

Berks County, PA

County · PA · Pennsylvania

BALANCED MARKET

\$292K

MEDIAN SALE PRICE

+2.4%

1-YR CHANGE

5,223

SALES (12 MO)

\$313K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

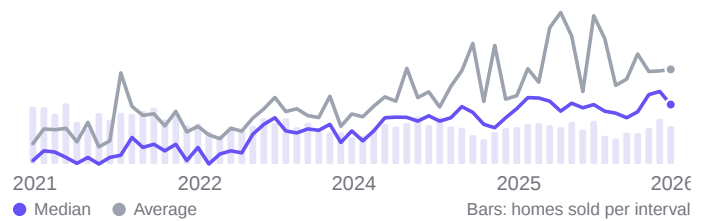
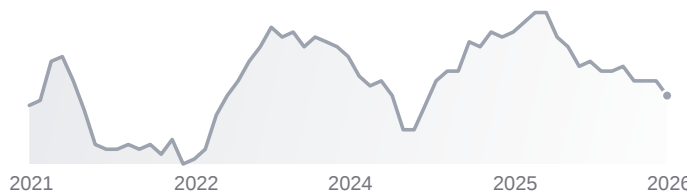
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$280K · Average \$333K

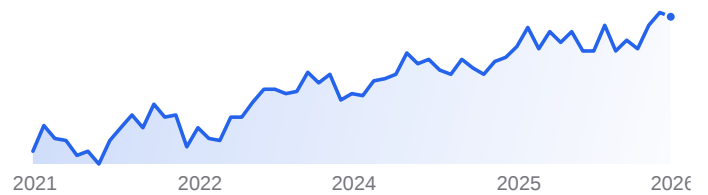
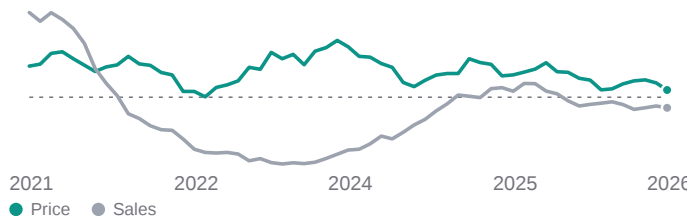


Growth (year over year)

Price +2.4% · Sales -3.5%

Price per square foot

\$190/ft²

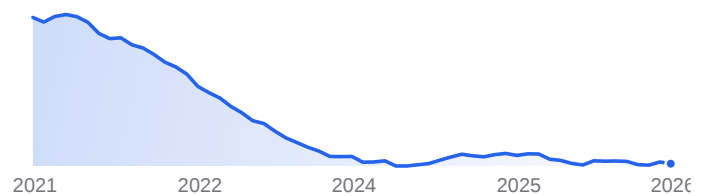
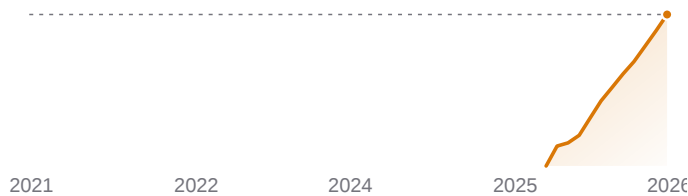


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

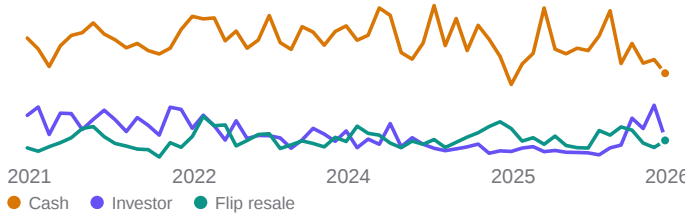
3.7%



BUYERS & OUTCOMES

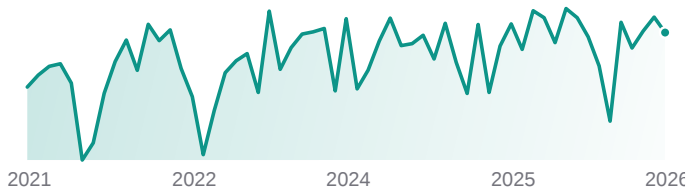
Buyer mix

Cash 20% · Investor 7.2% · Flip resale 6.7%



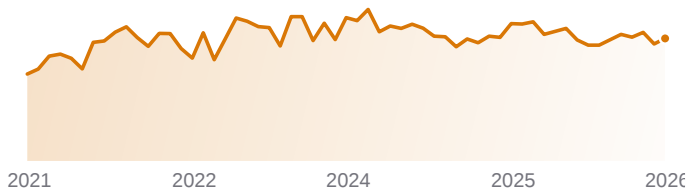
Sellers who sold at a gain

96%

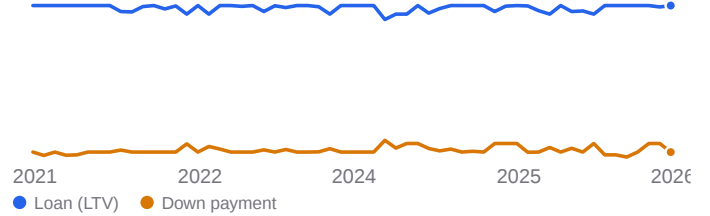


Median annualized return at resale

+6.7%

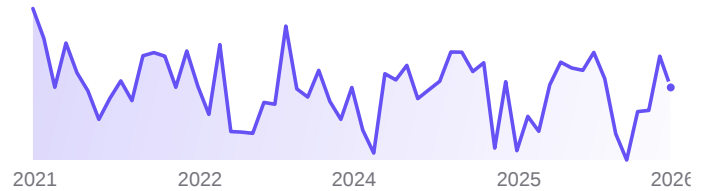


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



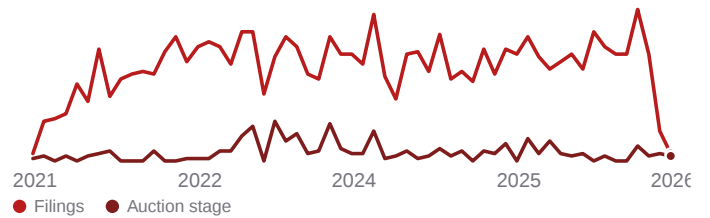
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	140,078
Median value (AVM)	\$313K
Median size	1,602 ft²
Median bedrooms	3
Median year built	1964
Single family	84%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.6%
Owner occupied	84%
Company owned	5.5%
Median loan-to-value	46%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	440,301
Density	514 / mi²
Median household income	\$74K
Average household income	\$98K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	127
Earthquake index (US avg 100)	73
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	11.2%
Unemployment	1.2%
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.