

Barto 19504

ZIP code · PA · Pennsylvania > Berks County

SELLER'S MARKET

\$414K

MEDIAN SALE PRICE

-0.5%

1-YR CHANGE

61

SALES (12 MO)

\$444K

MEDIAN VALUE (AVM)

Market temperature

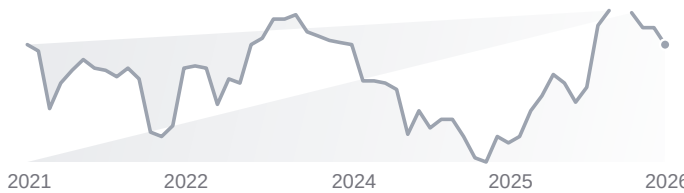
Seller's market · 62 / 100



MARKET TRENDS (5 YEARS)

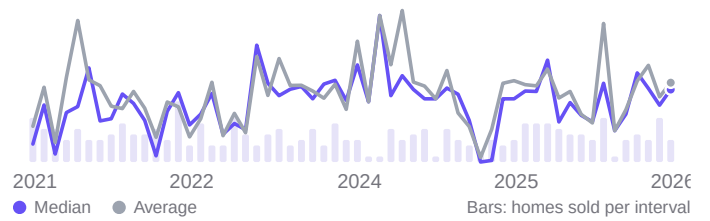
Market temperature (0–100)

62 / 100



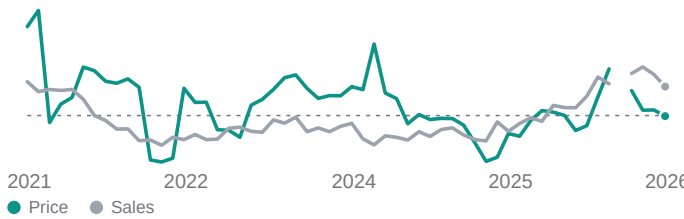
Sale prices

Median \$430K · Average \$452K



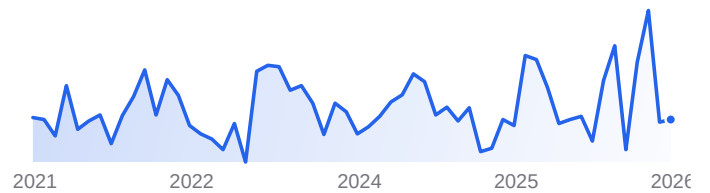
Growth (year over year)

Price -0.5% · Sales +29.8%



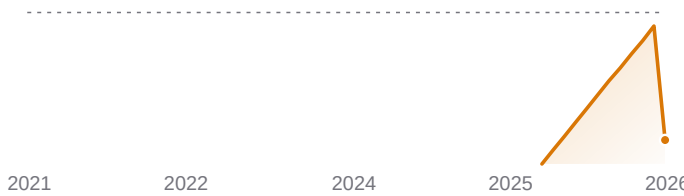
Price per square foot

\$173/ft²



Sale premium vs estimated value

-4.5%



Annual turnover (share of homes sold)

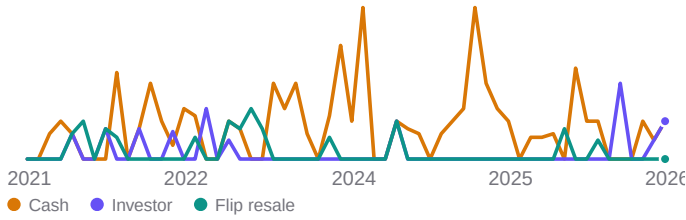
3.0%



BUYERS & OUTCOMES

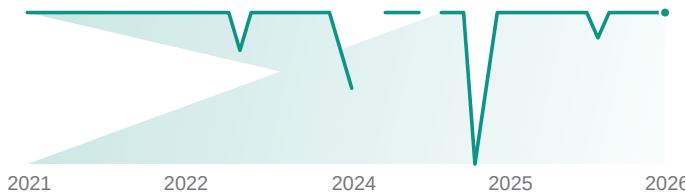
Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



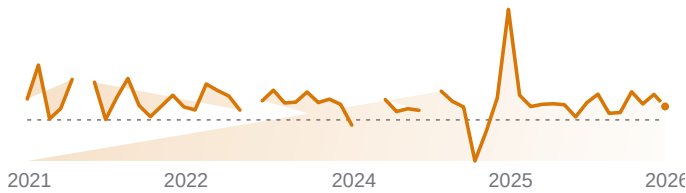
Sellers who sold at a gain

100%

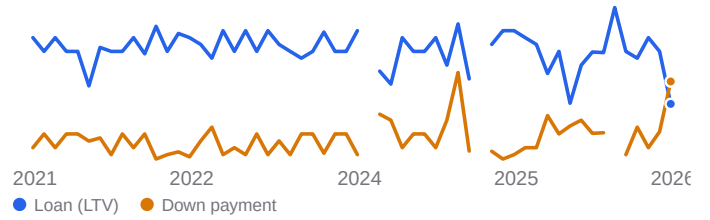


Median annualized return at resale

+3.6%

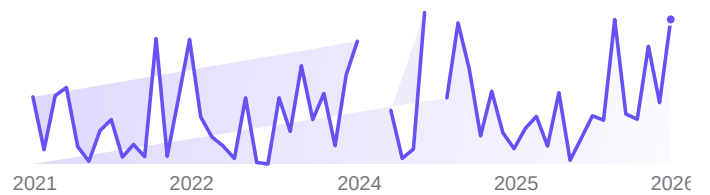


Financing (share of purchase price) Loan (LTV) 42% · Down payment 58%



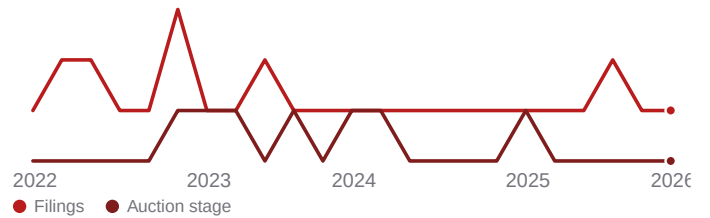
Typical hold before selling

18.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,033
Median value (AVM)	\$444K
Median size	1,960 ft²
Median bedrooms	3
Median year built	1986
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.2%
Owner occupied	89%
Company owned	4.9%
Median loan-to-value	46%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	5,250
Density	232 / mi²
Median household income	\$91K
Average household income	\$113K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	73
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	4.4%
Unemployment	1.2%
Average temp	51°F
Annual precip	48 in
Sunshine	54%

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.