

# February 2021

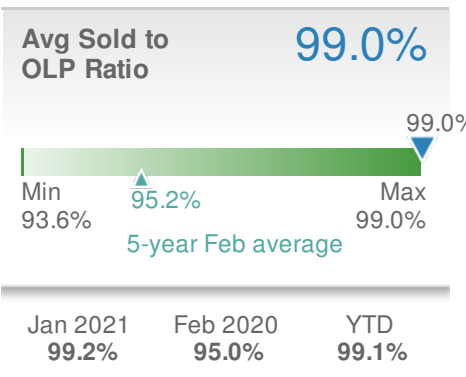
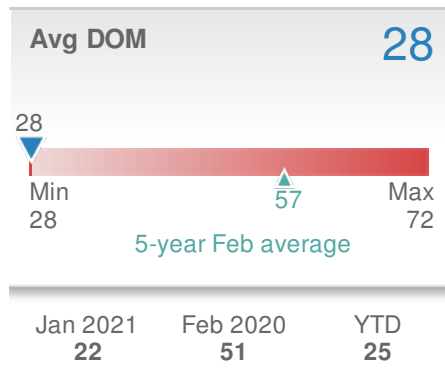
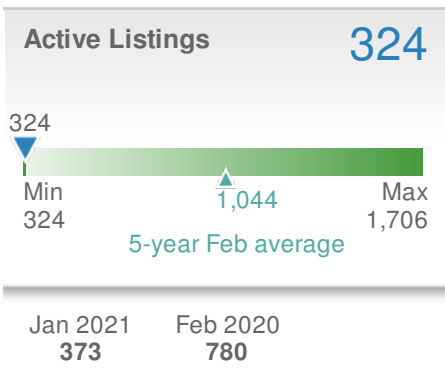
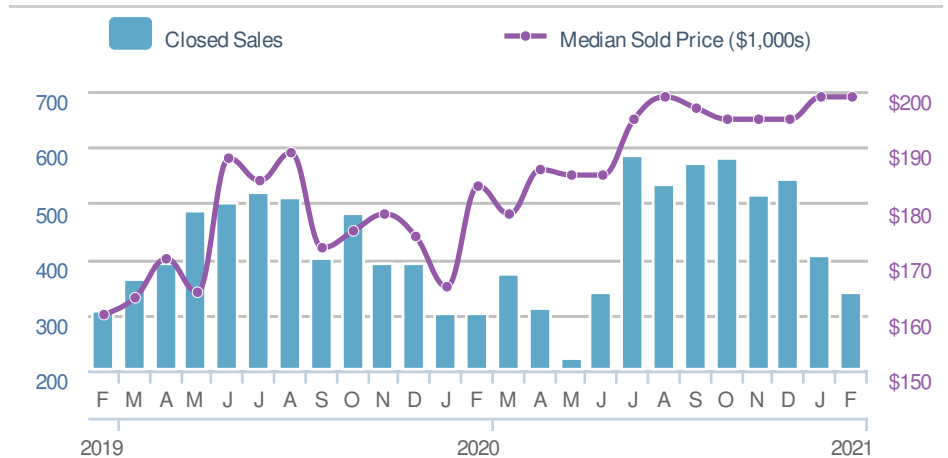
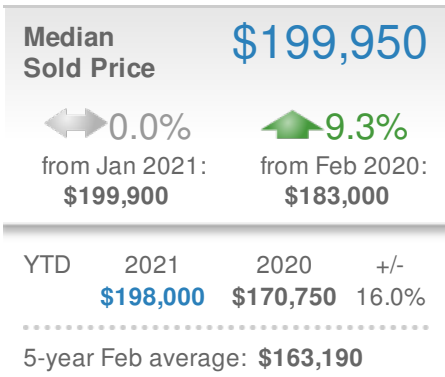
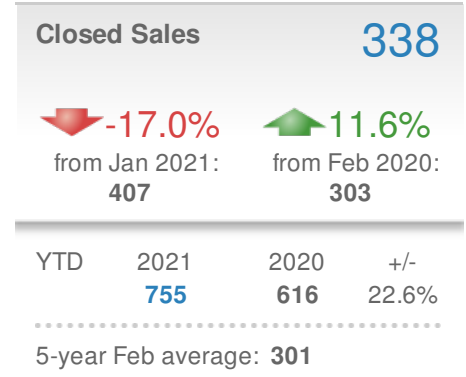
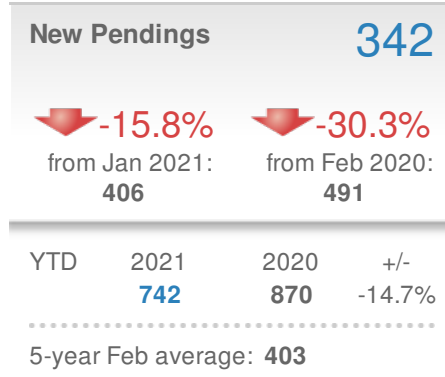
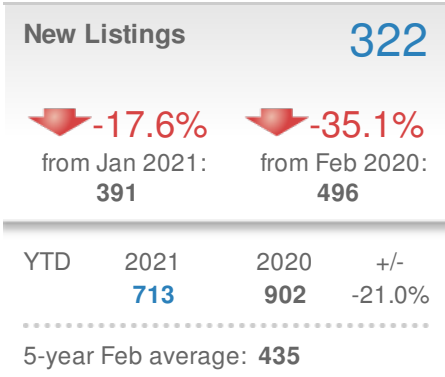
All Home Types  
Detached  
Attached

## Local Market Insight

### Berks County, PA

**February 2021**  
Berks County, PA

Email: info@tcsr.realtor

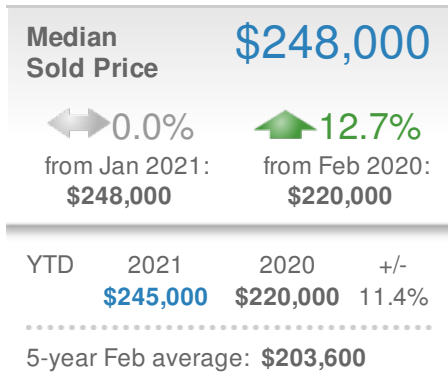
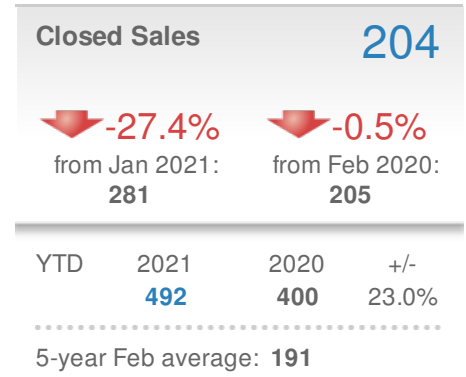
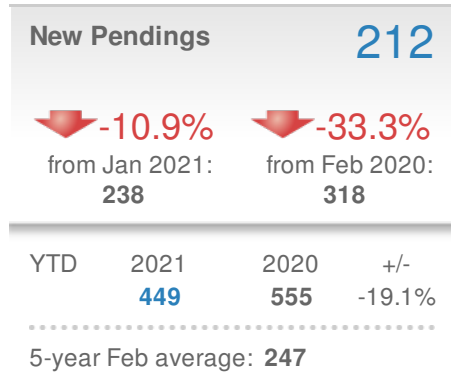
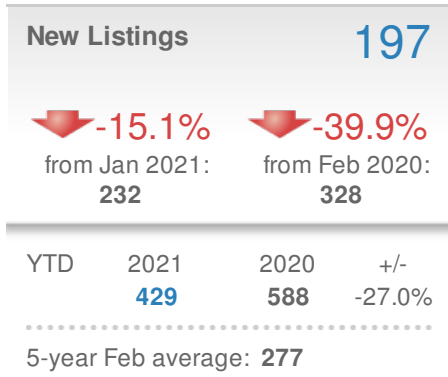


## February 2021

### Berks County, PA - Detached

Tri-County Suburban REALTORS

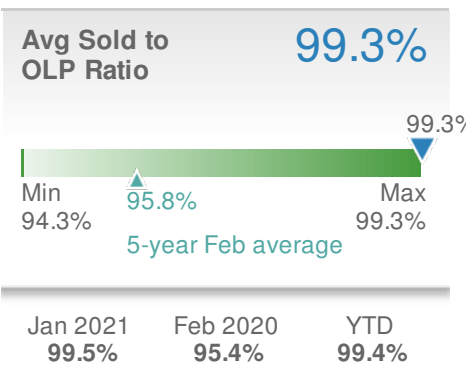
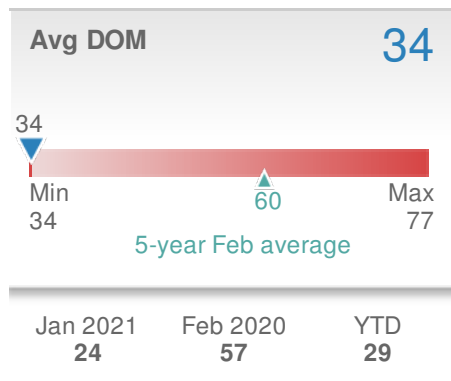
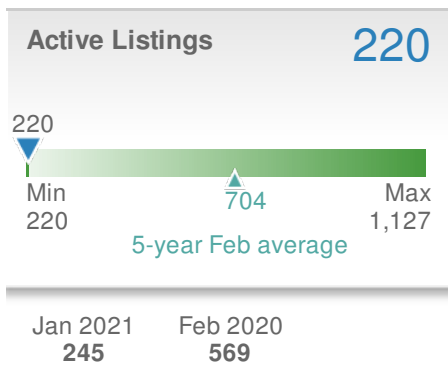
Email: info@tcsr.realtor



### Summary

In Berks County, PA, the median sold price for Detached properties for February was \$248,000, representing no change compared to last month and an increase of 12.7% from Feb 2020. The average days on market for units sold in February was 34 days, 43% below the 5-year February average of 60 days. There was a 10.9% month over month decrease in new contract activity with 212 New Pendings; a 0.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 428; and a 10.2% decrease in supply to 220 active units.

This activity resulted in a Contract Ratio of 1.95 pendings per active listing, up from 1.74 in January and an increase from 0.85 in February 2020. The Contract Ratio is 139% higher than the 5-year February average of 0.82. 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.

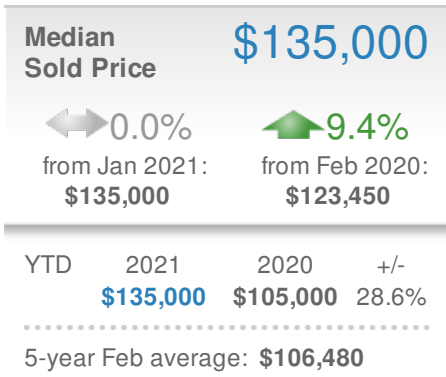
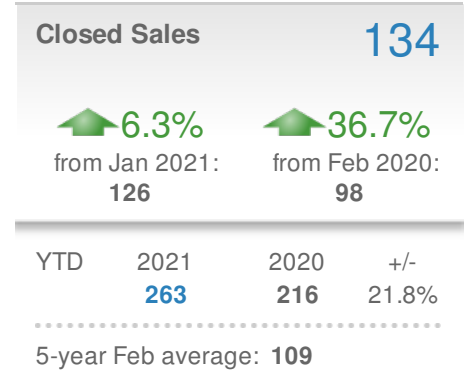
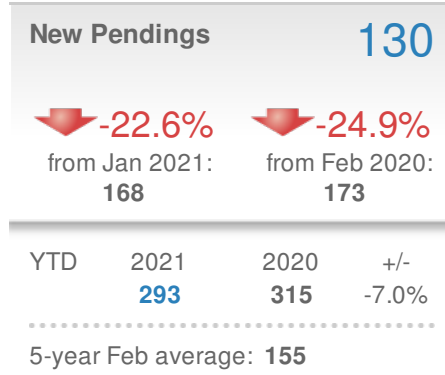
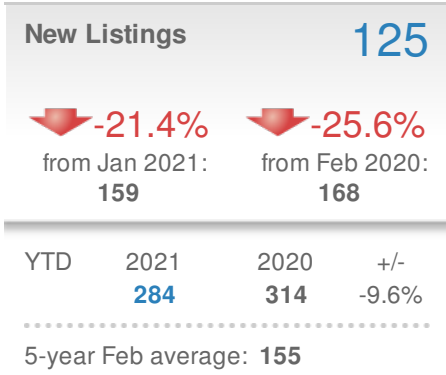


## February 2021

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 February was \$135,000, representing no change compared to last month and an increase of 9.4% from Feb 2020. The average days on market for units sold in February was 19 days, 62% below the 5-year February average of 50 days. There was a 22.6% month over month decrease in new contract activity with 130 New Pendings; a 6% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 234; and an 18.8% decrease in supply to 104 active units.

This activity resulted in a Contract Ratio of 2.25 pendings per active listing, up from 1.95 in January and an increase from 1.13 in February 2020. The Contract Ratio is 133% higher than the 5-year February average of 0.96. 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.

