

Bechtelsville

City · PA · Pennsylvania · Berks County

BALANCED MARKET

\$307K

MEDIAN SALE PRICE

+28.7%

1-YR CHANGE

33

SALES (12 MO)

\$333K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



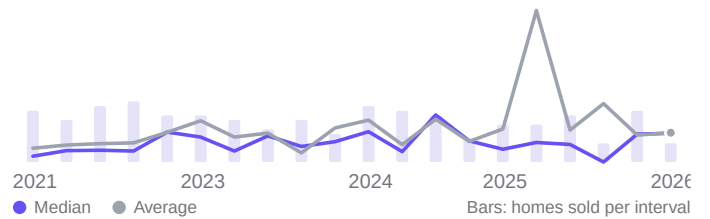
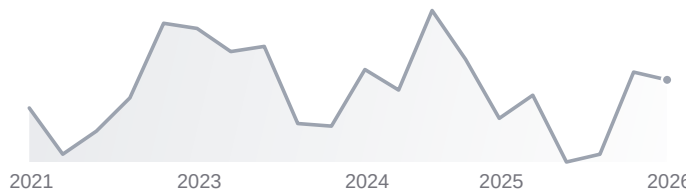
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$310K · Average \$313K

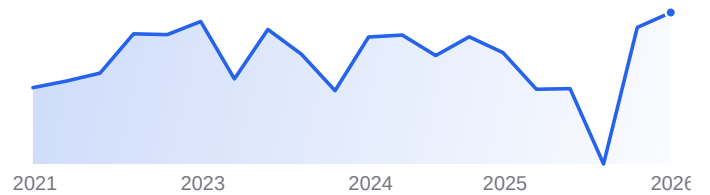
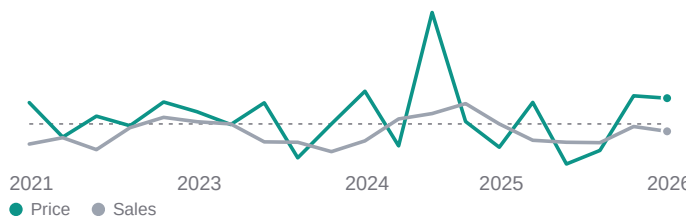


Growth (year over year)

Price +28.7% · Sales -8.3%

Price per square foot

\$228/ft²

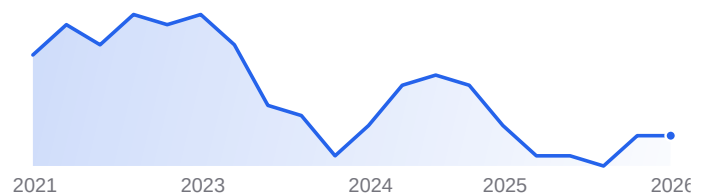


Sale premium vs estimated value

+3.4%

Annual turnover (share of homes sold)

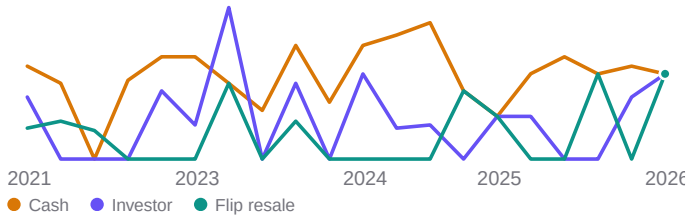
2.2%



BUYERS & OUTCOMES

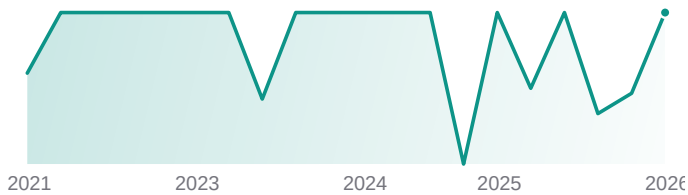
Buyer mix

Cash 25% · Investor 25% · Flip resale 25%



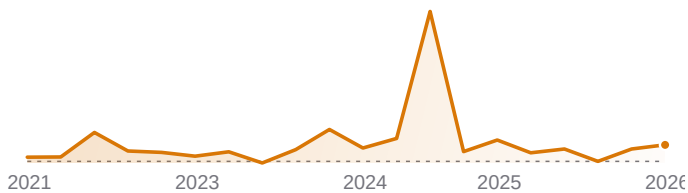
Sellers who sold at a gain

100%

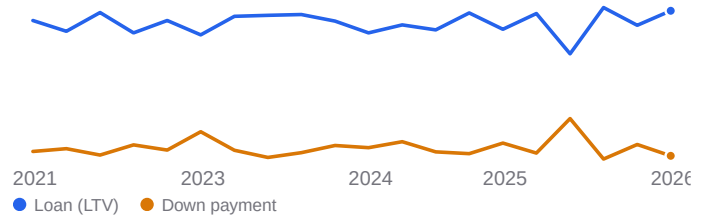


Median annualized return at resale

+7.8%

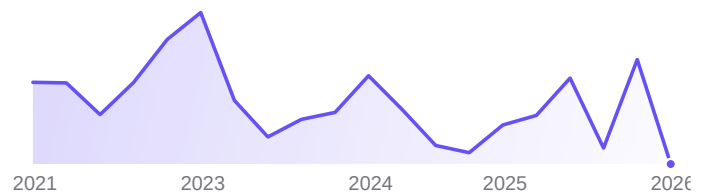


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,486
Median value (AVM)	\$333K
Median size	1,515 ft²
Median bedrooms	3
Median year built	1978
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.2%
Owner occupied	90%
Company owned	3.6%
Median loan-to-value	47%
Typical ownership tenure	12.6 yrs

COMMUNITY

Population	929
Density	1,761 / mi²
Median household income	\$86K
Average household income	\$89K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	74
Homes occupied	95%
Bachelor's or higher	12%
Poverty rate	3.8%
Unemployment	1.1%
Average temp	52°F
Annual precip	47 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.