

Oley 19547

ZIP code · PA · Pennsylvania > Berks County > Oley

SELLER'S MARKET

\$385K

MEDIAN SALE PRICE

+9.5%

1-YR CHANGE

48

SALES (12 MO)

\$387K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

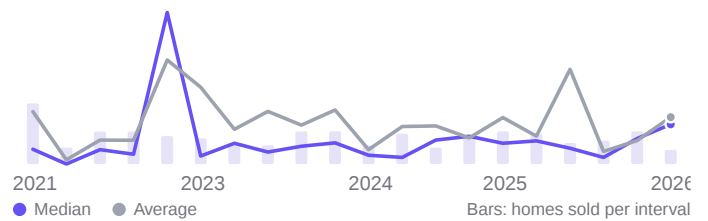
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$445K · Average \$482K

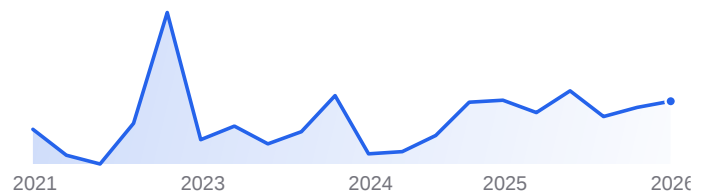
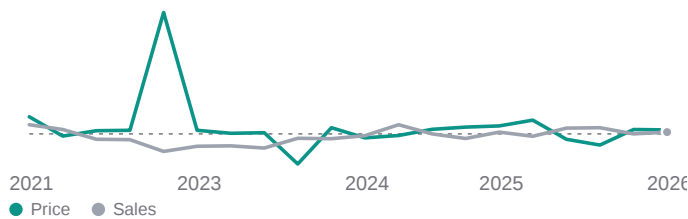


Growth (year over year)

Price +9.5% · Sales +4.3%

Price per square foot

\$222/ft²

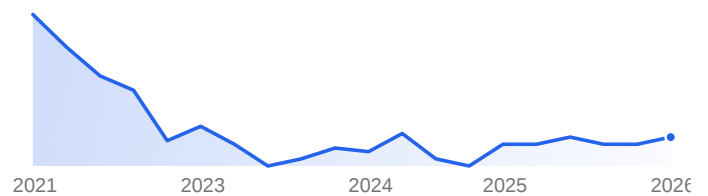
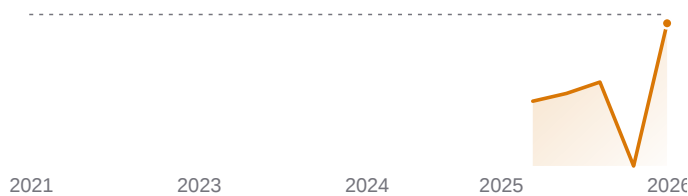


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

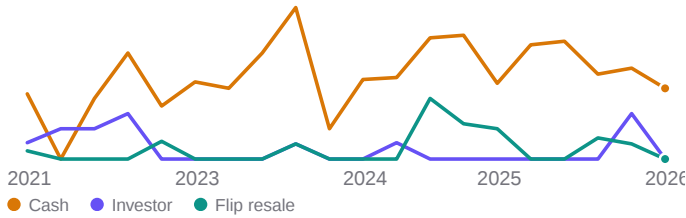
2.7%



BUYERS & OUTCOMES

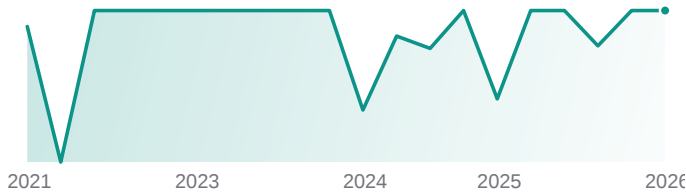
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



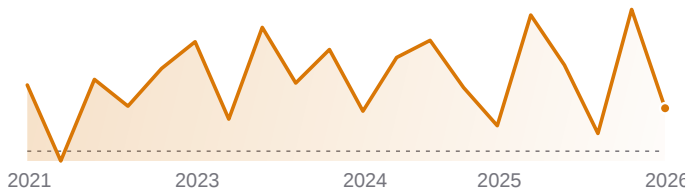
Sellers who sold at a gain

100%

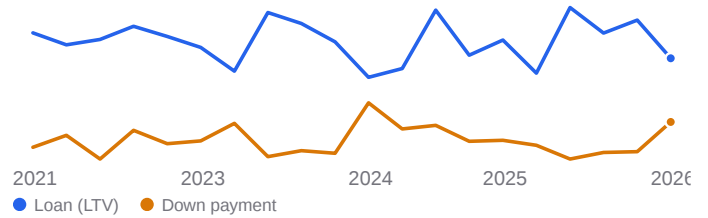


Median annualized return at resale

+2.8%

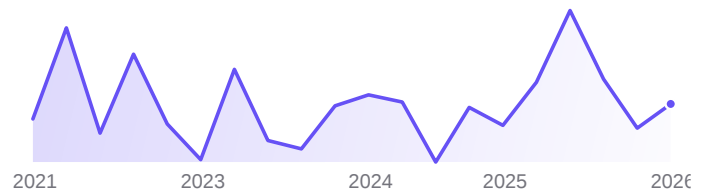


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



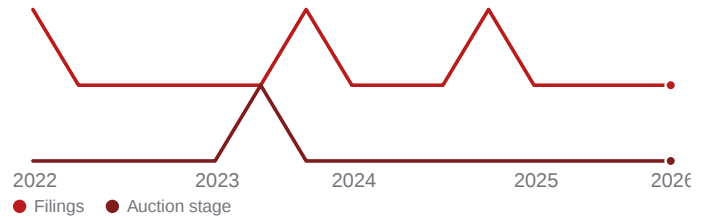
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,760
Median value (AVM)	\$387K
Median size	1,834 ft²
Median bedrooms	3
Median year built	1969
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.8%
Owner occupied	87%
Company owned	5.2%
Median loan-to-value	43%
Typical ownership tenure	14.9 yrs

COMMUNITY

Population	4,914
Density	164 / mi ²
Median household income	\$95K
Average household income	\$110K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	79
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	3.9%
Unemployment	1.2%
Average temp	51°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.