

December 2024

All Home Types
Detached
Attached

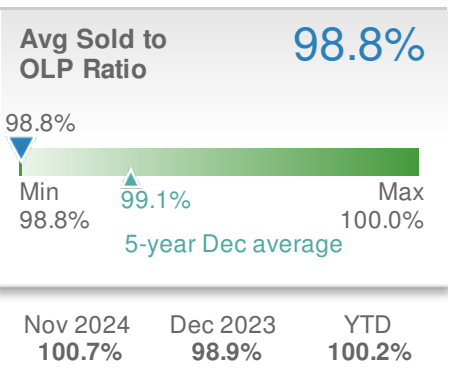
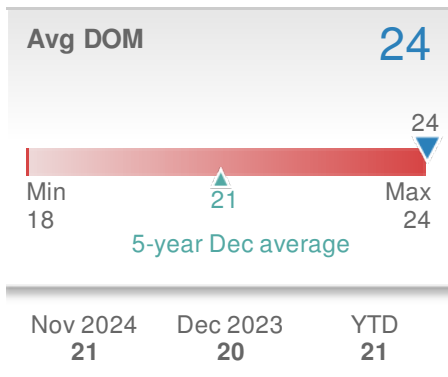
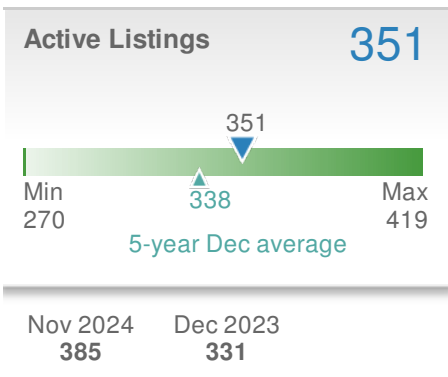
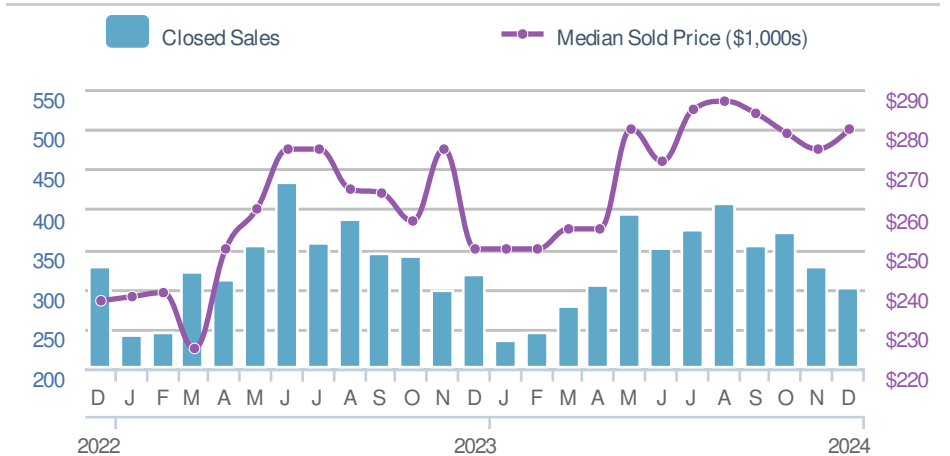
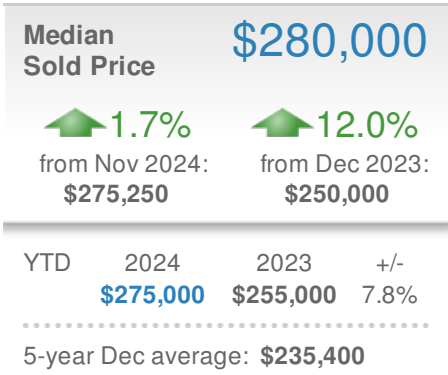
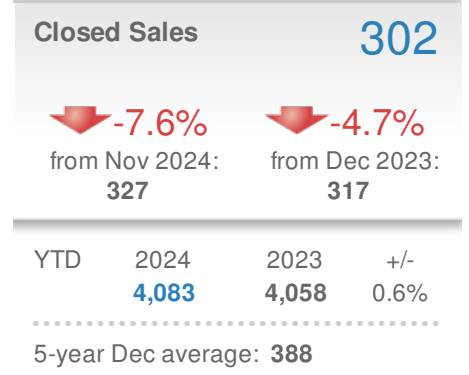
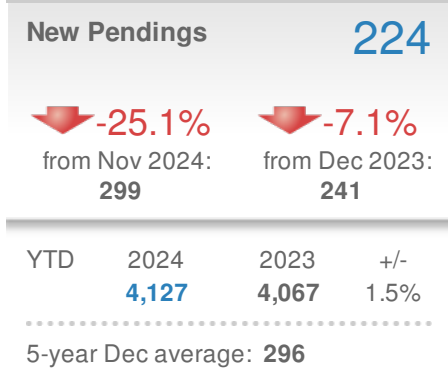
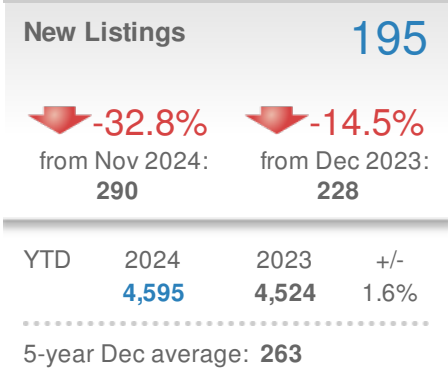
Local Market Insight

Berks County, PA

December 2024

Berks County, PA

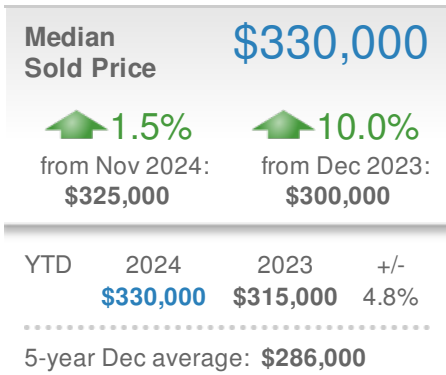
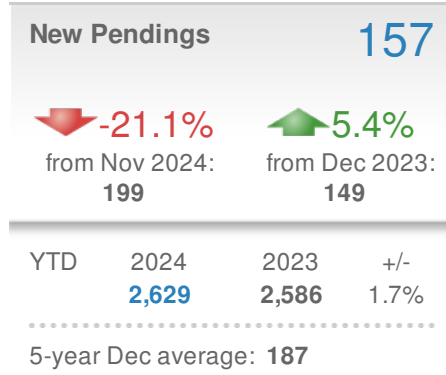
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Berks County, PA - Detached

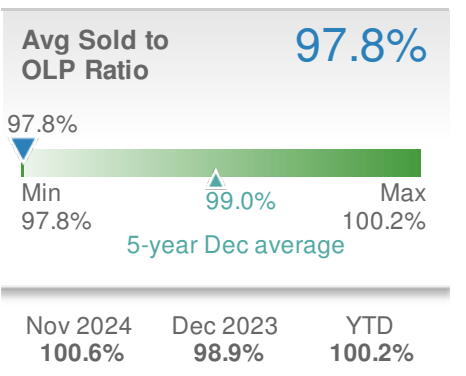
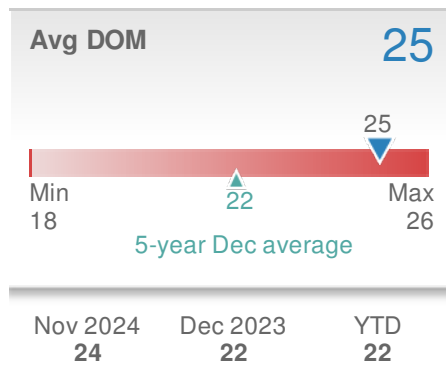
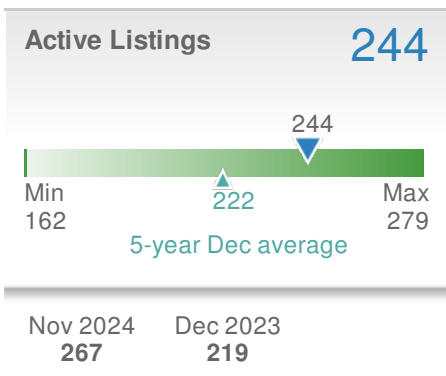
Tri-County Suburban REALTORS
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Summary

In Berks County, PA, the median sold price for Detached properties for 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.

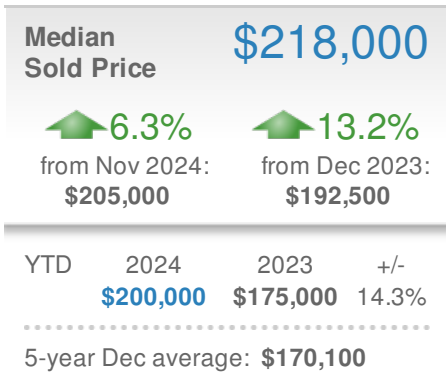
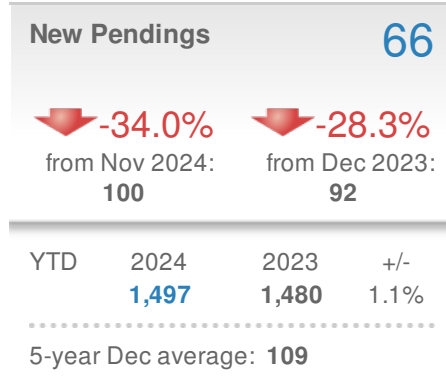
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.14 in November and no change from December 2023. The Contract Ratio is 32% lower than the 5-year December average of 1.43. A higher Contract Ratio signifies a relative increase in contract activity compared to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

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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.

