

Douglassville 19518

ZIP code · PA · Pennsylvania > Berks County > Douglassville

SELLER'S MARKET

\$527K

MEDIAN SALE PRICE

+16.2%

1-YR CHANGE

179

SALES (12 MO)

\$457K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

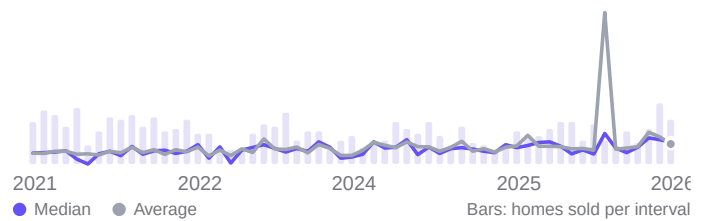
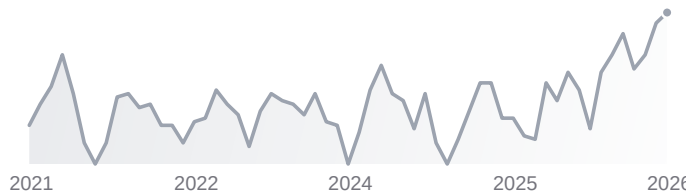
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$495K · Average \$470K

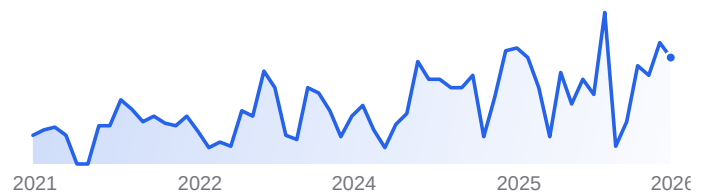
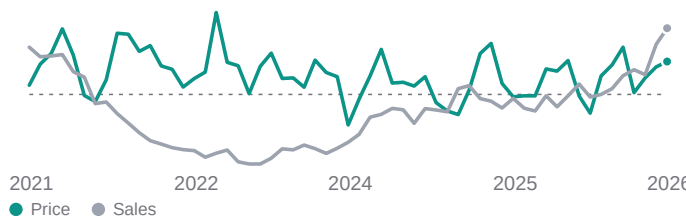


Growth (year over year)

Price +16.2% · Sales +32.6%

Price per square foot

\$218/ft²

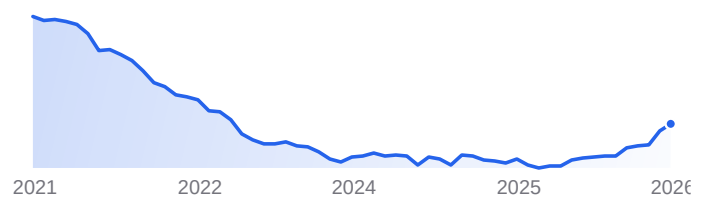
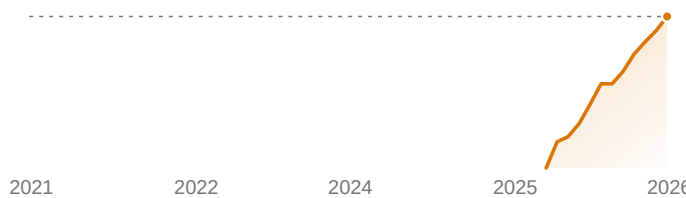


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

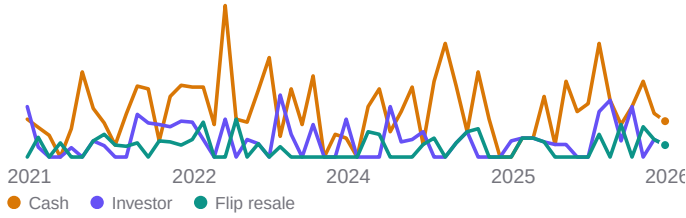
3.2%



BUYERS & OUTCOMES

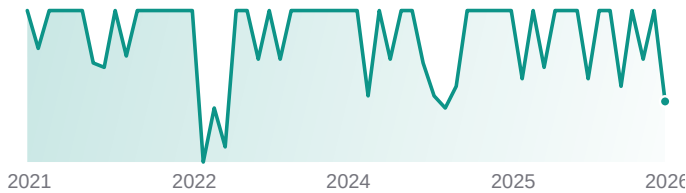
Buyer mix

Cash 16% · Investor 5.3% · Flip resale 5.3%



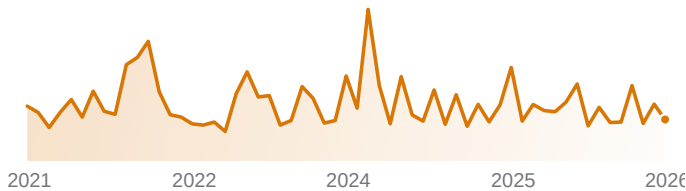
Sellers who sold at a gain

87%

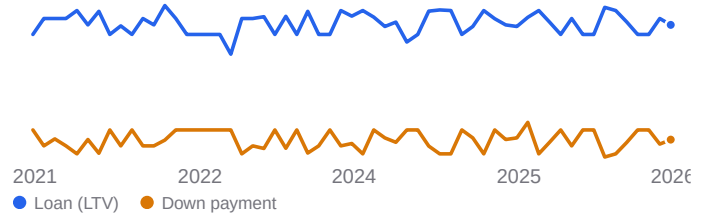


Median annualized return at resale

+4.3%

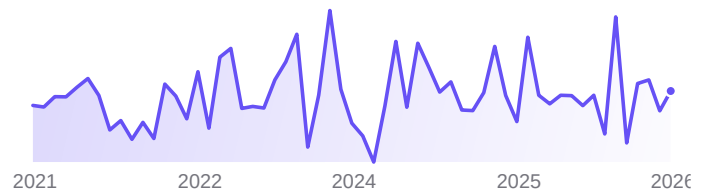


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



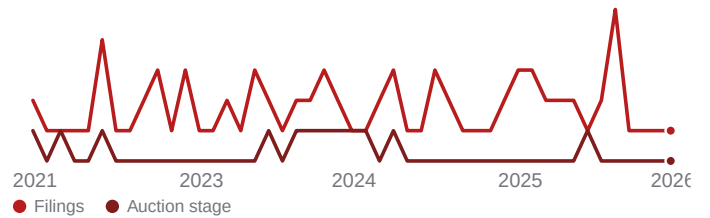
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,515
Median value (AVM)	\$457K
Median size	2,062 ft²
Median bedrooms	3
Median year built	1994
Single family	86%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.5%
Owner occupied	93%
Company owned	3.2%
Median loan-to-value	50%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	17,648
Density	480 / mi²
Median household income	\$118K
Average household income	\$126K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	80
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	7.3%
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.