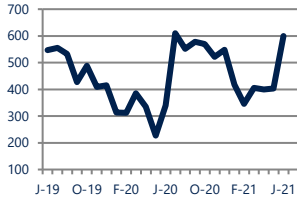




Focus On: Berks County Housing Market

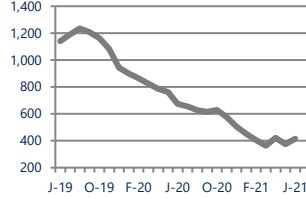
June 2021

Units Sold
600



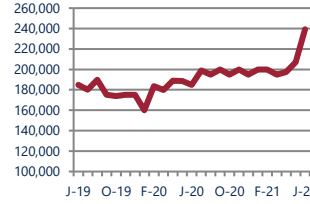
Up
Vs. Year Ago

Active Inventory
415



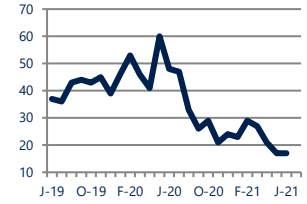
Down -38%
Vs. Year Ago

Median Sale Price
\$239,262



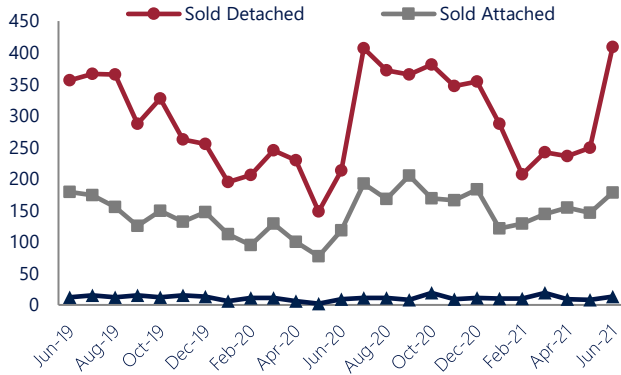
Up 29%
Vs. Year Ago

Days On Market
17



Down -65%
Vs. Year Ago

Units Sold*



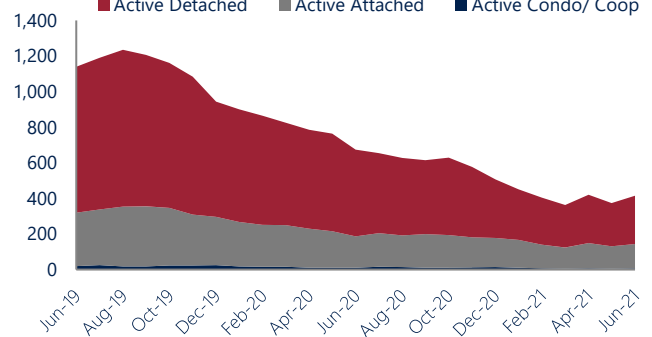
Units Sold

There was an increase in total units sold in June, with 600 sold this month in Berks County. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 258 units or 38%. The total number of active inventory this June was 415 compared to 673 in June 2020. This month's total of 415 is higher than the previous month's total supply of available inventory of 374, an increase of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Berks County Homes was \$185,000. This June, the median sale price was \$239,262, an increase of \$54,262 compared to last year. The current median sold price is higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



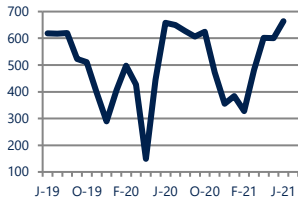


Focus On: Berks County Housing Market

June 2021

New Listings

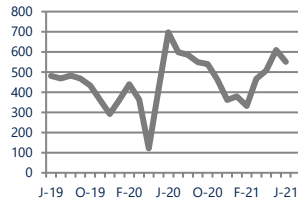
664



Up 1%
Vs. Year Ago

Current Contracts

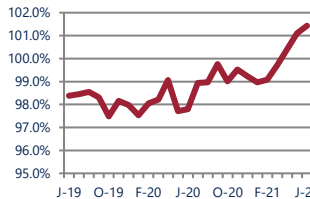
550



Down -21%
Vs. Year Ago

Sold Vs. List Price

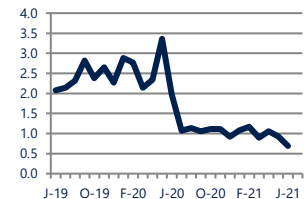
101.4%



Up 3.7%
Vs. Year Ago

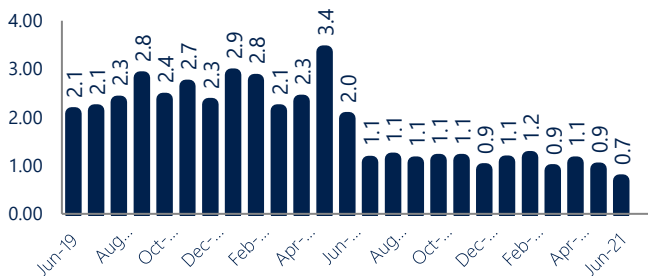
Months of Supply

0.7



Down -65%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

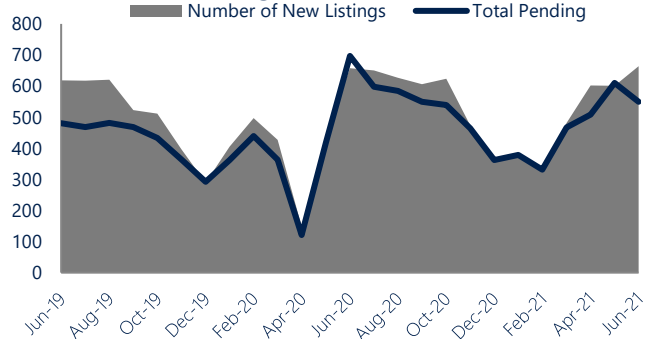
This month there were 664 homes newly listed for sale in Berks County compared to 658 in June 2020, an increase of 1%. There were 550 current contracts pending sale this June compared to 697 a year ago. The number of current contracts is 21% lower than last June.

Months of Supply

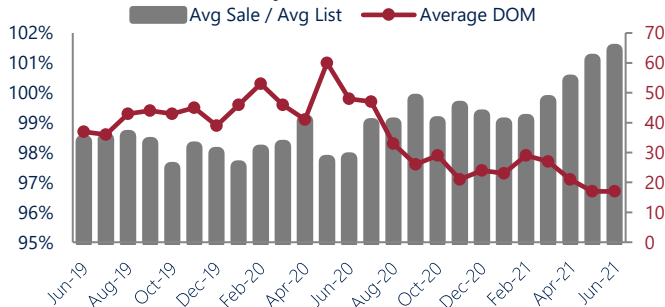
In June, there was 0.7 months of supply available in Berks County, compared to 2.0 in June 2020. That is a decrease of 65% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Berks County was 101.4% of the average list price, which is 3.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 48, a decrease of 65%.



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