

December 2024

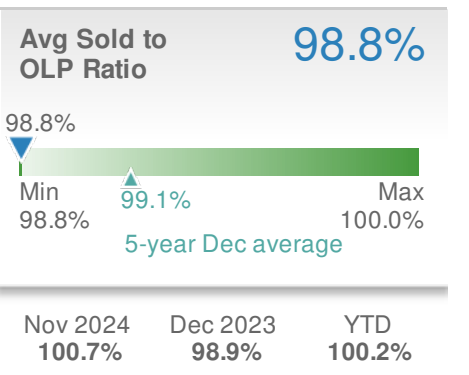
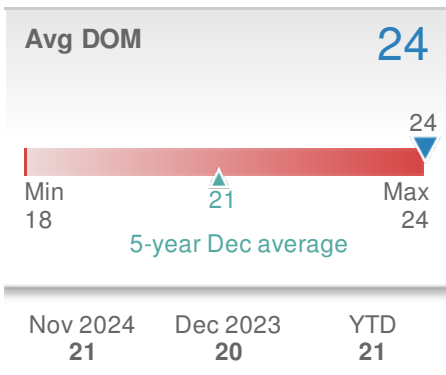
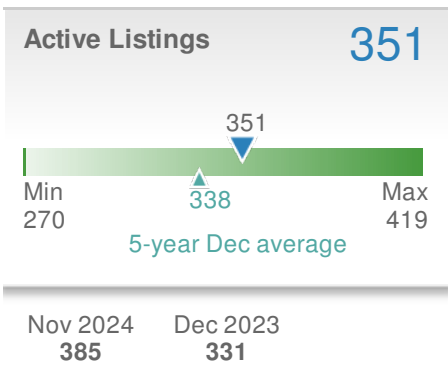
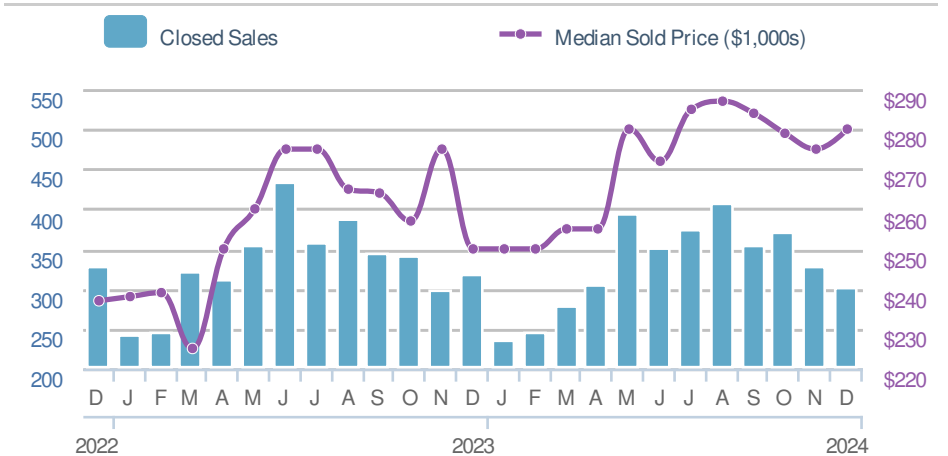
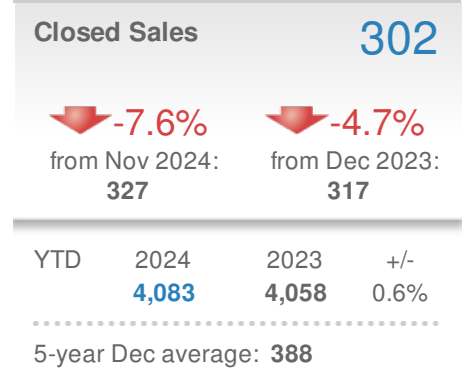
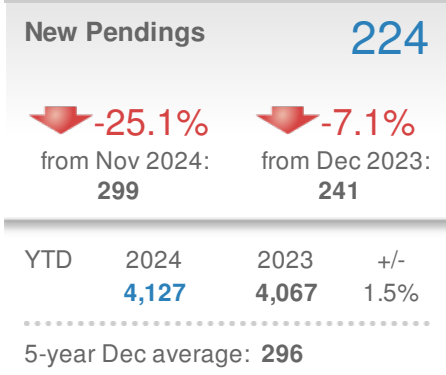
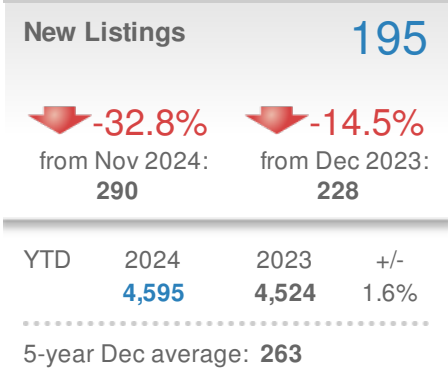
All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

December 2024
Berks County, PA

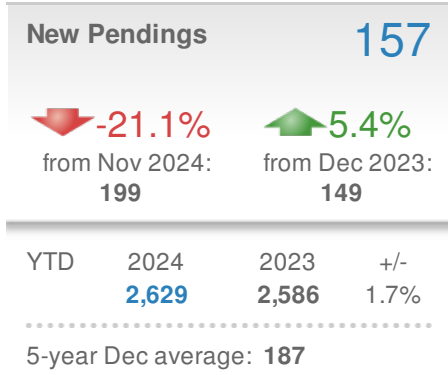
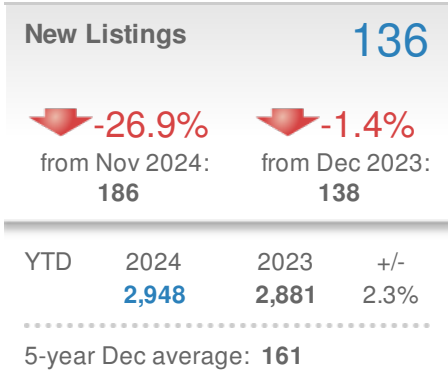
Email: ldavis@tcsr.realtor



December 2024

Berks County, PA - Detached

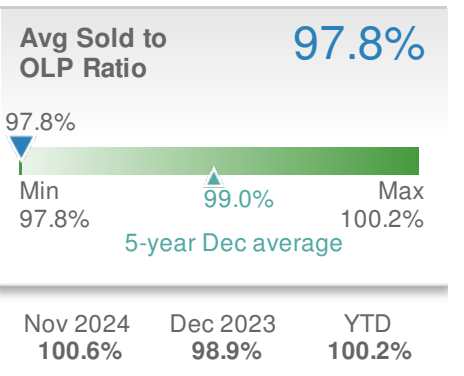
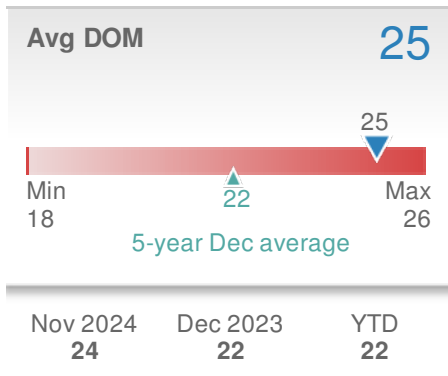
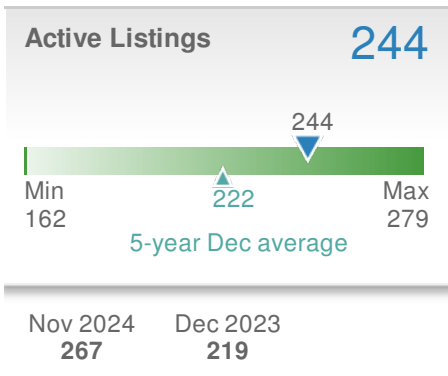
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Berks County, PA, the median sold price for Detached properties for December was \$330,000, representing an increase of 1.5% compared to last month and an increase of 10% from Dec 2023. The average days on market for units sold in December was 25 days, 13% above the 5-year December average of 22 days. There was a 21.1% month over month decrease in new contract activity with 157 New Pendings; a 21.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 238; and an 8.6% decrease in supply to 244 active units.

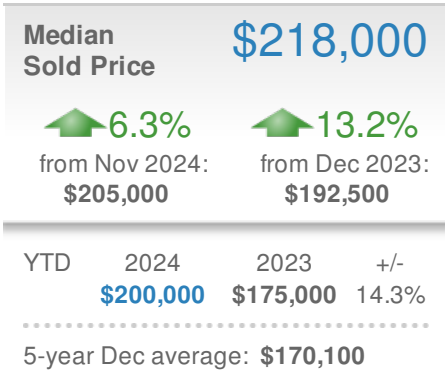
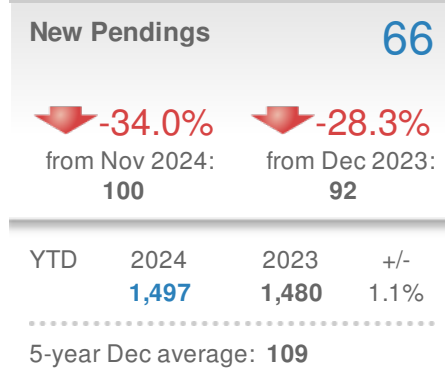
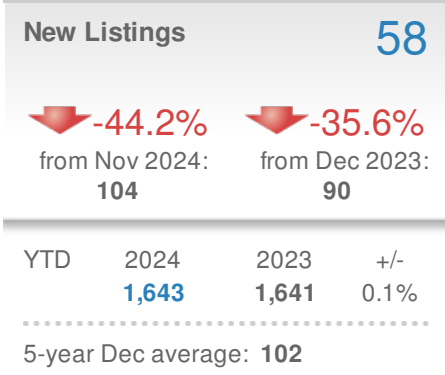
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.14 in November and no change from December 2023. The Contract Ratio is 32% lower than the 5-year December average of 1.43. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



December 2024

Berks County, PA - Attached

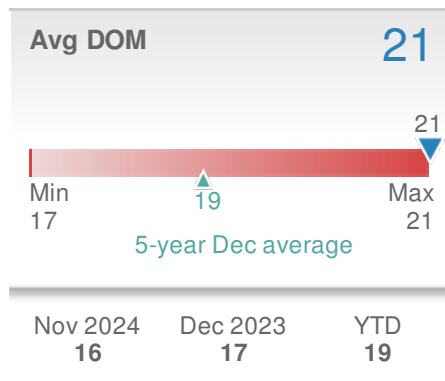
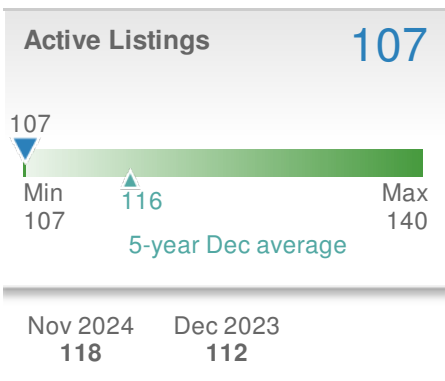
Tri-County Suburban REALTORS
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Summary

In Berks County, PA, the median sold price for Attached properties for December was \$218,000, representing an increase of 6.3% compared to last month and an increase of 13.2% from Dec 2023. The average days on market for units sold in December was 21 days, 12% above the 5-year December average of 19 days. There was a 34% month over month decrease in new contract activity with 66 New Pendings; a 32.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 94; and a 9.3% decrease in supply to 107 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.18 in November and a decrease from 1.15 in December 2023. The Contract Ratio is 38% lower than the 5-year December average of 1.41. 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.



December 2024

Boyertown Area (Berks, PA)

Email: ldavis@tcsr.realtor

New Listings 12

↓ -7.7% ↑ 50.0%
 from Nov 2024: 13 from Dec 2023: 8

YTD	2024	2023	+/-
	256	268	-4.5%

5-year Dec average: 12

New Pendings 9

↓ -52.6% ↔ 0.0%
 from Nov 2024: 19 from Dec 2023: 9

YTD	2024	2023	+/-
	229	223	2.7%

5-year Dec average: 16

Closed Sales 17

↑ 13.3% ↓ -22.7%
 from Nov 2024: 15 from Dec 2023: 22

YTD	2024	2023	+/-
	226	225	0.4%

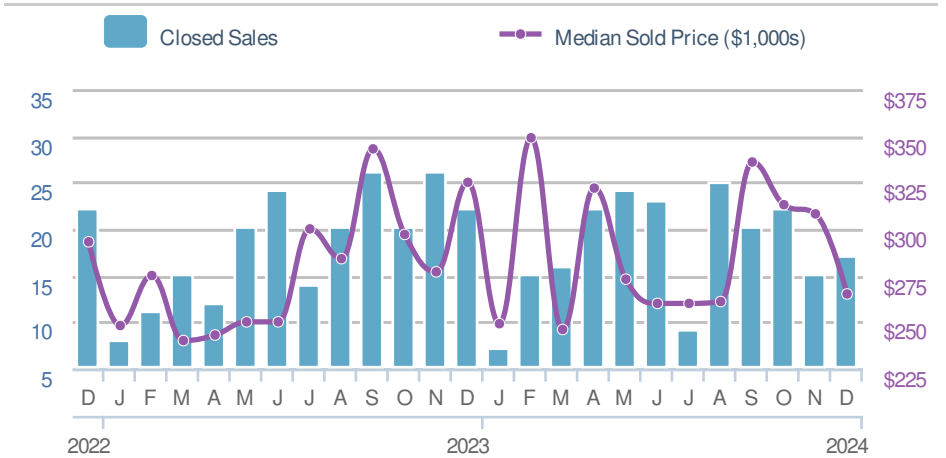
5-year Dec average: 25

Median Sold Price \$265,000

↓ -14.0% ↓ -18.5%
 from Nov 2024: \$308,000 from Dec 2023: \$325,000

YTD	2024	2023	+/-
	\$283,250	\$276,750	2.3%

5-year Dec average: \$260,800



Active Listings 25

Min 18 Max 39
 5-year Dec average: 27

Nov 2024	Dec 2023
20	30

Avg DOM 12

Min 12 Max 34
 5-year Dec average: 23

Nov 2024	Dec 2023	YTD
23	25	24

Avg Sold to OLP Ratio 99.1%

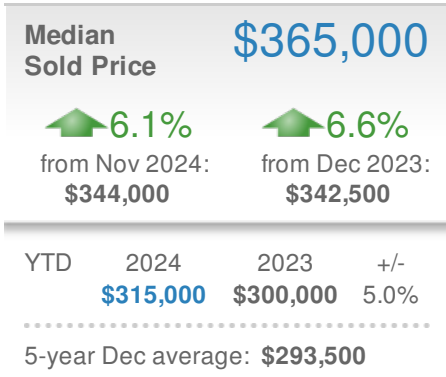
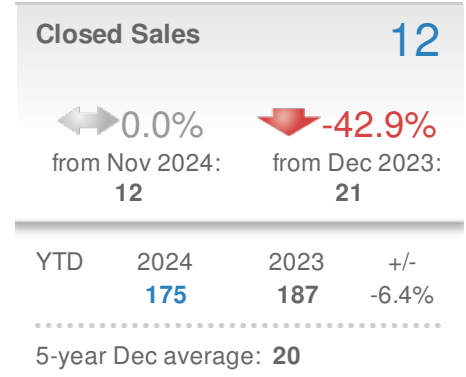
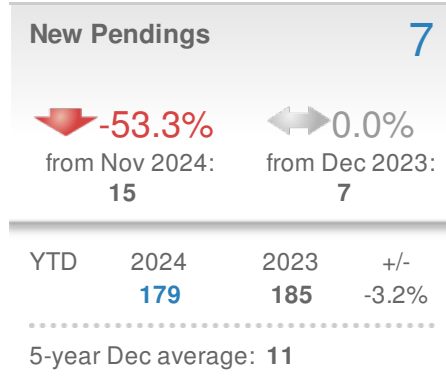
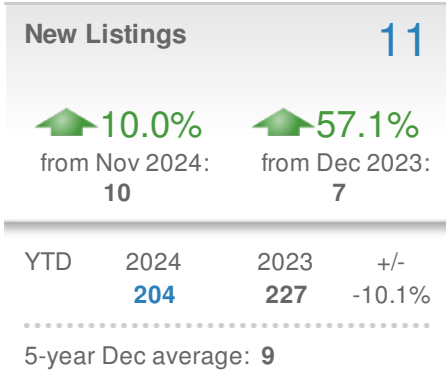
Min 95.9% Max 104.1%
 5-year Dec average: 99.1%

Nov 2024	Dec 2023	YTD
105.3%	95.9%	100.1%

December 2024

Boyertown Area (Berks, PA) - Detached

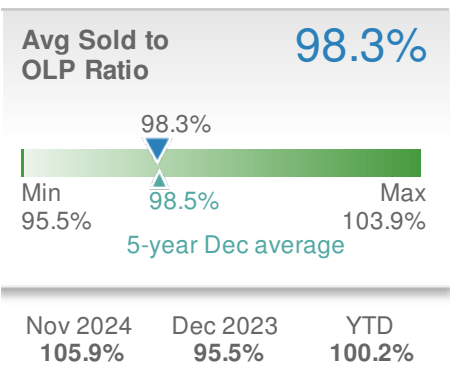
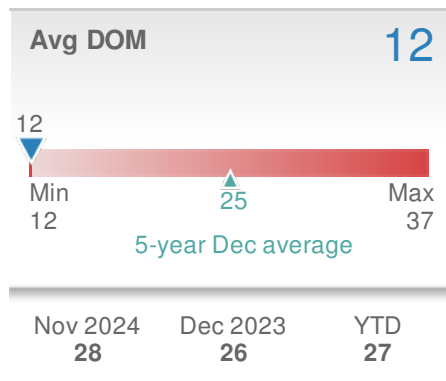
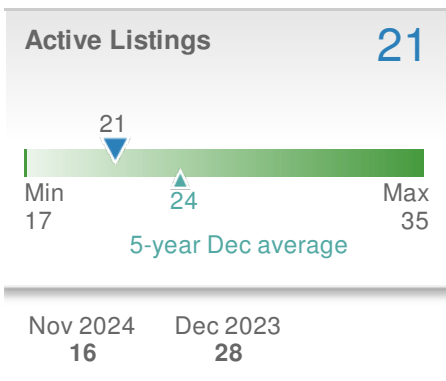
Tri-County Suburban REALTORS
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Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for December was \$365,000, representing an increase of 6.1% compared to last month and an increase of 6.6% from Dec 2023. The average days on market for units sold in December was 12 days, 52% below the 5-year December average of 25 days. There was a 53.3% month over month decrease in new contract activity with 7 New Pendings; a 48% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 13; and a 31.3% increase in supply to 21 active units.

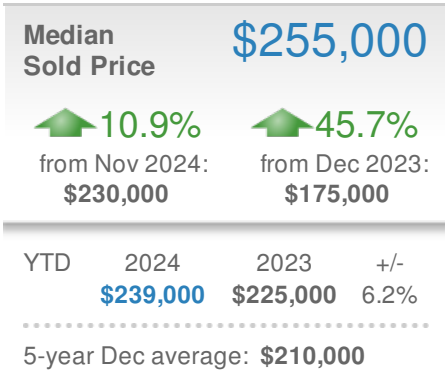
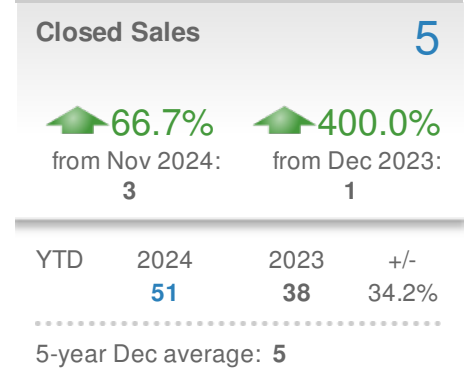
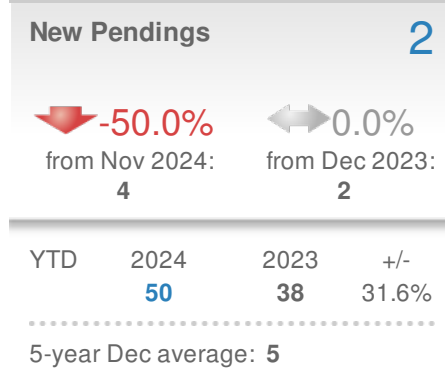
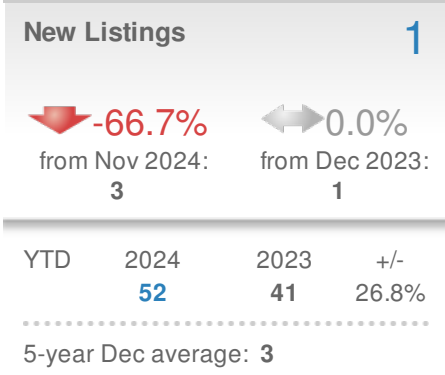
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 1.56 in November and an increase from 0.36 in December 2023. The Contract Ratio is 17% lower than the 5-year December average of 0.75. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



December 2024

Boyertown Area (Berks, PA) - Attached

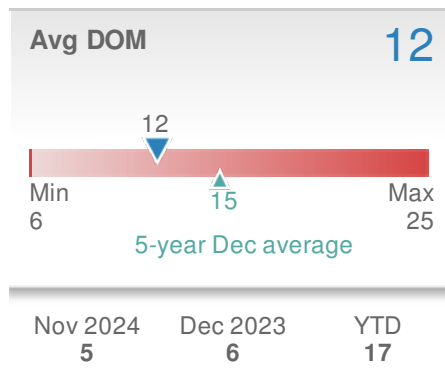
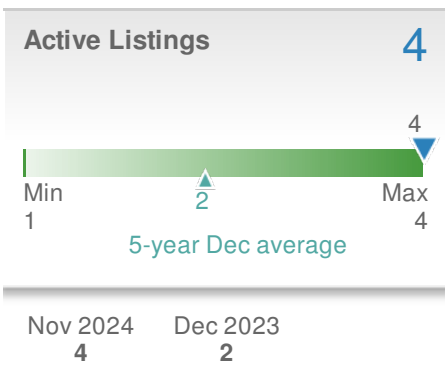
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for December was \$255,000, representing an increase of 10.9% compared to last month and an increase of 45.7% from Dec 2023. The average days on market for units sold in December was 12 days, 21% below the 5-year December average of 15 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; an 80% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 1; and no change in supply with 4 active units.

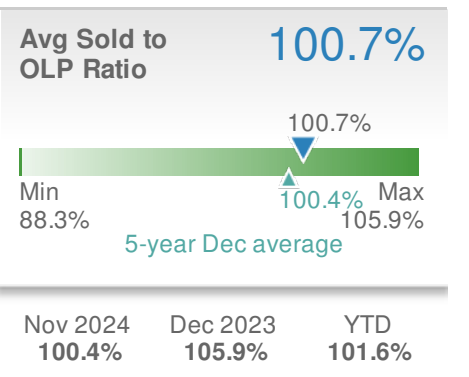
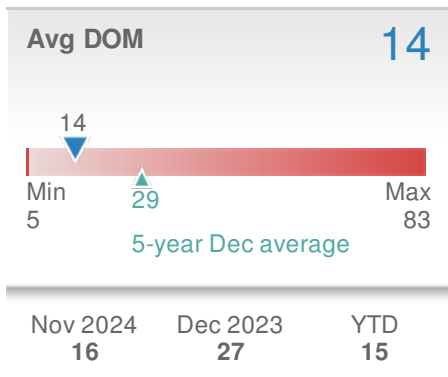
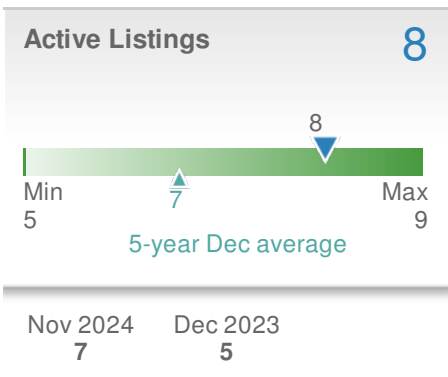
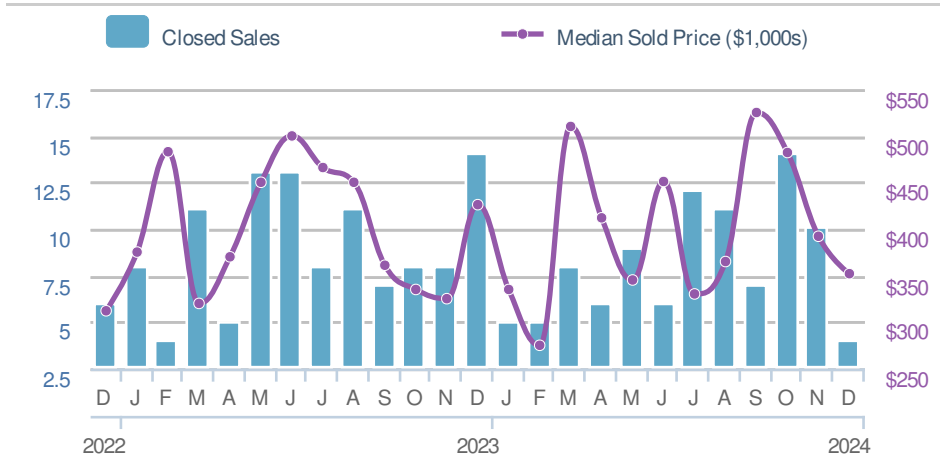
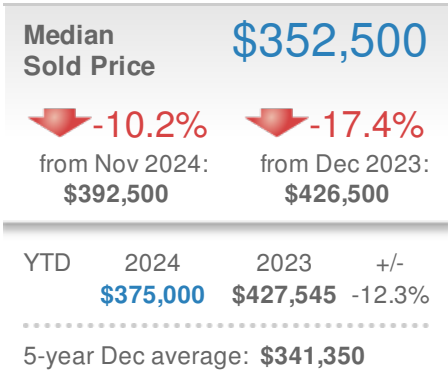
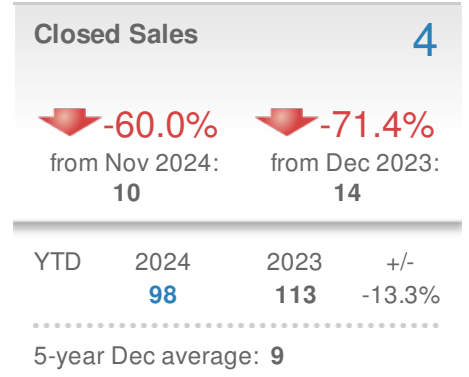
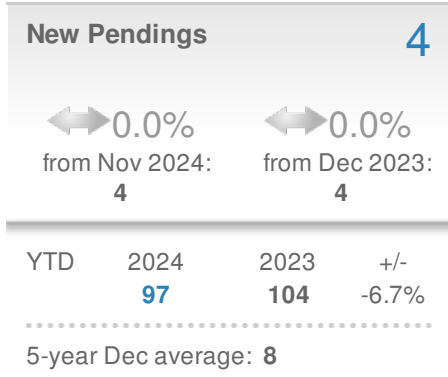
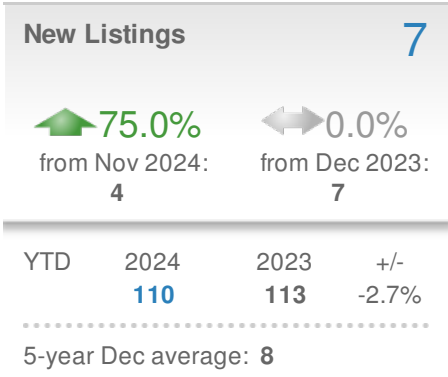
This activity resulted in a Contract Ratio of 0.25 pendings per active listing, down from 1.25 in November and a decrease from 1.00 in December 2023. The Contract Ratio is 91% lower than the 5-year December average of 2.75. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



December 2024

Twin Valley (Berks, PA)

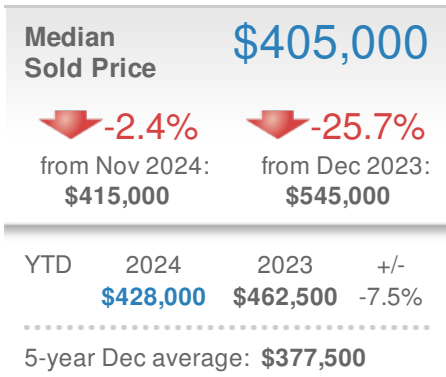
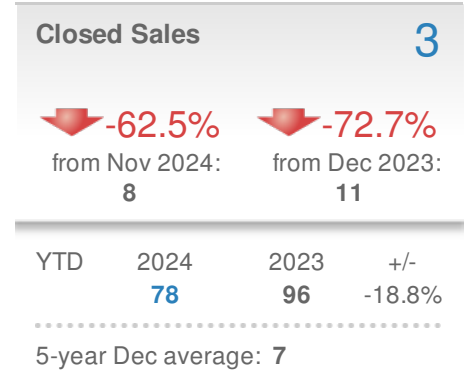
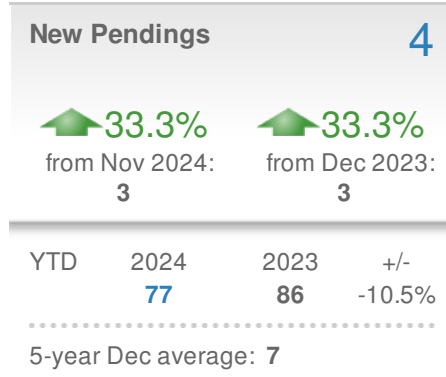
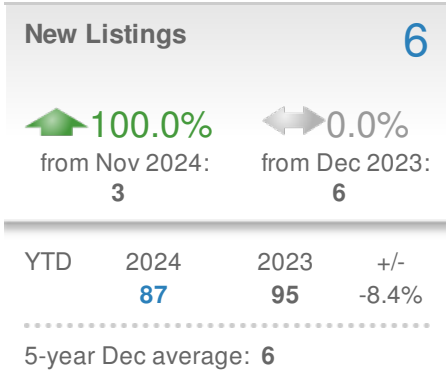
Email: ldavis@tcsr.realtor



December 2024

Twin Valley (Berks, PA) - Detached

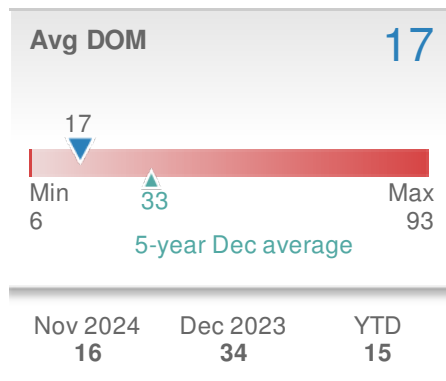
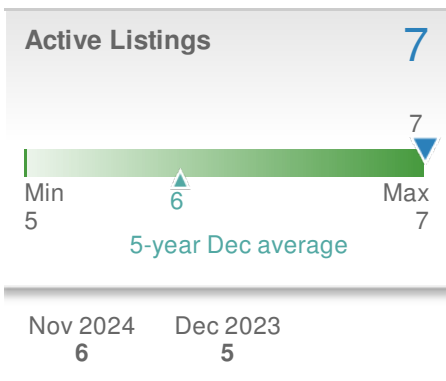
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Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for December was \$405,000, representing a decrease of 2.4% compared to last month and a decrease of 25.7% from Dec 2023. The average days on market for units sold in December was 17 days, 49% below the 5-year December average of 33 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from November) to 3; and a 16.7% increase in supply to 7 active units.

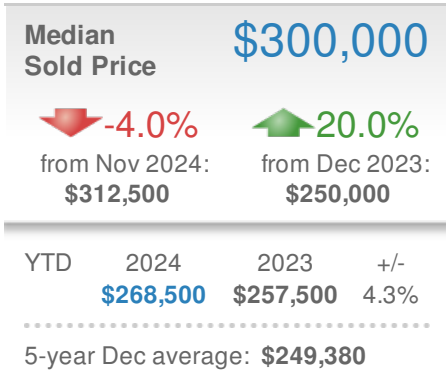
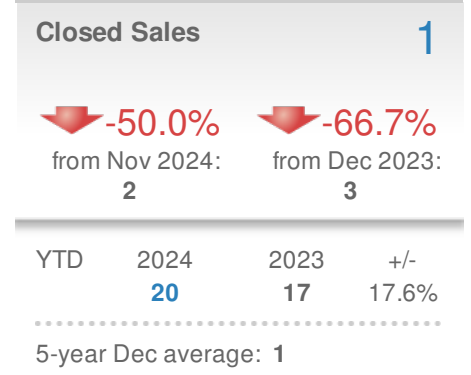
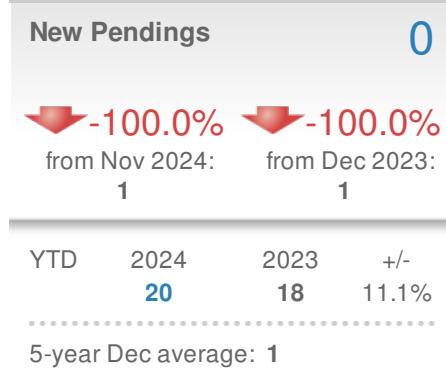
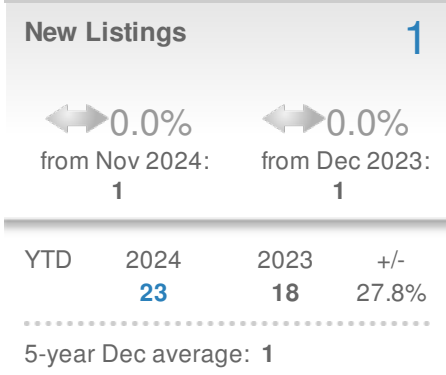
This activity resulted in a Contract Ratio of 0.43 pendings per active listing, up from 0.33 in November and a decrease from 0.80 in December 2023. The Contract Ratio is 81% lower than the 5-year December average of 2.21. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



December 2024

Twin Valley (Berks, PA) - Attached

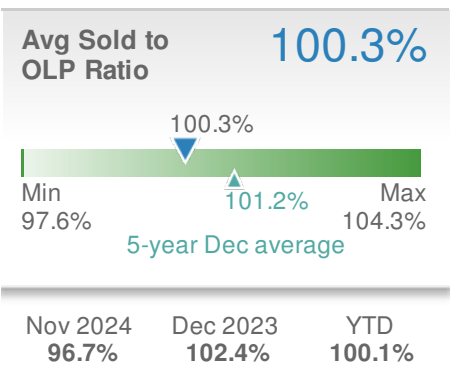
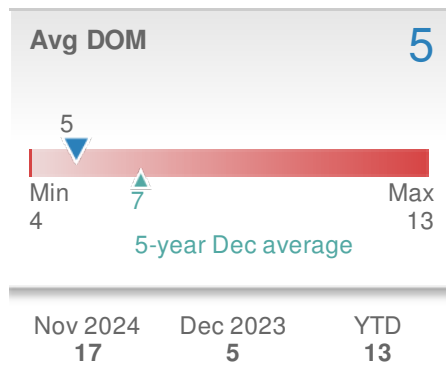
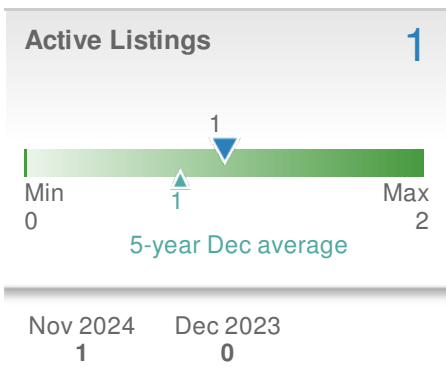
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for December was \$300,000, representing a decrease of 4% compared to last month and an increase of 20% from Dec 2023. The average days on market for units sold in December was 5 days, 24% below the 5-year December average of 7 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 1; and no change in supply with 1 active units.

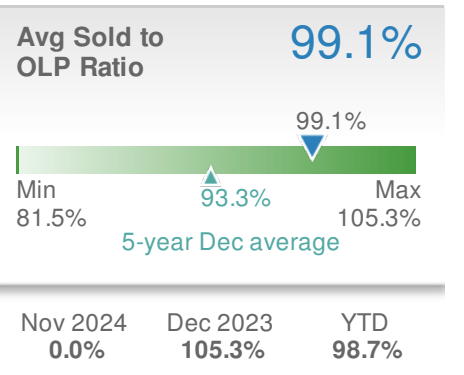
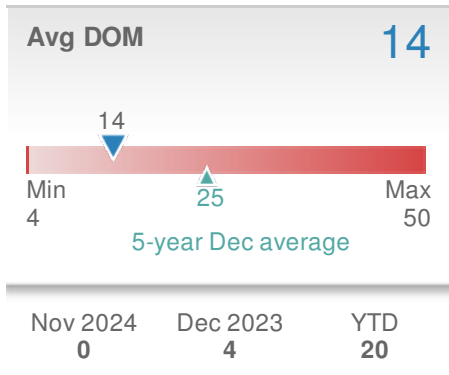
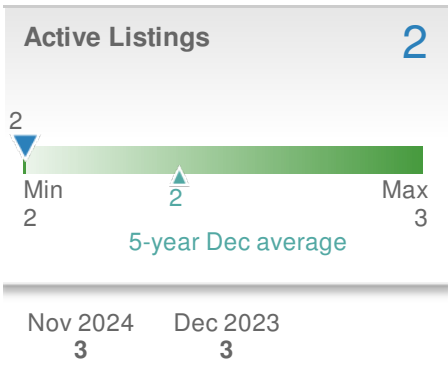
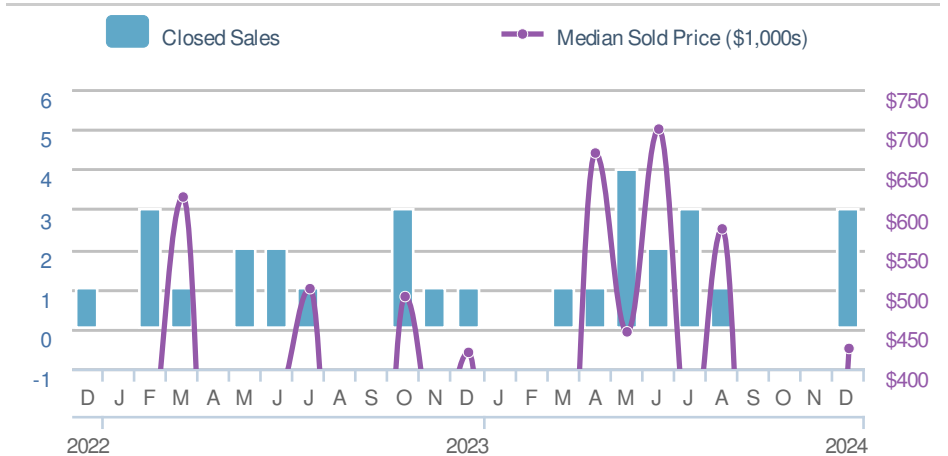
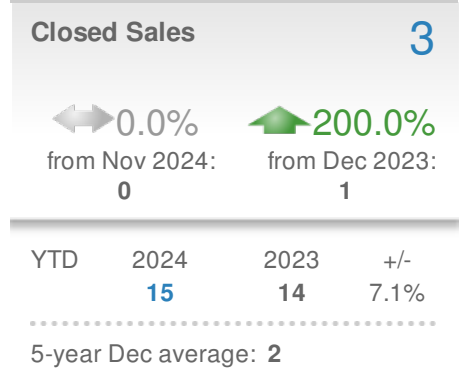
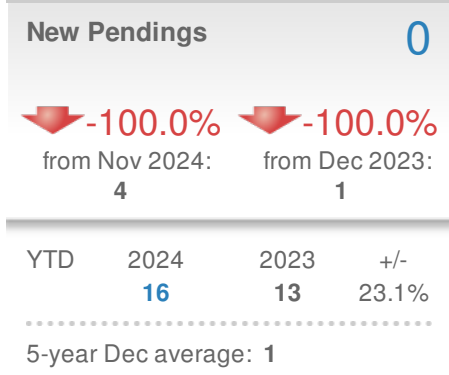
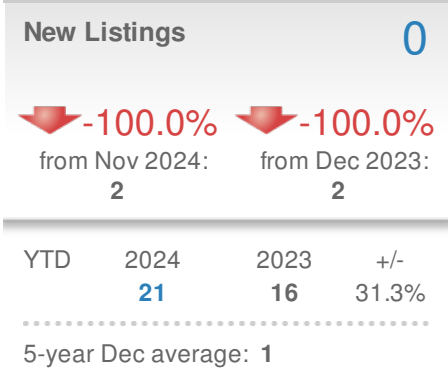
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.00 in November and an increase from 0.00 in December 2023. The Contract Ratio is 38% lower than the 5-year December average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



December 2024

Upper Perkiomen (Berks, PA)

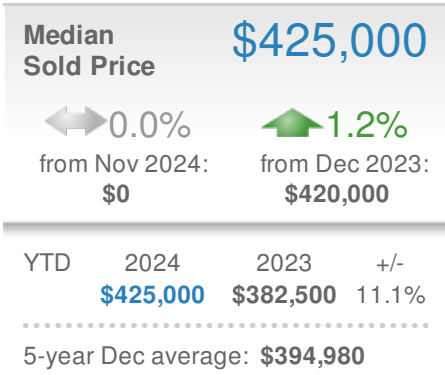
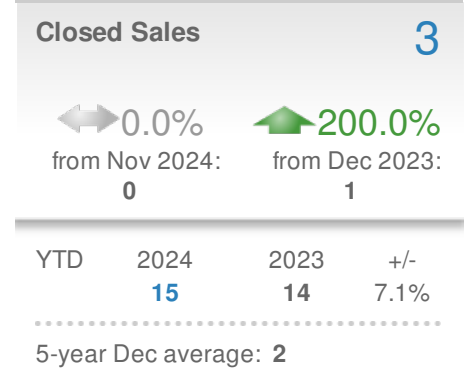
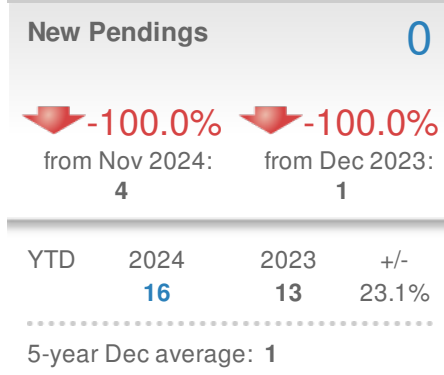
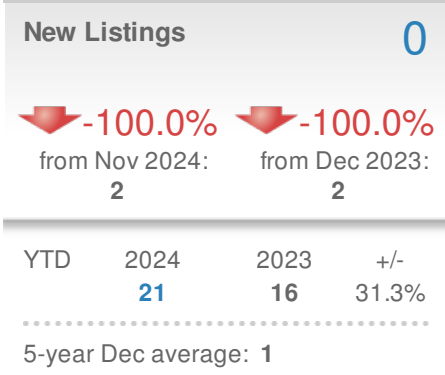
Email: ldavis@tcsr.realtor



December 2024

Upper Perkiomen (Berks, PA) - Detached

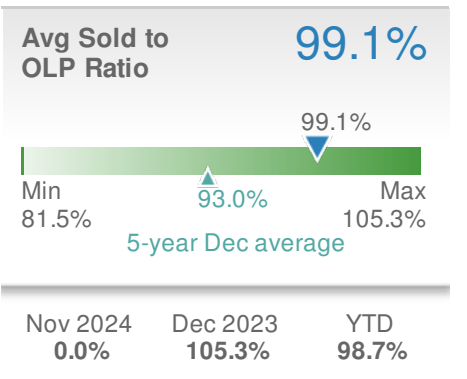
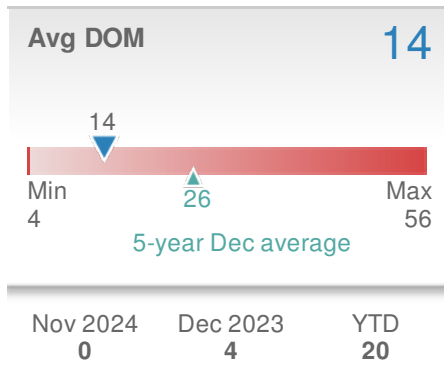
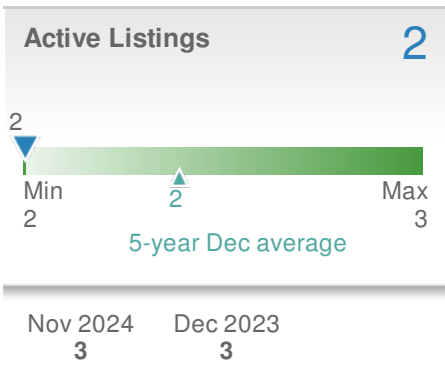
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for December was \$425,000, representing an increase of 0% compared to last month and an increase of 1.2% from Dec 2023. The average days on market for units sold in December was 14 days, 47% below the 5-year December average of 26 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 1; and a 33.3% decrease in supply to 2 active units.

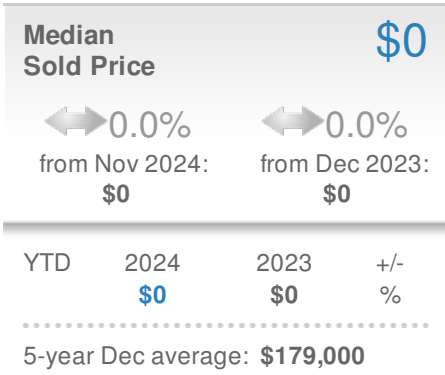
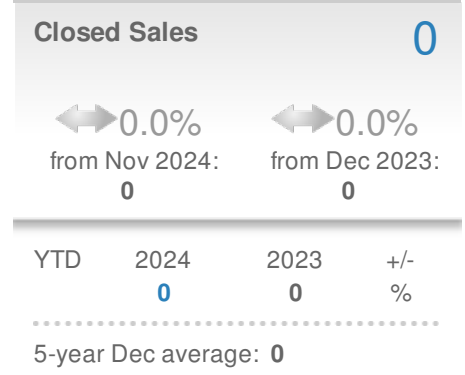
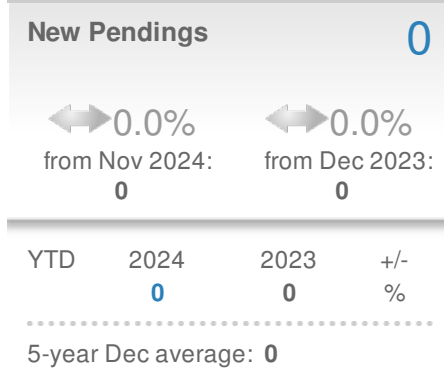
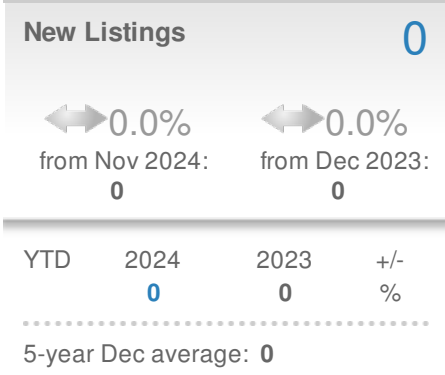
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.33 in November and an increase from 0.00 in December 2023. The Contract Ratio is 42% lower than the 5-year December average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



December 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 December was \$0, representing no change compared to last month and no change from Dec 2023. The average days on market for units sold in December was 0 days, 100% below the 5-year December average of 33 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 November) 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 November and no change from December 2023. The Contract Ratio is the same as the 5-year December 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.

