MARKET HISTORY

Berks County, PA Single-Family



TREND • 660 American Avenue, Suite 203 • King of Prussia, PA 19406 • 1-877-330-9900 • www.trendmls.com

Market History Report

The Market History Report details current and historical statistical information for single-family listings recorded within TREND. This statistical report is organized by county and contains valuable month-over-month, year-over-year statistical information for each of the last 10 years. The Market History Report details activity in a particular market over a 10-year period – from where it's been to where it's at now. The easy-to-read month-over-month, year-over-year chart and graph enables you to clearly identify the year-over-year changes while accounting for seasonal and market trends.

Utilizing the report allows you to gain a better understanding of your market. This will give you new insights and increase your company's value when working with consumers. This powerful report is provided exclusively to TREND members.

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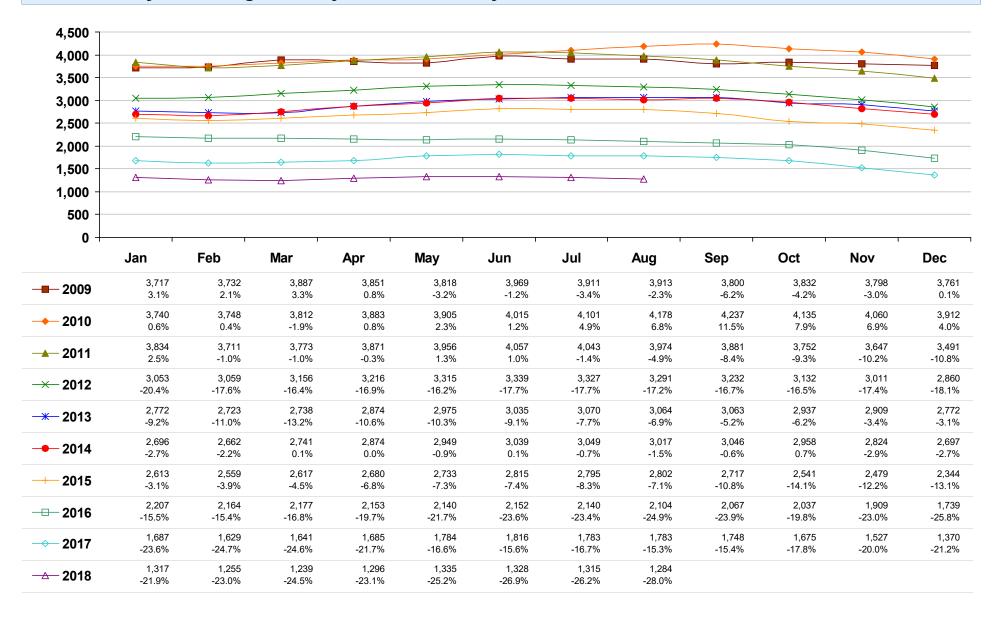
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Definitions			
Total Inventory	The number of active single-family listings on the market on the last day of the specified month.	Median Settled Price	The median price that single-family listings settled for during the specified month. Determined by arranging all Settled Listings in numerical order by price and then selecting the middle value.
Inventory Accumulation	The number of months it would take to exhaust the current supply of single-family listings at the current absorption rate.	Average Settled Price	The average price that single-family listings settled for during the specified month. Determined by dividing the Total Settled
Absorption Rate	The average number of single-family listings sold in the market per month over the previous 12 months.	Jettled Filce	Volume by the number of Settled Listings.
Pending Units	The number of single-family listings with Pending dates during the specified month.	Settled Price / Original Price listings settled for during the specified month. This number is determined by dividing the Settled Price by the Original Price every listing, summing them and then dividing by the number settled listings. TREND excludes listings if the Settled Price greater than 150 percent or less than 50 percent of the Original Price and Price is the Settled Price greater than 150 percent or less than 50 percent of the Original Price is the Settled Price greater than 150 percent or less than 50 percent of the Original Price is the Settled Price is the Original Price is the Settled Price is the Original Price is th	ttled Price / listings settled for during the specified month. This number is determined by dividing the Settled Price by the Original Price for
Settled Units	The number of single-family listings with Settled dates during the specified month.		settled listings. TREND excludes listings if the Settled Price is greater than 150 percent or less than 50 percent of the Original Price. This ensures the percentage is more representative of
Total Settled Volume	The total dollar volume of single-family listings that have settled		listings in the market area.
	during the specified month.	Percent Change	The change in value as compared to the same month of the previous year. Indicated by +/-0.0%.

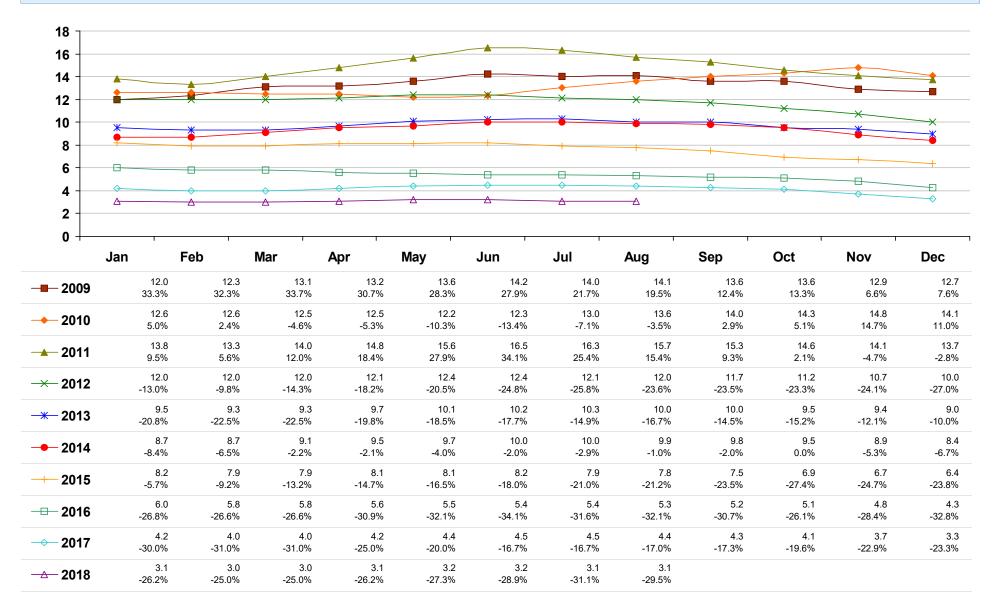
Notes on Statistics

- All statistics are from TREND's monthly Residential Activity Reports. Due to the fluid nature of MLS data, insignificant statistical variations may occur with regard to sales activity between the various TREND reports.
- Mobile homes and condominiums are excluded from these statistics.
- This report includes information on listings and transactions facilitated through TREND and does not reflect the total number of listings and transactions of a given market area.
- All monetary statistics are rounded to the nearest \$10.

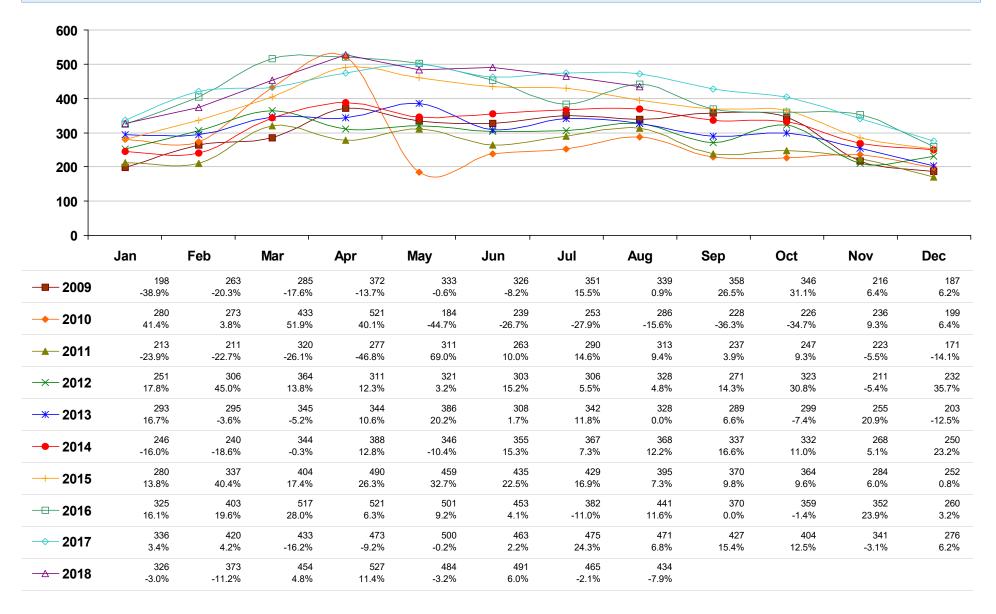
Berks County, PA - Single-Family - Total Inventory



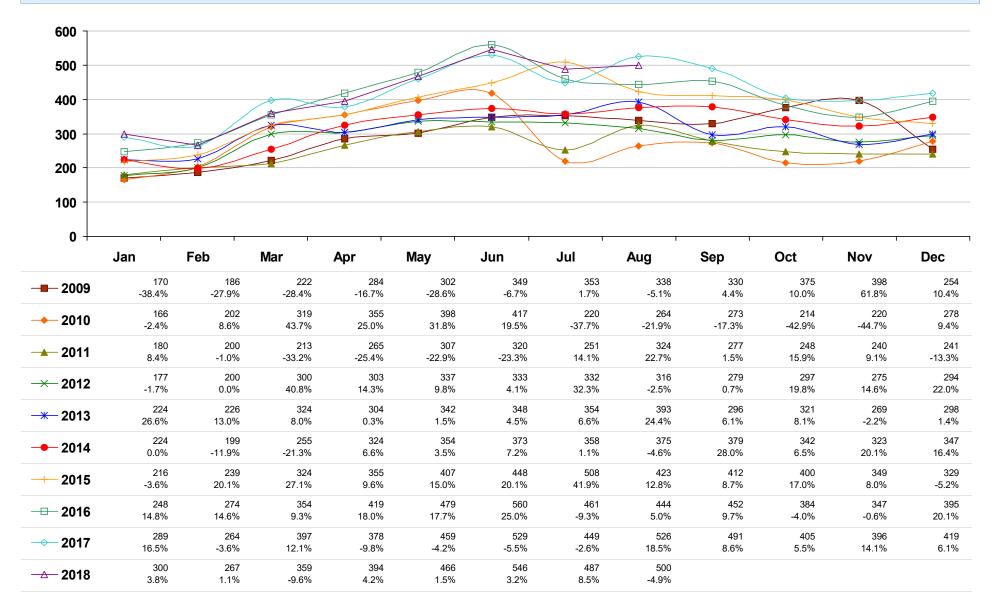
Berks County, PA - Single-Family - Inventory Accumulation



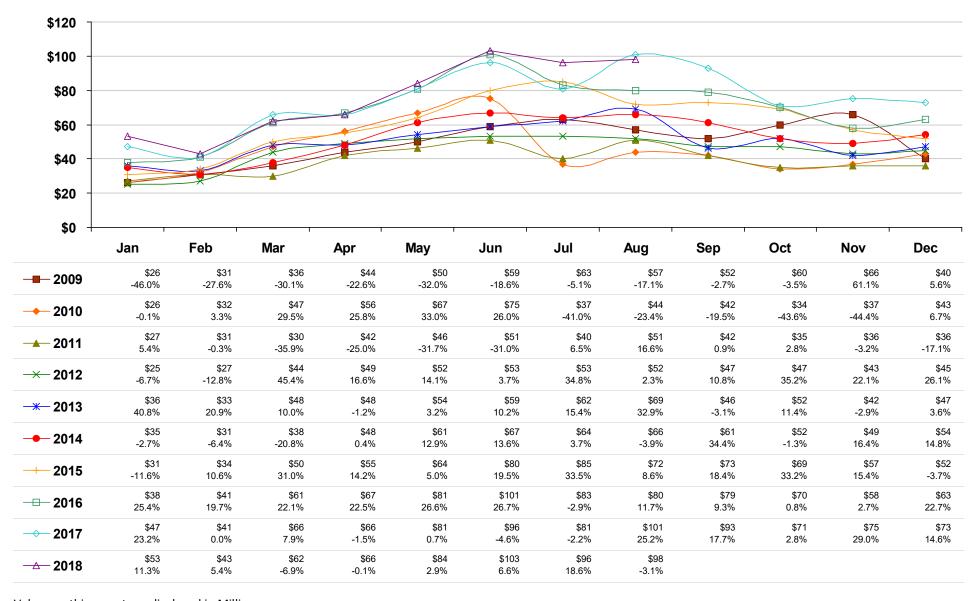
Berks County, PA - Single-Family - Pending Units



Berks County, PA - Single-Family - Settled Units

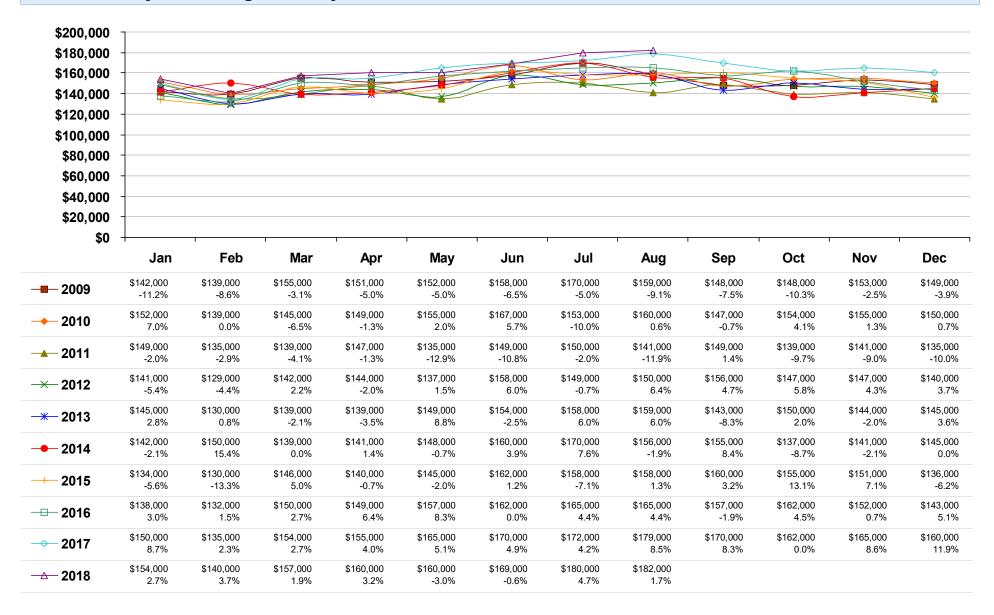


Berks County, PA - Single-Family - Total Settled Volume

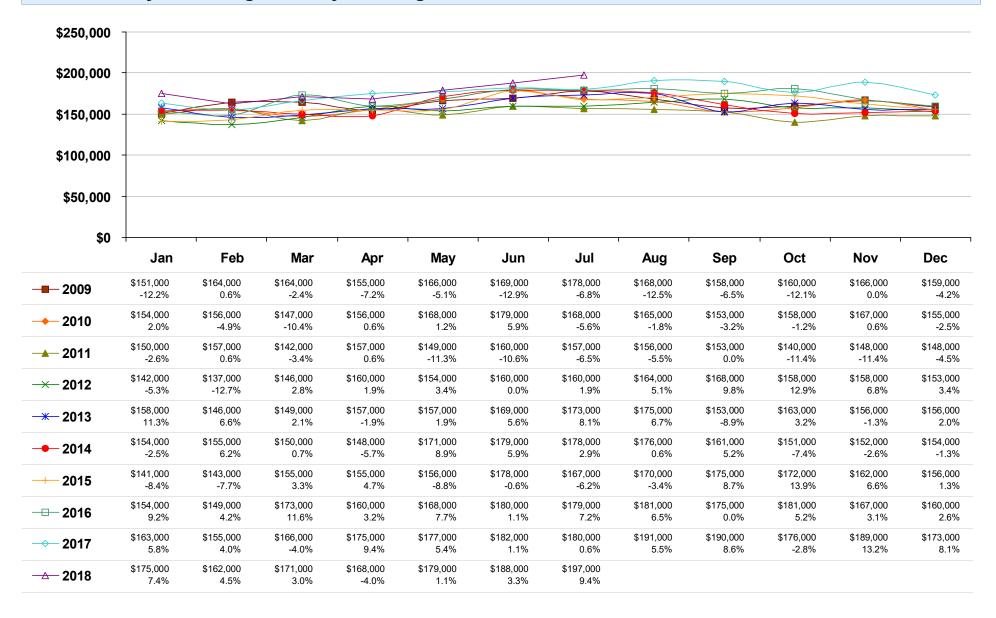


Values on this report are displayed in Millions

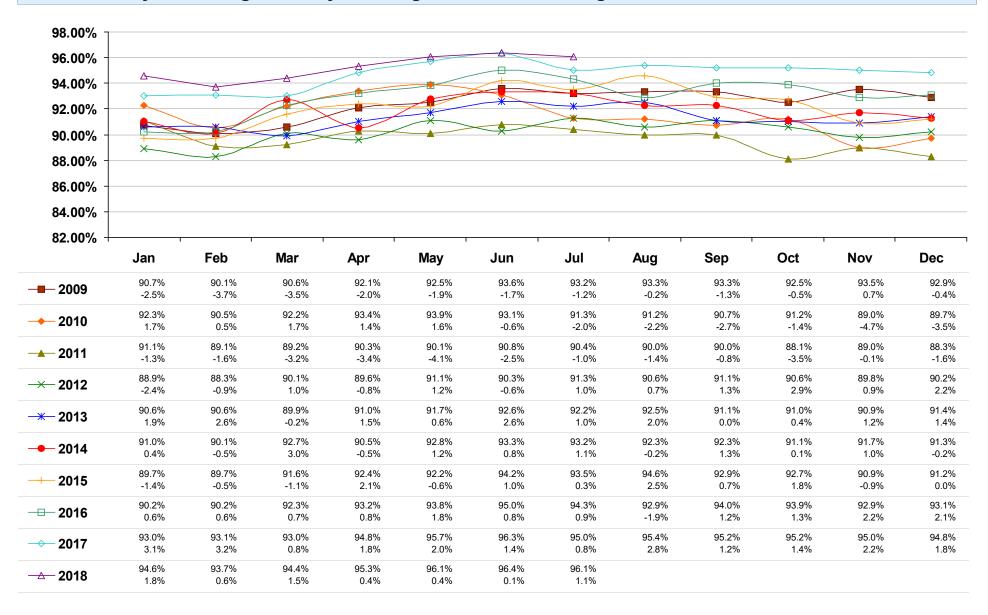
Berks County, PA - Single-Family - Median Settled Price



Berks County, PA - Single-Family - Average Settled Price



Berks County, PA - Single-Family - Average Settled Price/Original Price



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