

October 2021

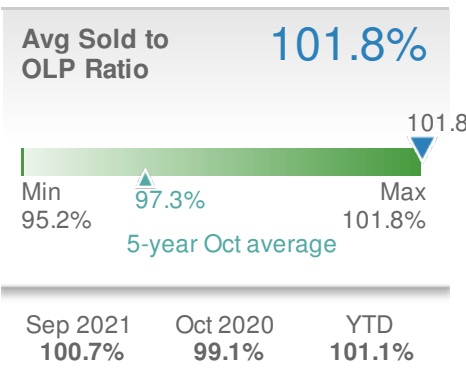
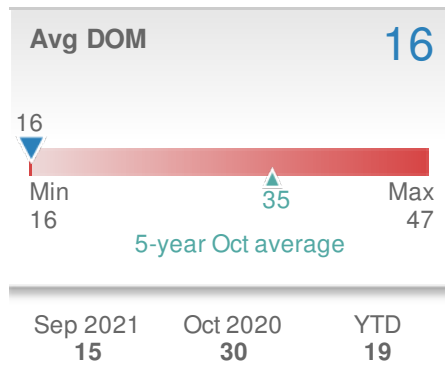
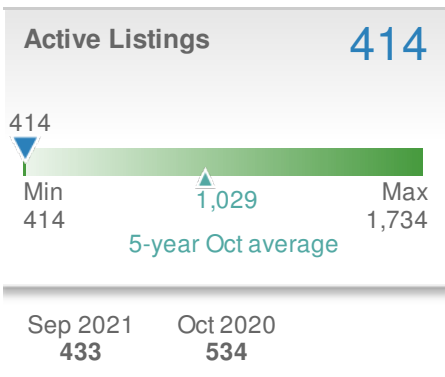
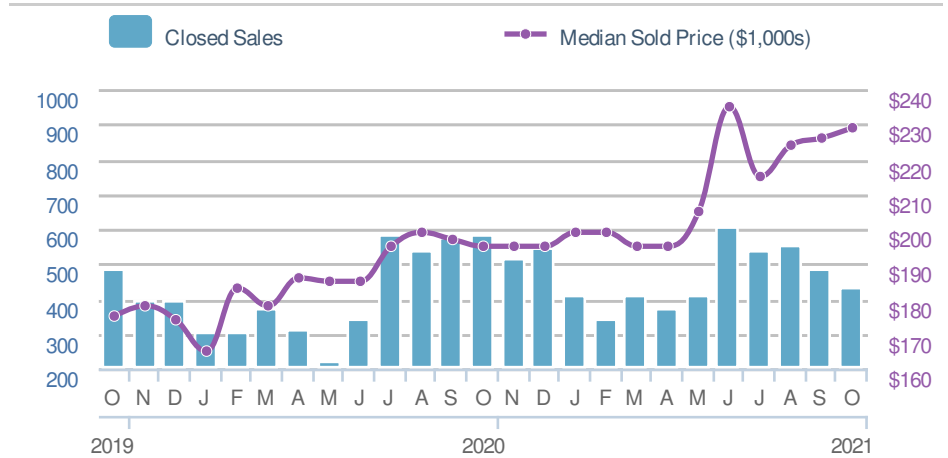
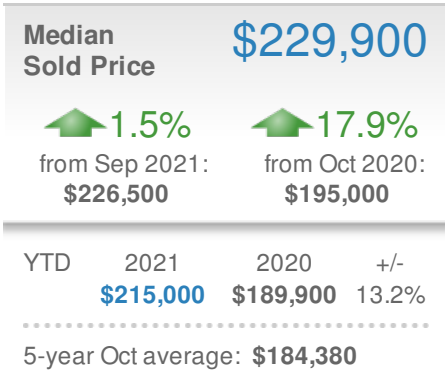
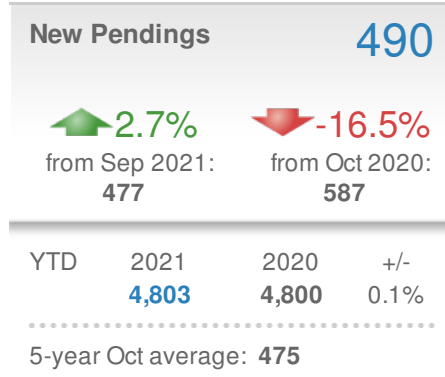
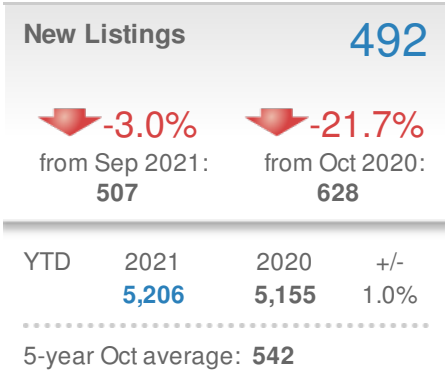
All Home Types
Detached
Attached

Local Market Insight

Berks County, PA

October 2021 Berks County, PA

Email: info@tcsr.realtor

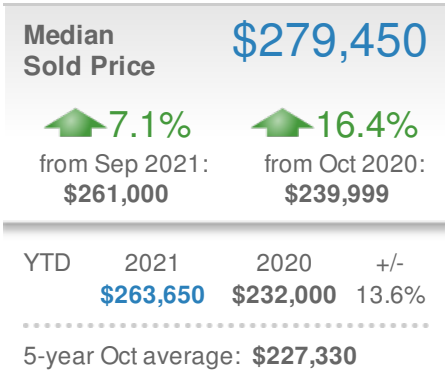
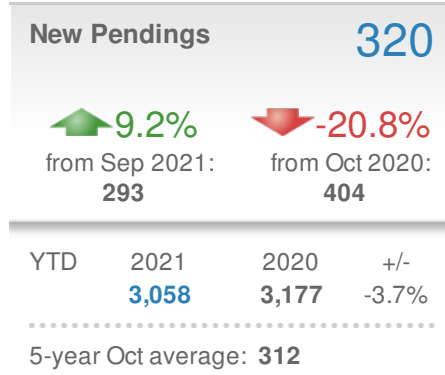
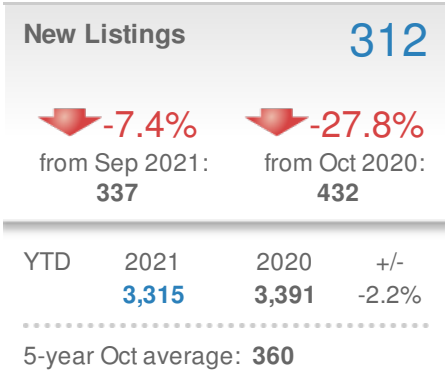


October 2021

Berks County, PA - Detached

Tri-County Suburban REALTORS

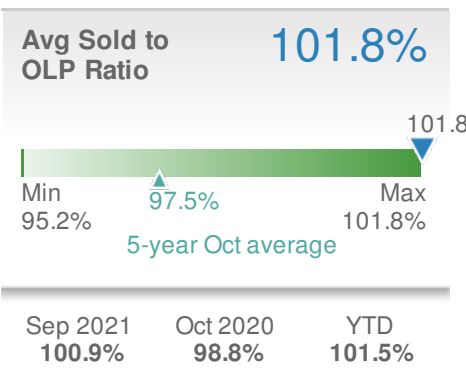
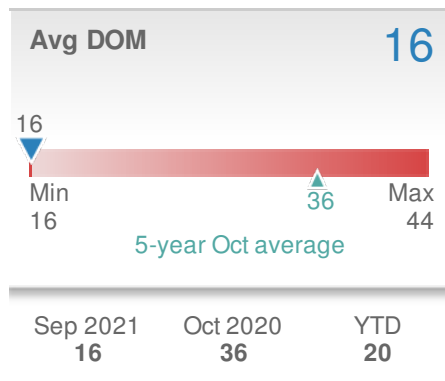
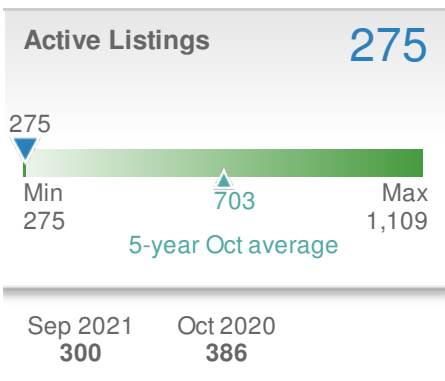
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Summary

In Berks County, PA, the median sold price for Detached properties for October was \$279,450, representing an increase of 7.1% compared to last month and an increase of 16.4% from Oct 2020. The average days on market for units sold in October was 16 days, 56% below the 5-year October average of 36 days. There was a 9.2% month over month increase in new contract activity with 320 New Pendings; a 0.4% MoM increase in All Pendings (new contracts + contracts carried over from September) to 512; and an 8.3% decrease in supply to 275 active units.

This activity resulted in a Contract Ratio of 1.86 pendings per active listing, up from 1.70 in September and an increase from 1.74 in October 2020. The Contract Ratio is 86% 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.



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Berks County, PA - Attached

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New Listings 180

▲ **5.9%** ▼ **-8.2%**
 from Sep 2021: **170** from Oct 2020: **196**

YTD	2021	2020	+/-
	1,891	1,762	7.3%

5-year Oct average: **181**

New Pendings 170

▼ **-7.6%** ▼ **-7.1%**
 from Sep 2021: **184** from Oct 2020: **183**

YTD	2021	2020	+/-
	1,745	1,621	7.6%

5-year Oct average: **162**

Closed Sales 135

▼ **-6.9%** ▼ **-27.0%**
 from Sep 2021: **145** from Oct 2020: **185**

YTD	2021	2020	+/-
	1,640	1,444	13.6%

5-year Oct average: **156**

Median Sold Price \$160,900

▲ **0.6%** ▲ **19.2%**
 from Sep 2021: **\$160,000** from Oct 2020: **\$135,000**

YTD	2021	2020	+/-
	\$145,000	\$127,250	13.9%

5-year Oct average: **\$124,400**

Summary

In Berks County, PA, the median sold price for Attached properties for October was \$160,900, representing an increase of 0.6% compared to last month and an increase of 19.2% from Oct 2020. The average days on market for units sold in October was 17 days, 47% below the 5-year October average of 32 days. There was a 7.6% month over month decrease in new contract activity with 170 New Pendings; a 7.5% MoM increase in All Pendings (new contracts + contracts carried over from September) to 300; and a 4.5% increase in supply to 139 active units.

This activity resulted in a Contract Ratio of 2.16 pendings per active listing, up from 2.10 in September and an increase from 2.11 in October 2020. The Contract Ratio is 85% higher than the 5-year October average of 1.17. 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 139

Sep 2021	Oct 2020
133	148

Avg DOM 17

Sep 2021	Oct 2020	YTD
13	18	16

Avg Sold to OLP Ratio 101.7%

Sep 2021	Oct 2020	YTD
100.1%	99.8%	100.2%