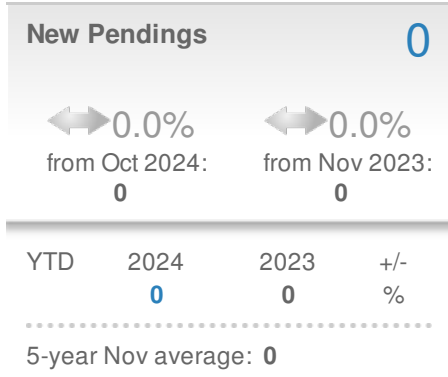
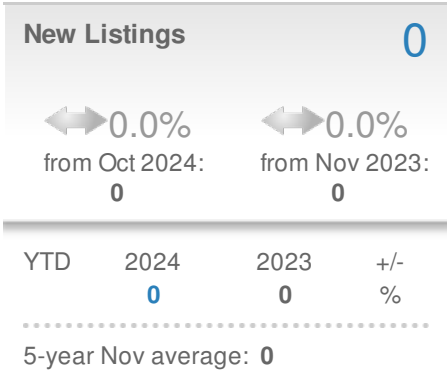
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.00 in October and an increase from 0.00 in November 2023. The Contract Ratio is 23% lower than the 5-year November average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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

