

East Berlin 17316

ZIP code · PA · Pennsylvania > Adams County > East Berlin

SELLER'S MARKET

\$353K

MEDIAN SALE PRICE

+8.7%

1-YR CHANGE

136

SALES (12 MO)

\$353K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

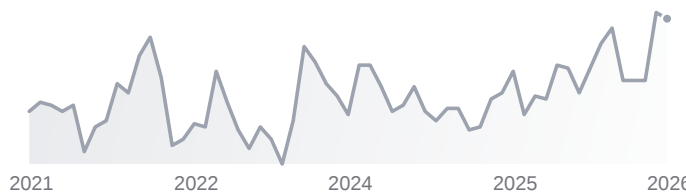
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

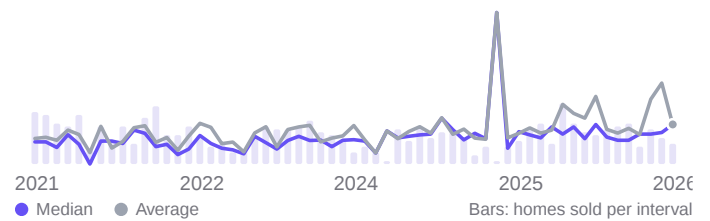
Market temperature (0–100)

75 / 100



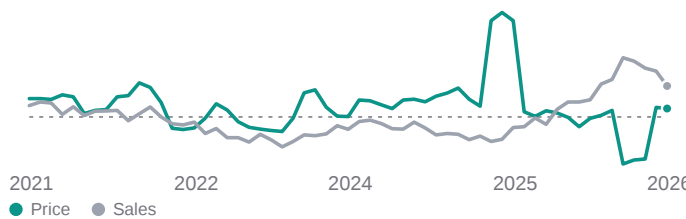
Sale prices

Median \$390K · Average \$391K



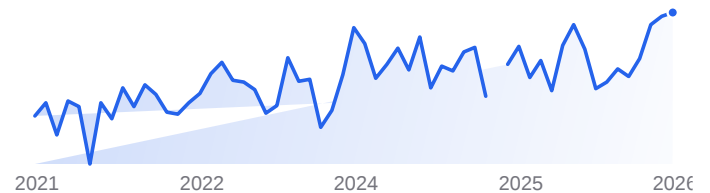
Growth (year over year)

Price +8.7% · Sales +32.0%



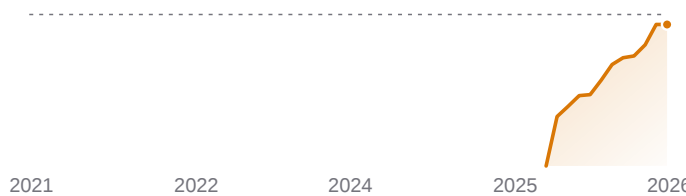
Price per square foot

\$261/ft²



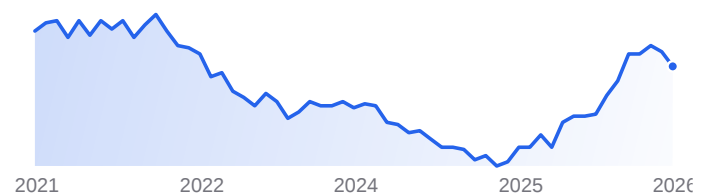
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

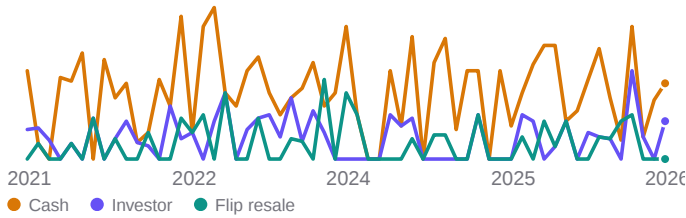
4.2%



BUYERS & OUTCOMES

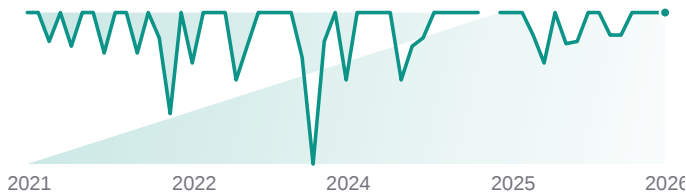
Buyer mix

Cash 29% · Investor 14% · Flip resale 0%



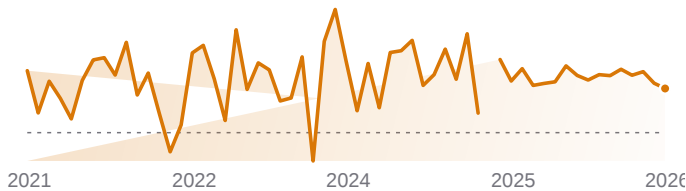
Sellers who sold at a gain

100%

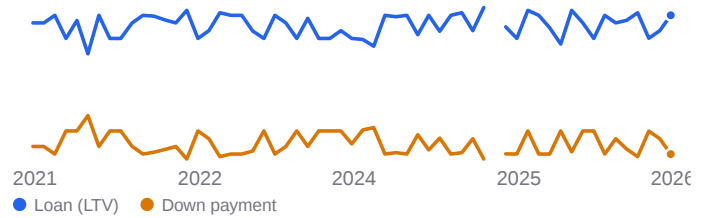


Median annualized return at resale

+4.6%

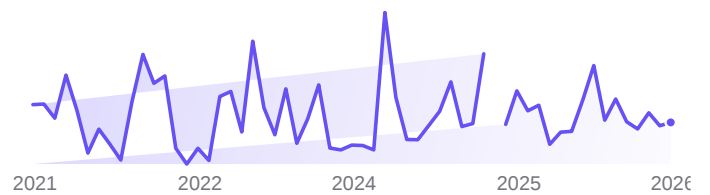


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



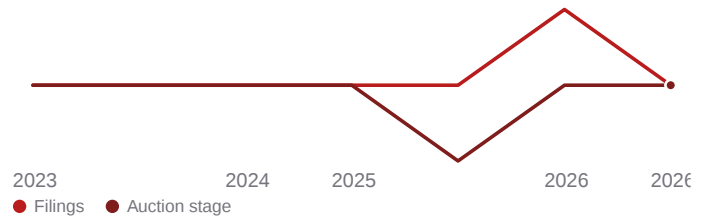
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,210
Median value (AVM)	\$353K
Median size	1,617 ft²
Median bedrooms	3
Median year built	1988
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.7%
Owner occupied	83%
Company owned	4.9%
Median loan-to-value	51%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	9,079
Density	215 / mi²
Median household income	\$97K
Average household income	\$110K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	48
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	3.9%
Unemployment	1.0%
Average temp	53°F
Annual precip	42 in
Sunshine	57%

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.