

Douglassville

Community · PA · Pennsylvania · Berks County

SELLER'S MARKET

\$527K

MEDIAN SALE PRICE

+16.2%

1-YR CHANGE

179

SALES (12 MO)

\$457K

MEDIAN VALUE (AVM)

Market temperature

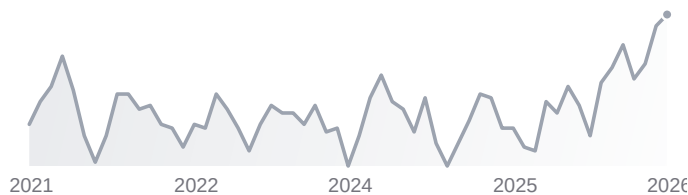
Seller's market · 73 / 100



MARKET TRENDS (5 YEARS)

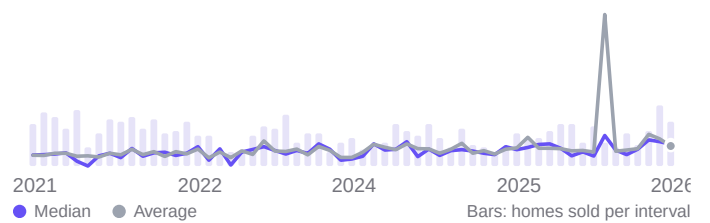
Market temperature (0–100)

73 / 100



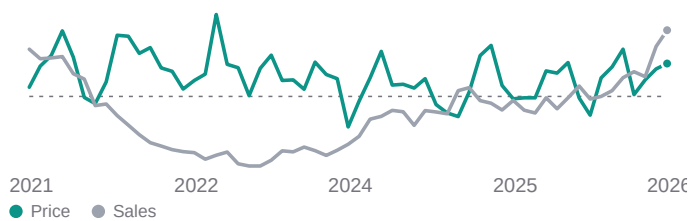
Sale prices

Median \$495K · Average \$470K



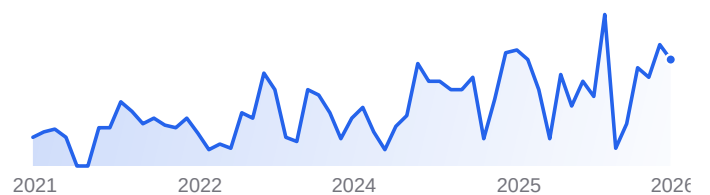
Growth (year over year)

Price +16.2% · Sales +32.6%



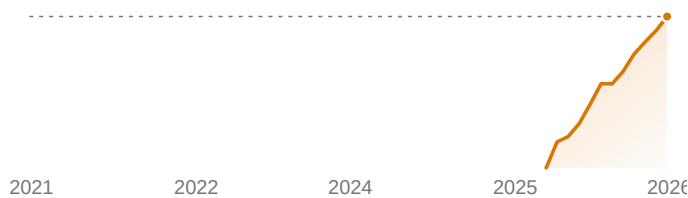
Price per square foot

\$218/ft²



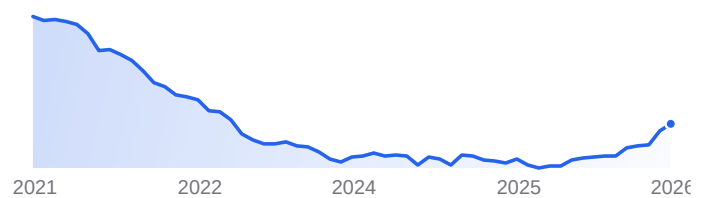
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

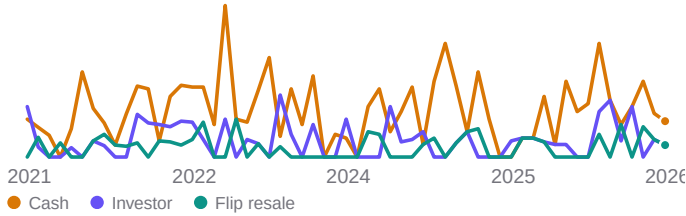
3.2%



BUYERS & OUTCOMES

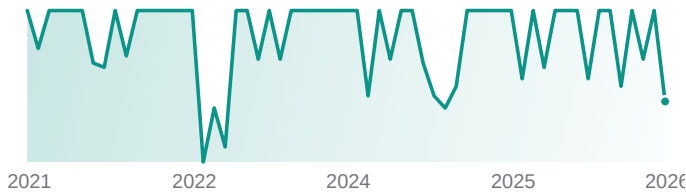
Buyer mix

Cash 16% · Investor 5.3% · Flip resale 5.3%



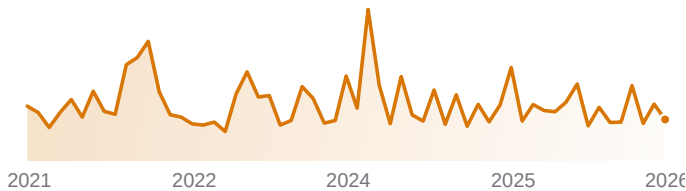
Sellers who sold at a gain

87%

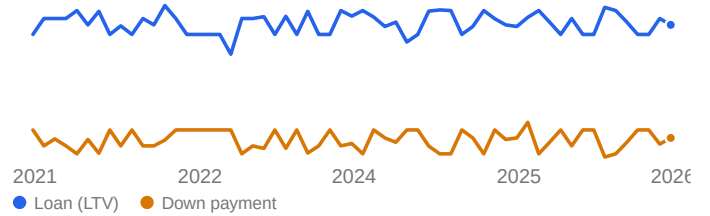


Median annualized return at resale

+4.3%

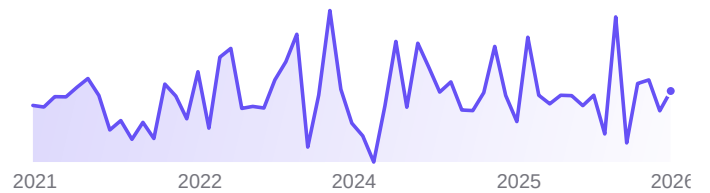


Financing (share of purchase price) Loan (LTV) 86% · Down payment 15%



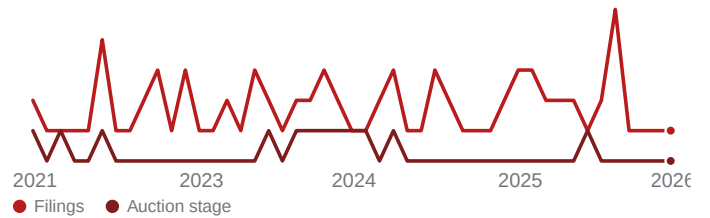
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,515
Median value (AVM)	\$457K
Median size	2,060 ft²
Median bedrooms	3
Median year built	1994
Single family	86%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.5%
Owner occupied	93%
Company owned	3.2%
Median loan-to-value	51%

Typical ownership tenure

13.8 yrs

COMMUNITY

Population	544
Density	843 / mi²
Median household income	\$109K
Average household income	\$116K
Crime index (US avg 100)	176
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	79
Homes occupied	85%
Bachelor's or higher	30%
Poverty rate	14.2%
Unemployment	1.1%
Average temp	52°F
Annual precip	46 in
Sunshine	53%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.