

January 2025

All Home Types
Detached
Attached

Local Market Insight

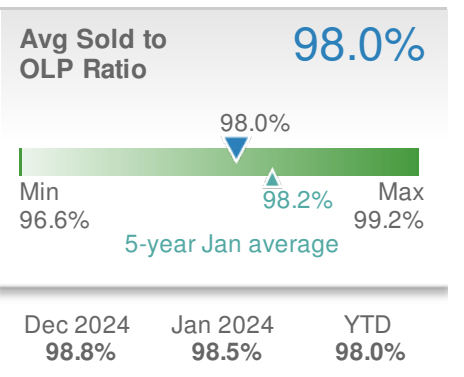
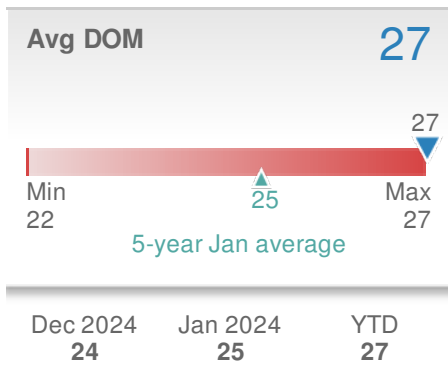
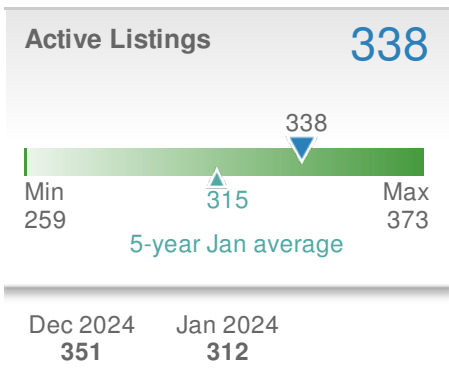
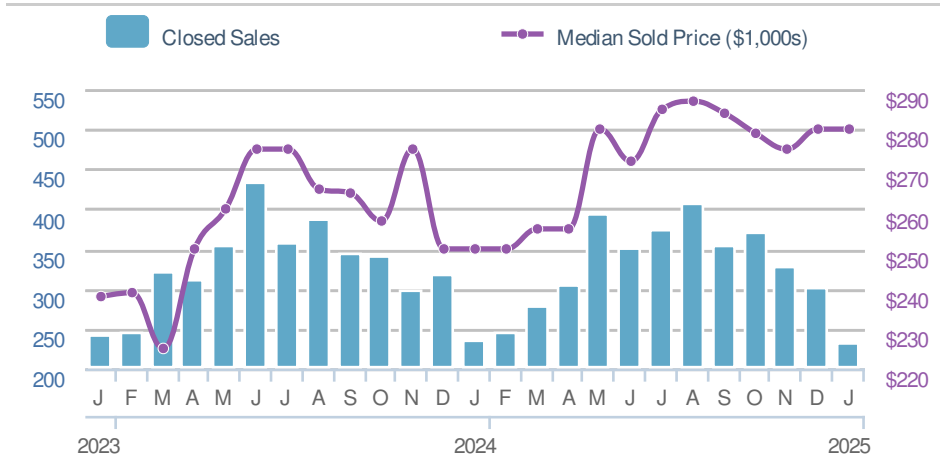
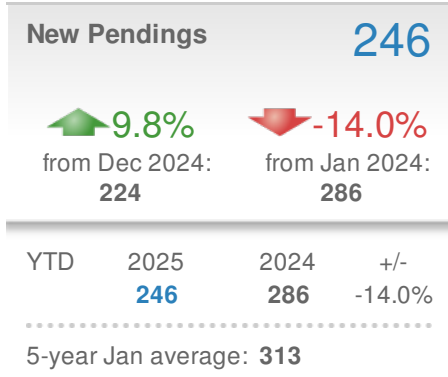
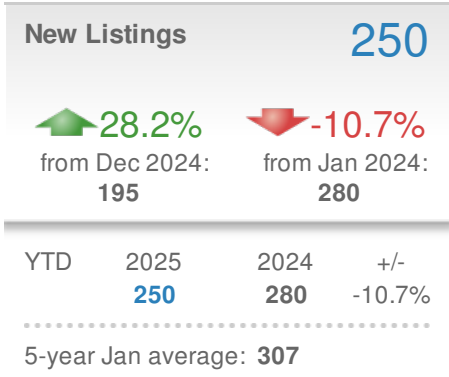
Berks County, PA



Presented by
Lauren Davis
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January 2025
 Berks County, PA

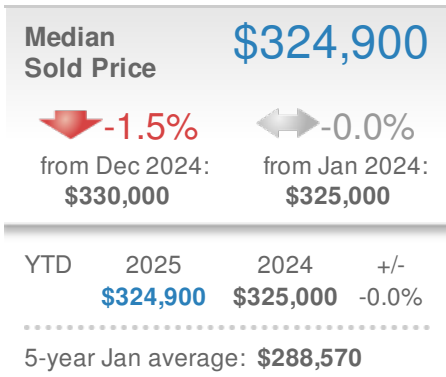
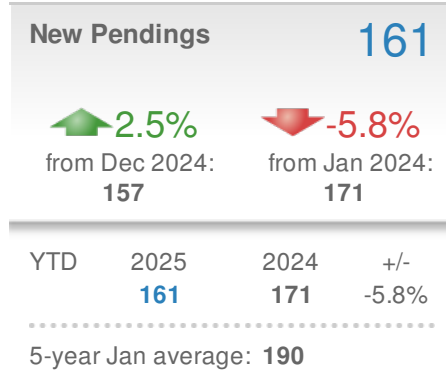
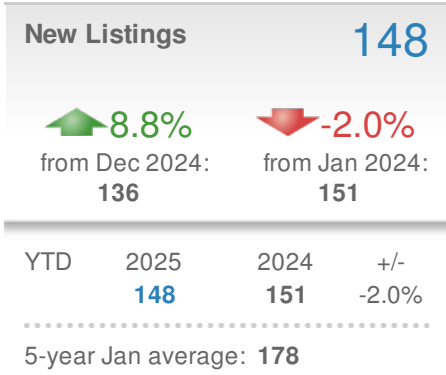
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January 2025

Berks County, PA - Detached

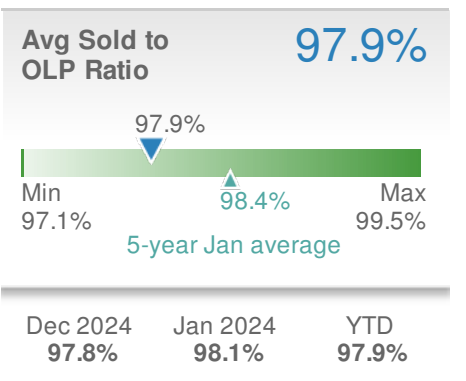
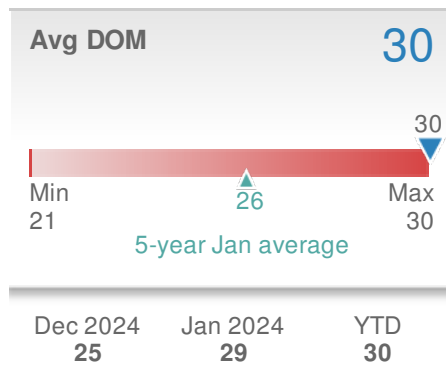
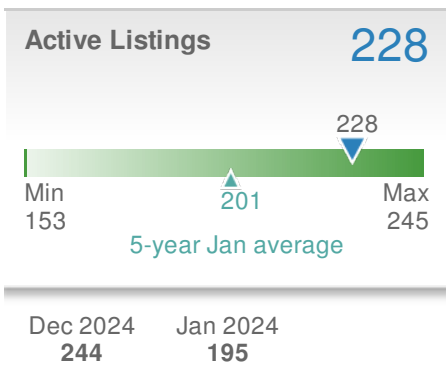
Tri-County Suburban REALTORS
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Summary

In Berks County, PA, the median sold price for Detached properties for January was \$324,900, representing a decrease of 1.5% compared to last month and a decrease of 0% from Jan 2024. The average days on market for units sold in January was 30 days, 15% above the 5-year January average of 26 days. There was a 2.5% month over month increase in new contract activity with 161 New Pendings; a 3.8% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 229; and a 6.6% decrease in supply to 228 active units.

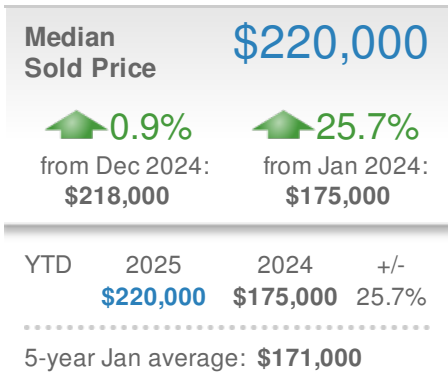
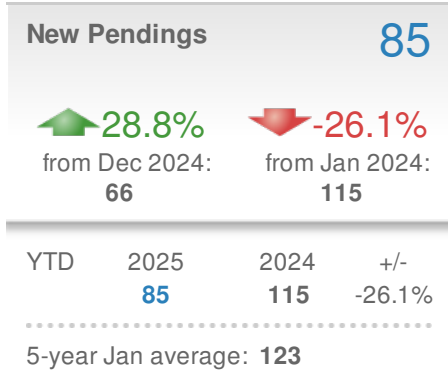
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.98 in December and a decrease from 1.12 in January 2024. The Contract Ratio is 32% lower than the 5-year January average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2025

Berks County, PA - Attached

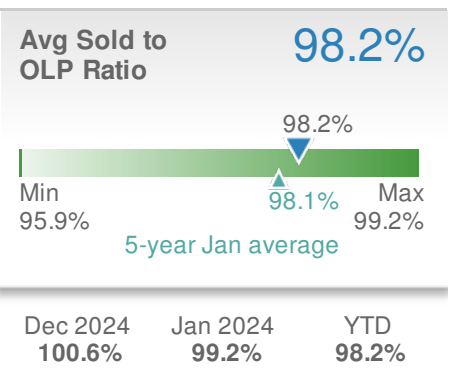
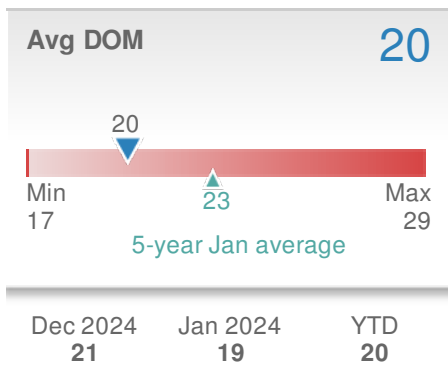
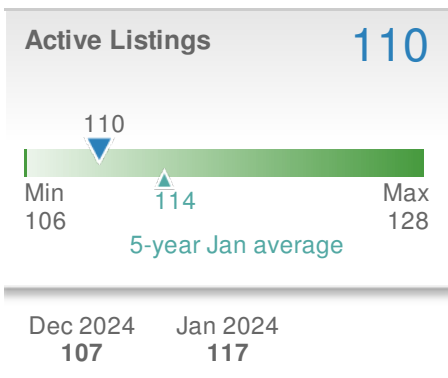
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Summary

In Berks County, PA, the median sold price for Attached properties for January was \$220,000, representing an increase of 0.9% compared to last month and an increase of 25.7% from Jan 2024. The average days on market for units sold in January was 20 days, 12% below the 5-year January average of 23 days. There was a 28.8% month over month increase in new contract activity with 85 New Pendings; a 7.4% MoM increase in All Pendings (new contracts + contracts carried over from December) to 101; and a 2.8% increase in supply to 110 active units.

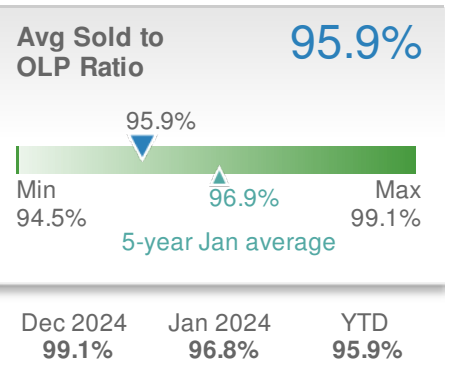
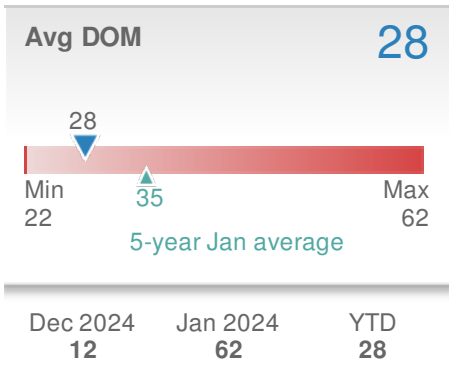
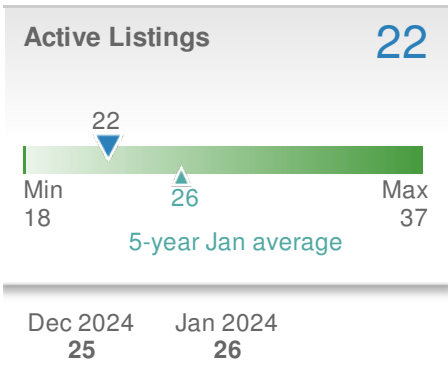
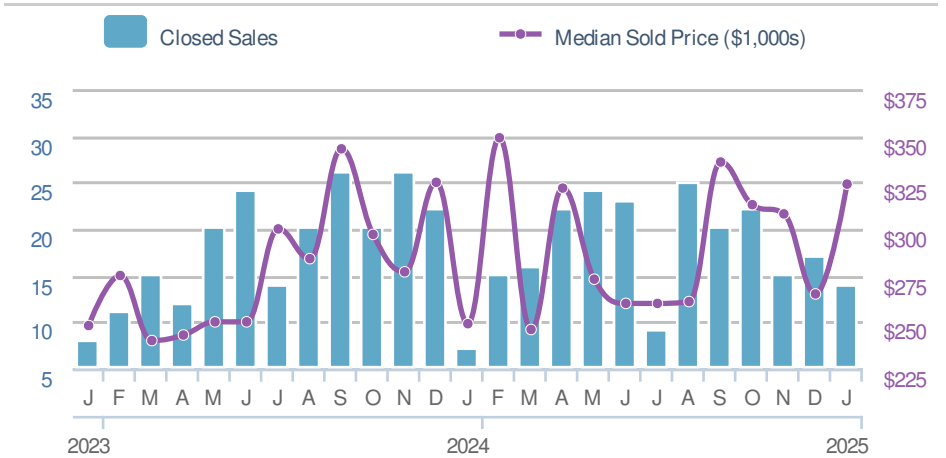
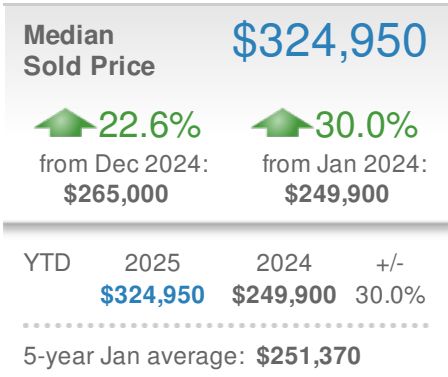
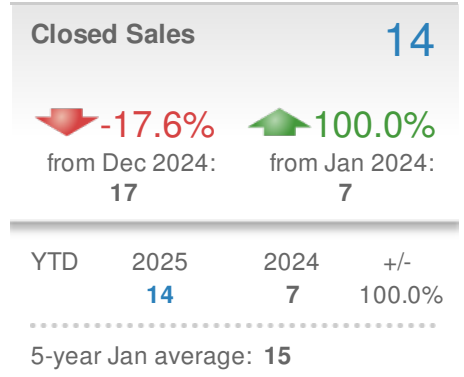
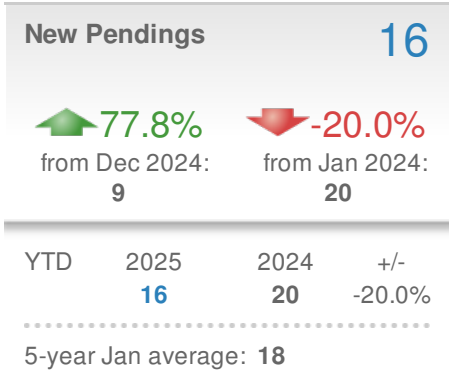
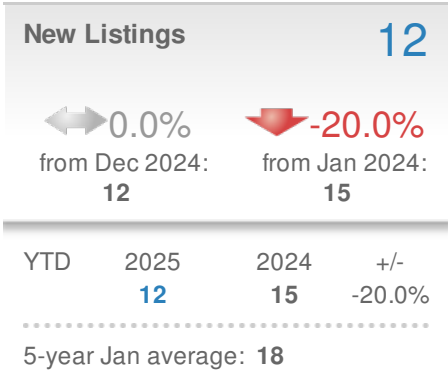
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.88 in December and a decrease from 1.19 in January 2024. The Contract Ratio is 36% lower than the 5-year January average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2025

Boyertown Area (Berks, PA)

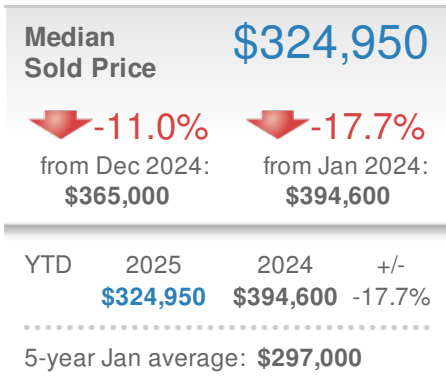
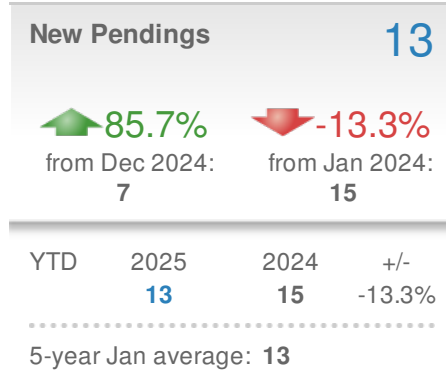
Email: ldavis@tcsr.realtor



January 2025

Boyertown Area (Berks, PA) - Detached

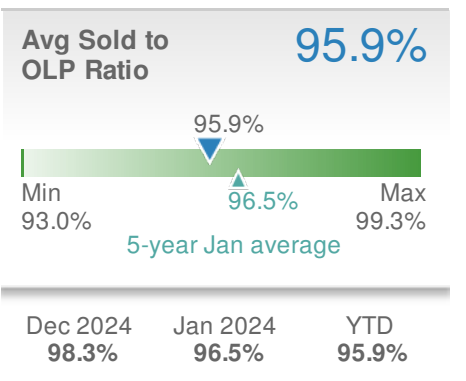
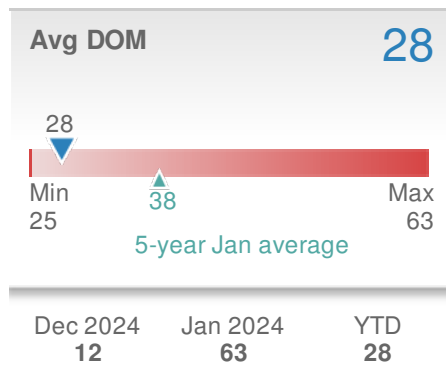
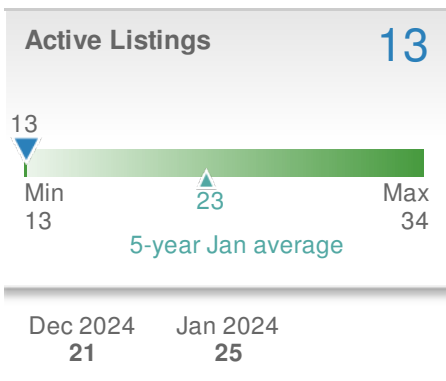
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Summary

In Boyertown Area (Berks, PA), the median sold price for Detached properties for January was \$324,950, representing a decrease of 11% compared to last month and a decrease of 17.7% from Jan 2024. The average days on market for units sold in January was 28 days, 26% below the 5-year January average of 38 days. There was an 85.7% month over month increase in new contract activity with 13 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 11; and a 38.1% decrease in supply to 13 active units.

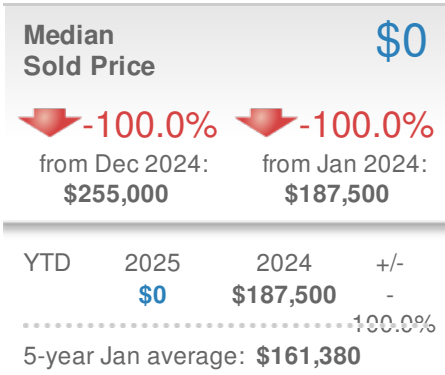
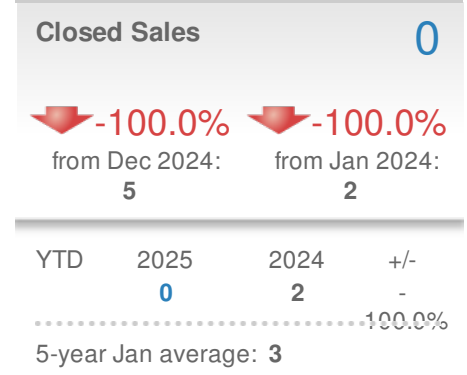
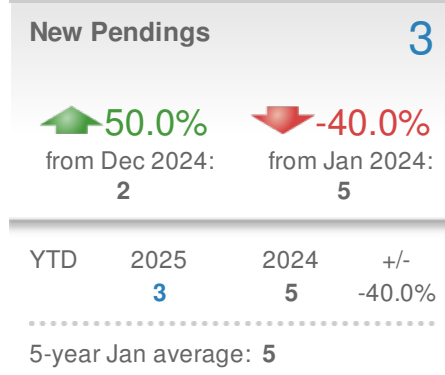
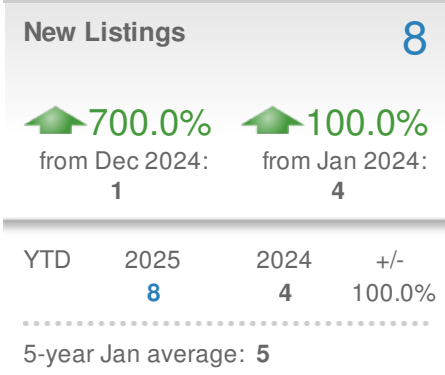
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, up from 0.62 in December and an increase from 0.72 in January 2024. The Contract Ratio is 6% higher than the 5-year January average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2025

Boyertown Area (Berks, PA) - Attached

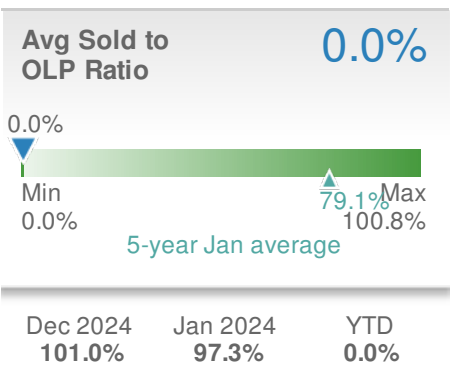
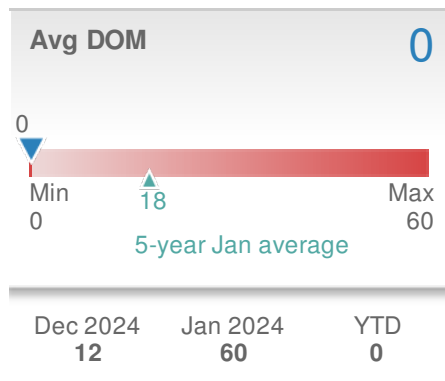
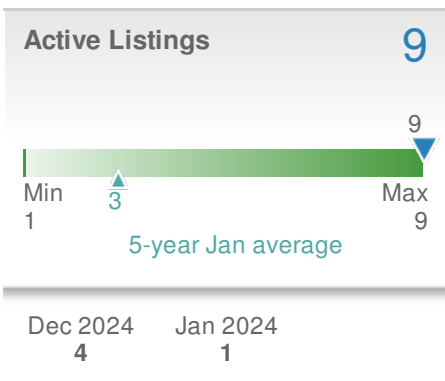
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Summary

In Boyertown Area (Berks, PA), the median sold price for Attached properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2024. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 18 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from December) to 4; and a 125% increase in supply to 9 active units.

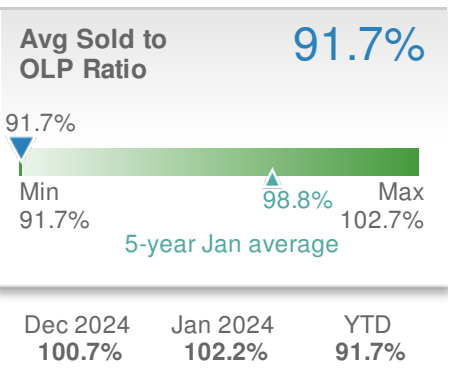
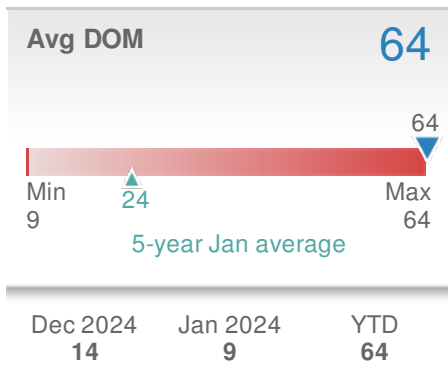
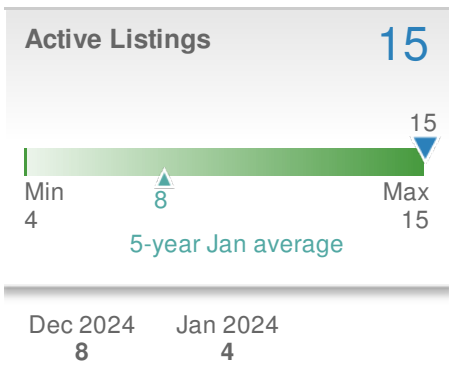
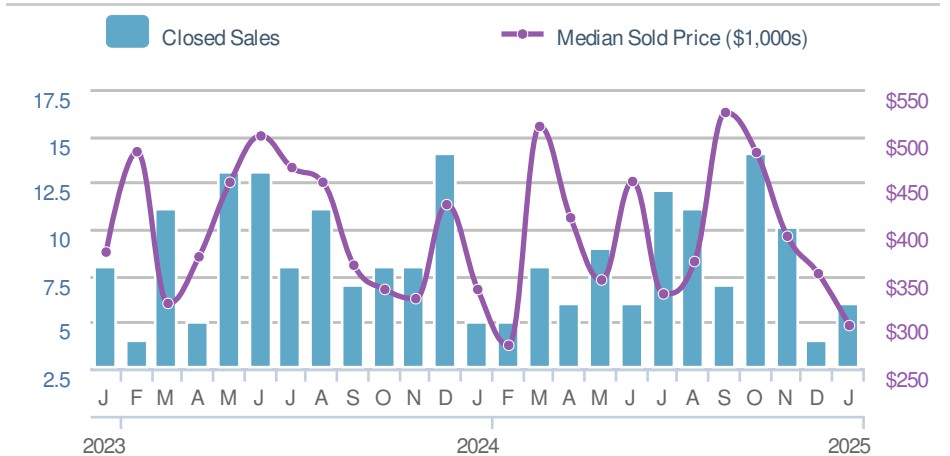
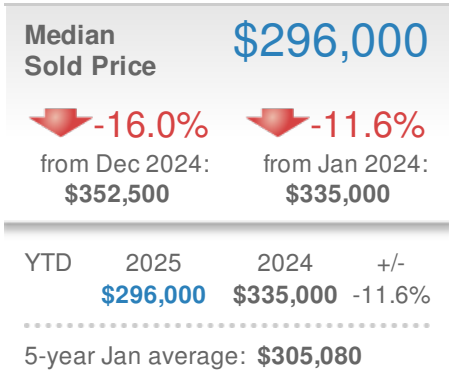
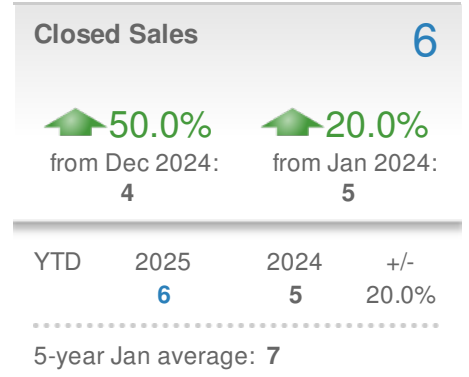
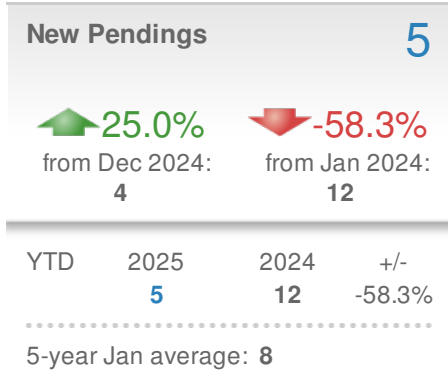
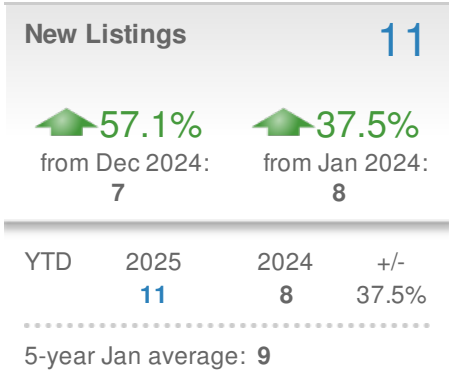
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, up from 0.25 in December and a decrease from 5.00 in January 2024. The Contract Ratio is 89% lower than the 5-year January average of 3.95. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2025

Twin Valley (Berks, PA)

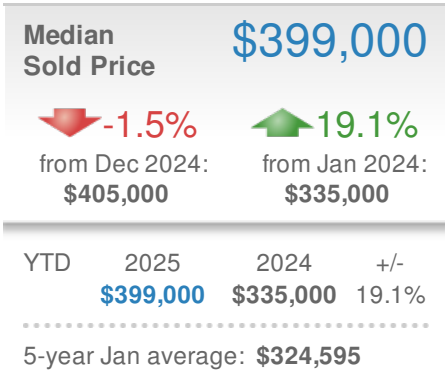
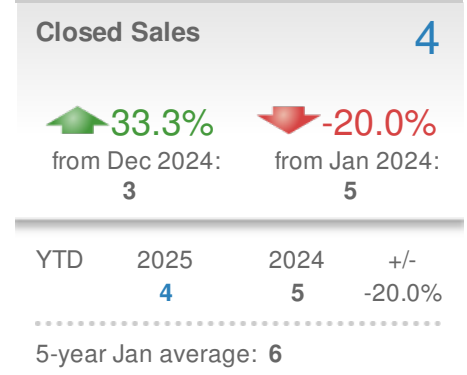
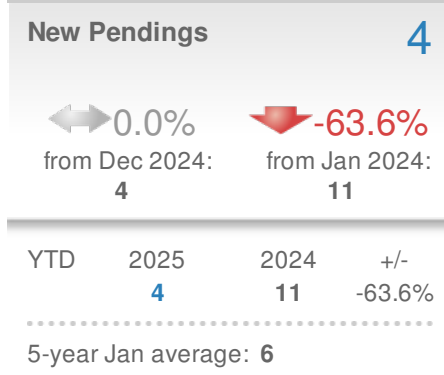
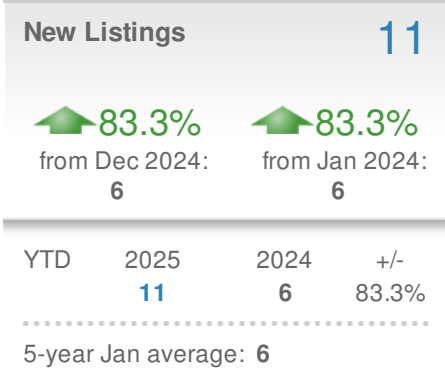
Email: ldavis@tcsr.realtor



January 2025

Twin Valley (Berks, PA) - Detached

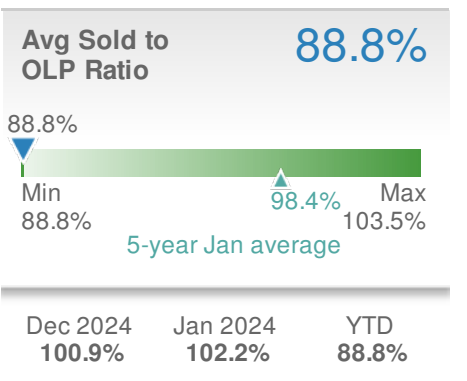
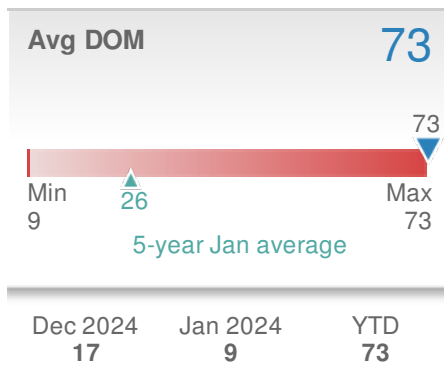
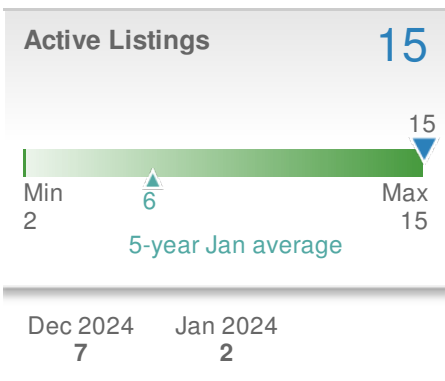
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Summary

In Twin Valley (Berks, PA), the median sold price for Detached properties for January was \$399,000, representing a decrease of 1.5% compared to last month and an increase of 19.1% from Jan 2024. The average days on market for units sold in January was 73 days, 179% above the 5-year January average of 26 days. There was no month over month change in new contract activity with 4 New Pendings; a 333.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 13; and a 114.3% increase in supply to 15 active units.

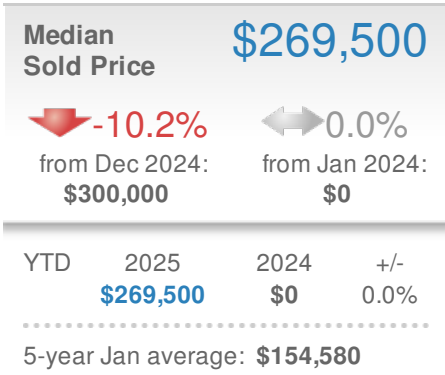
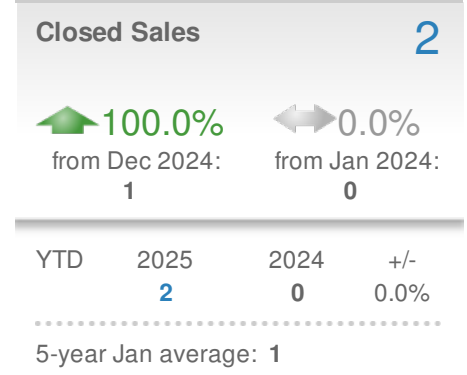
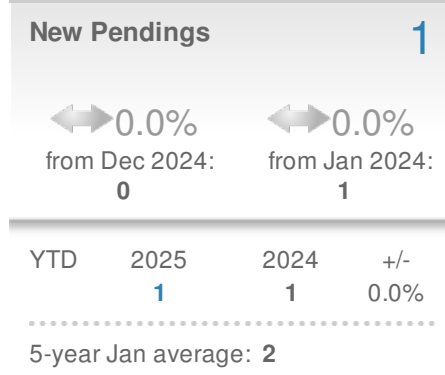
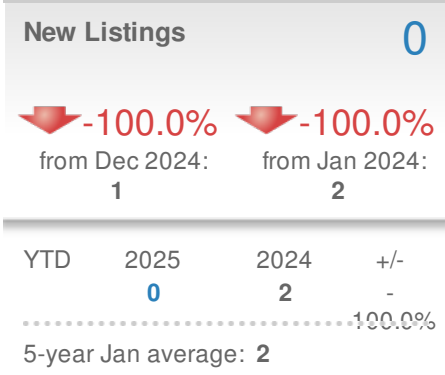
This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.43 in December and a decrease from 5.00 in January 2024. The Contract Ratio is 68% lower than the 5-year January average of 2.72. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2025

Twin Valley (Berks, PA) - Attached

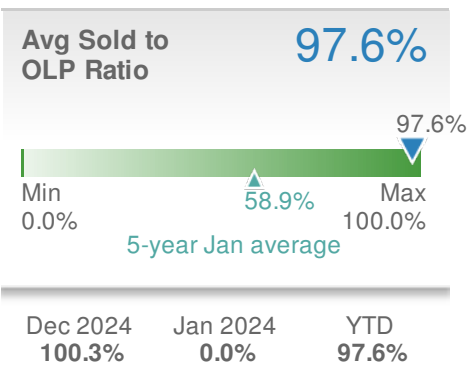
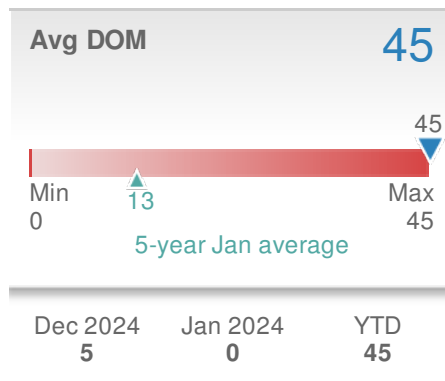
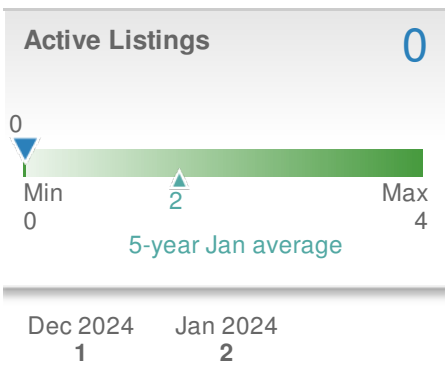
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Summary

In Twin Valley (Berks, PA), the median sold price for Attached properties for January was \$269,500, representing a decrease of 10.2% compared to last month and an increase of 0% from Jan 2024. The average days on market for units sold in January was 45 days, 252% above the 5-year January average of 13 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 1; and a 100% decrease in supply to 0 active units.

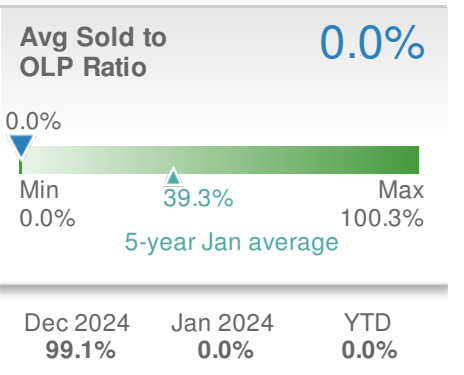
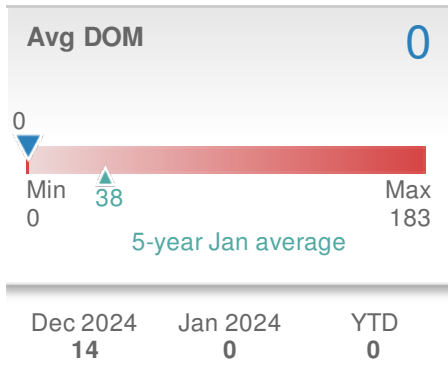
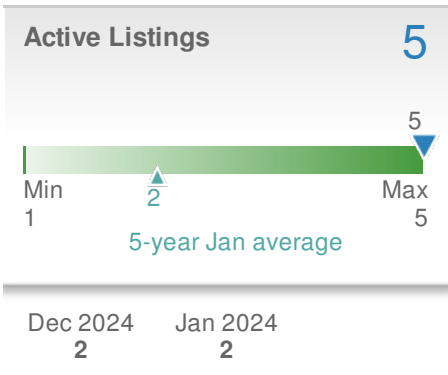
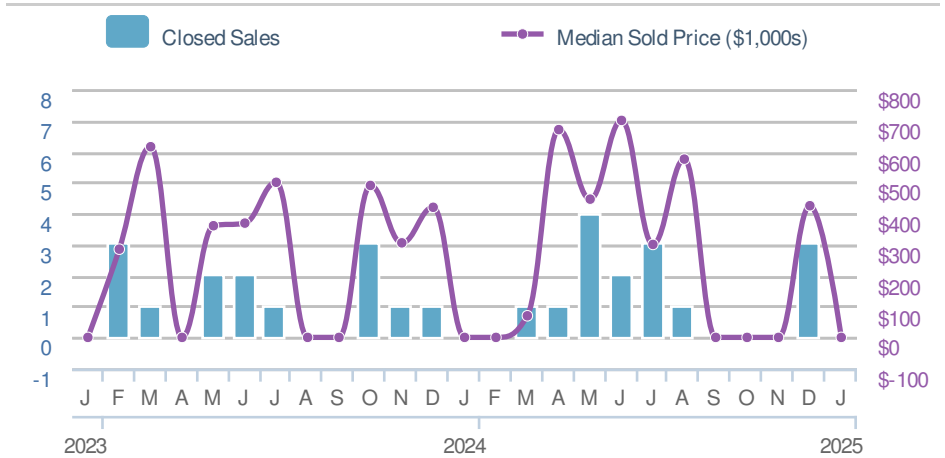
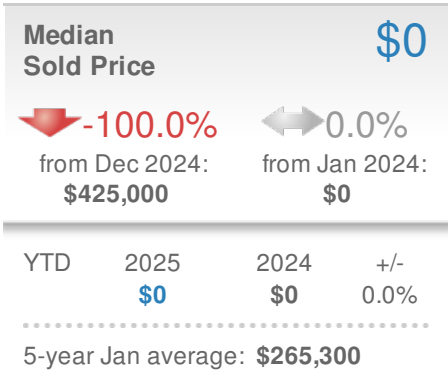
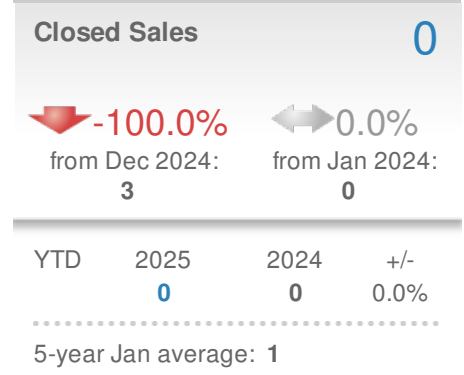
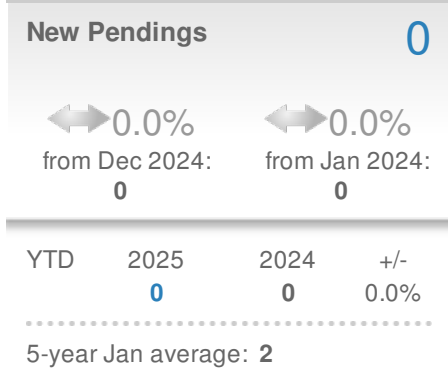
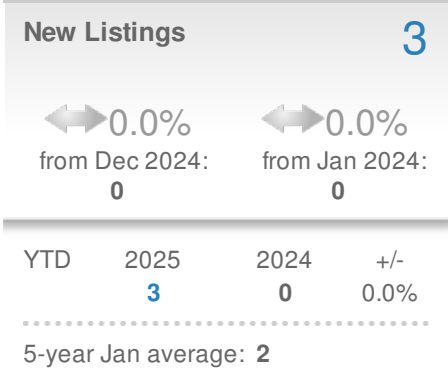
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in December and a decrease from 1.00 in January 2024. The Contract Ratio is 100% lower than the 5-year January average of 0.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2025

Upper Perkiomen (Berks, PA)

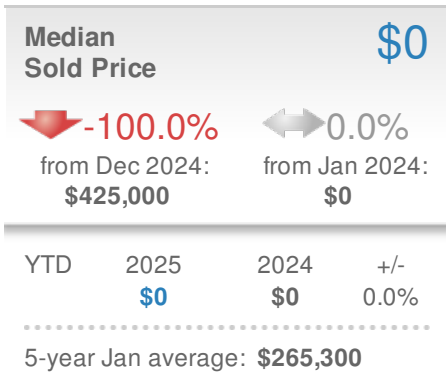
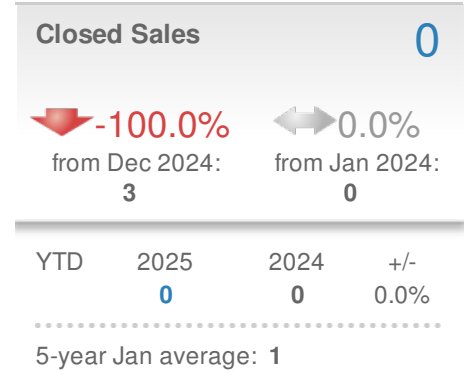
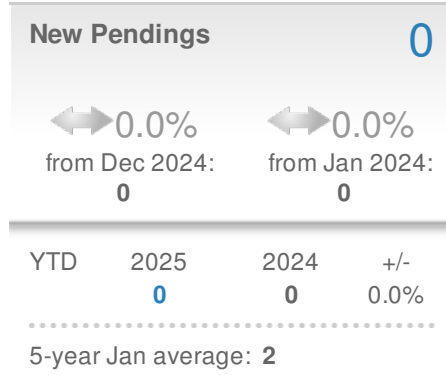
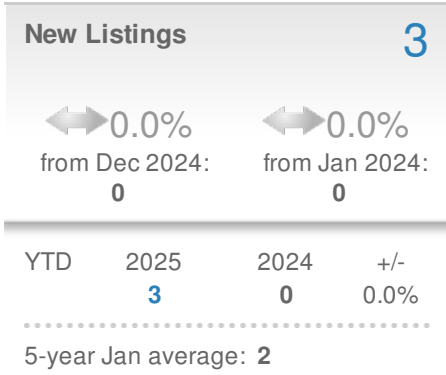
Email: ldavis@tcsr.realtor



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Upper Perkiomen (Berks, PA) - Detached

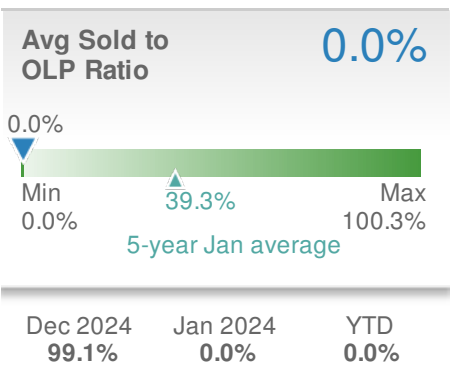
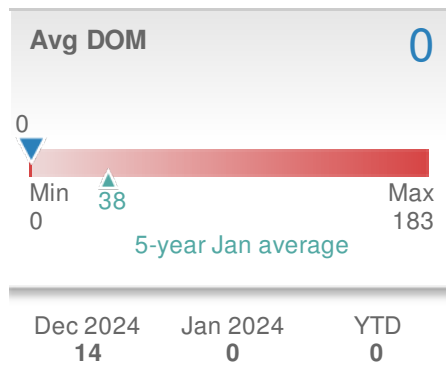
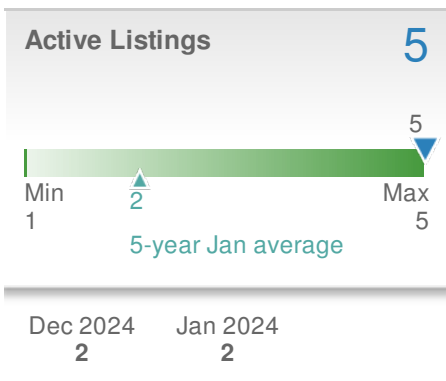
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Summary

In Upper Perkiomen (Berks, PA), the median sold price for Detached properties for January was \$0, representing a decrease of 100% compared to last month and no change from Jan 2024. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 38 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 December) with 1; and a 150% increase in supply to 5 active units.

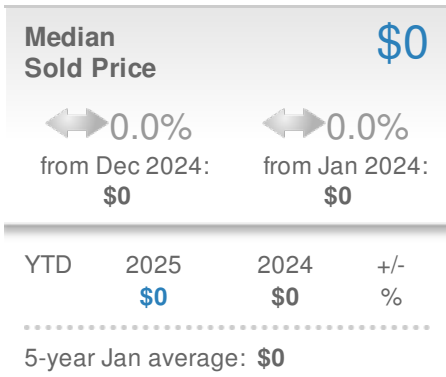
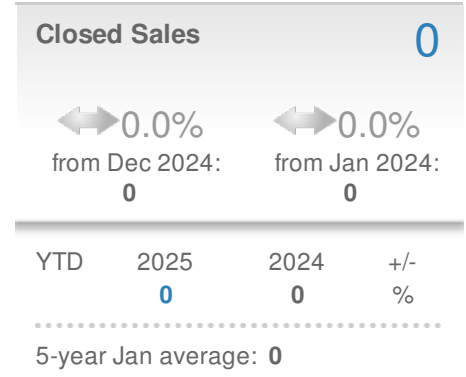
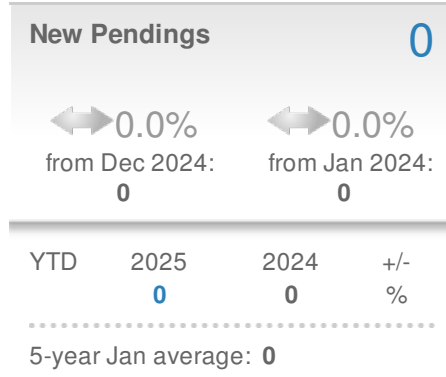
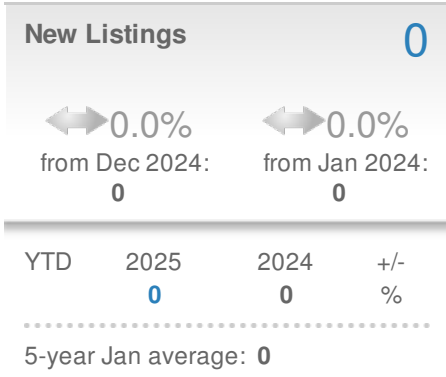
This activity resulted in a Contract Ratio of 0.20 pendings per active listing, down from 0.50 in December and an increase from 0.00 in January 2024. The Contract Ratio is 90% lower than the 5-year January average of 1.94. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2025

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 January was \$0, representing no change compared to last month and no change from Jan 2024. The average days on market for units sold in January was 0 days, the same as the 5-year January 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 December) 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 December and no change from January 2024. The Contract Ratio is the same as the 5-year January 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.

