

Topton

City · PA · Pennsylvania > Berks County

BUYER'S MARKET

\$317K

MEDIAN SALE PRICE

28

SALES (12 MO)

\$269K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



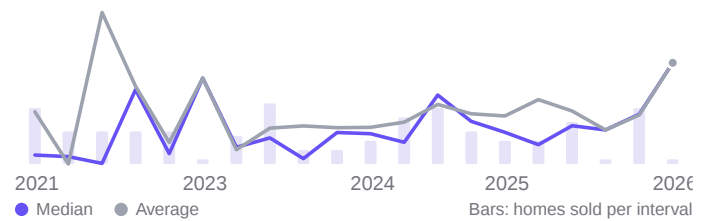
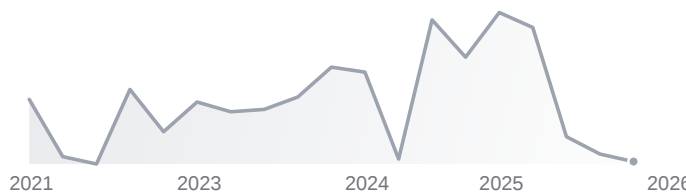
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$352K · Average \$352K

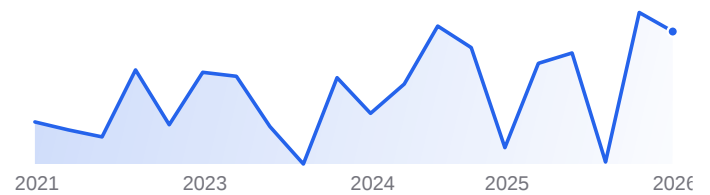
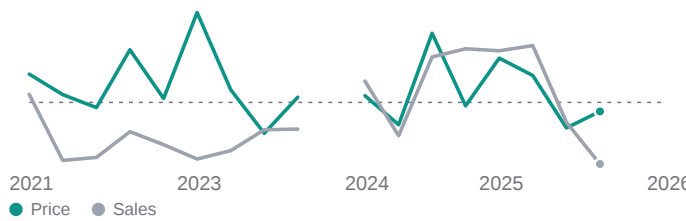


Growth (year over year)

Price -6.0% · Sales -41.2%

Price per square foot

\$173/ft²

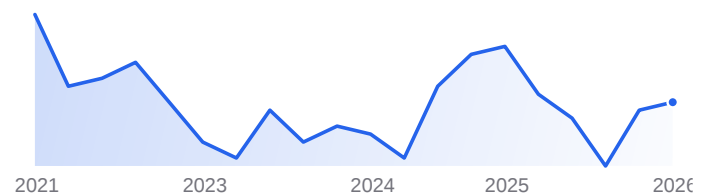


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

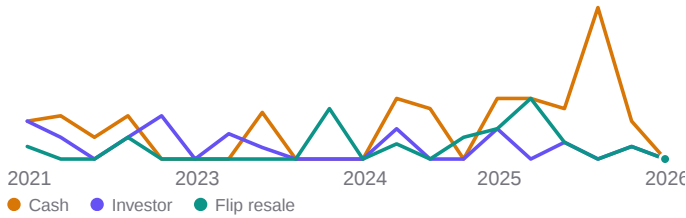
3.9%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



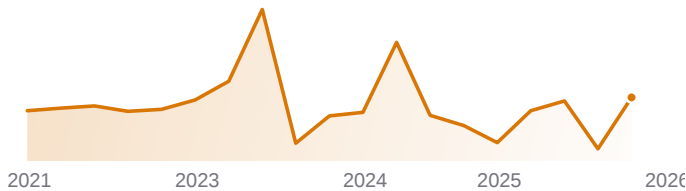
Sellers who sold at a gain

100%

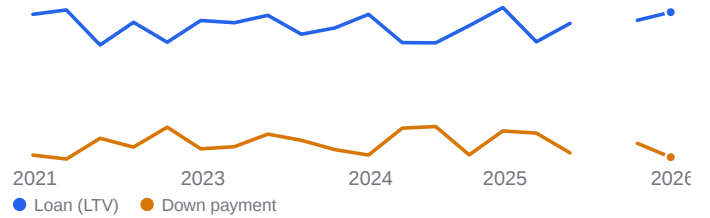


Median annualized return at resale

+8.2%

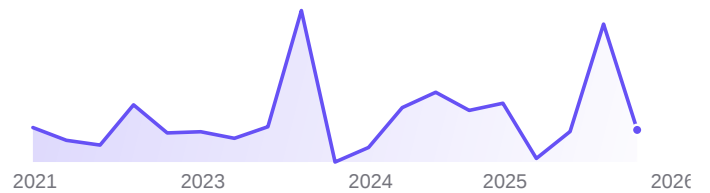


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



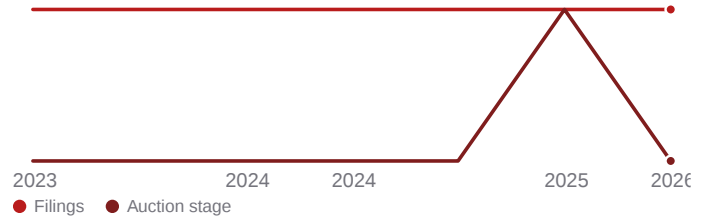
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	725
Median value (AVM)	\$269K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1940
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	0.5%
Owner occupied	82%
Company owned	11%
Median loan-to-value	49%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	2,058
Density	2,971 / mi²
Median household income	\$72K
Average household income	\$91K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	69
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	6.3%
Unemployment	1.0%
Average temp	51°F
Annual precip	48 in
Sunshine	53%

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