

Reading 19601

ZIP code · PA · Pennsylvania > Berks County > Reading

SELLER'S MARKET

\$203K

MEDIAN SALE PRICE

+15.8%

1-YR CHANGE

342

SALES (12 MO)

\$168K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



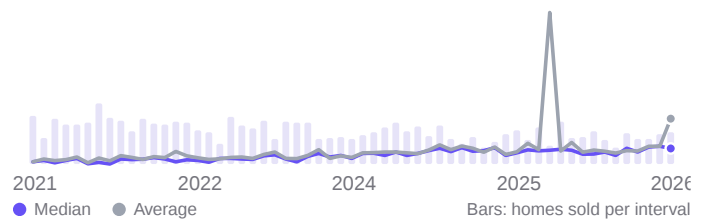
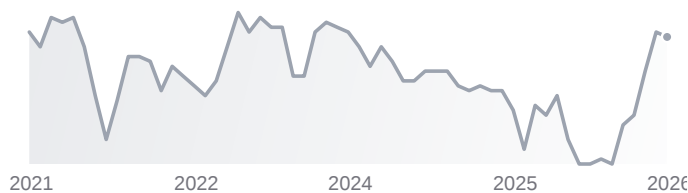
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$195K · Average \$406K

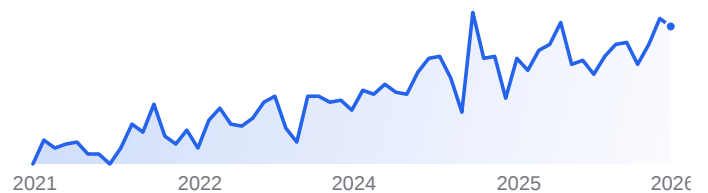
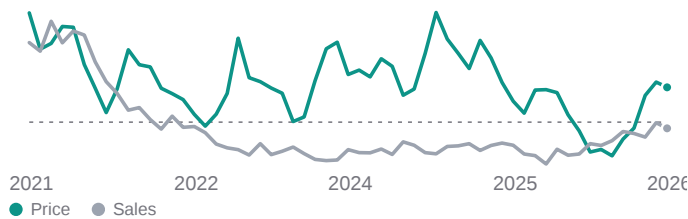


Growth (year over year)

Price +15.8% · Sales -2.8%

Price per square foot

\$122/ft²

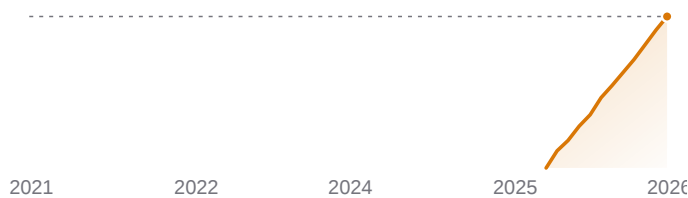


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

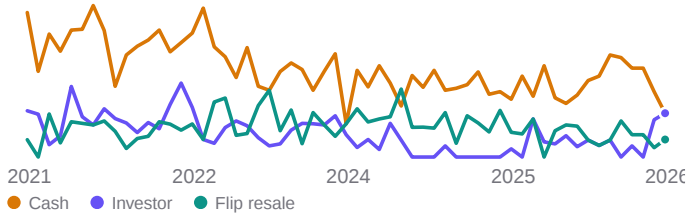
4.5%



BUYERS & OUTCOMES

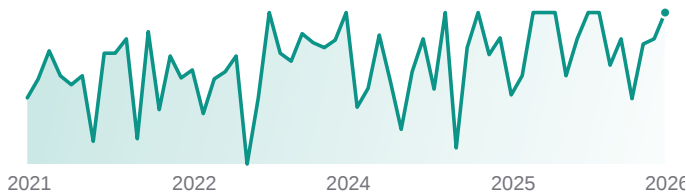
Buyer mix

Cash 15% · Investor 15% · Flip resale 6.1%



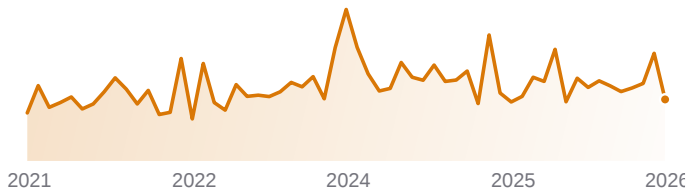
Sellers who sold at a gain

100%

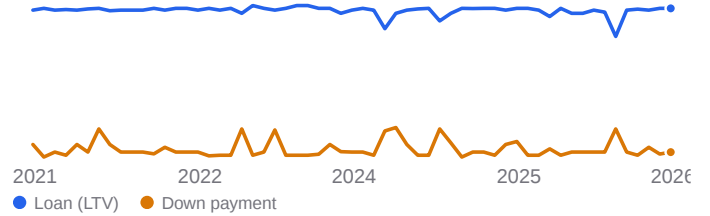


Median annualized return at resale

+8.1%

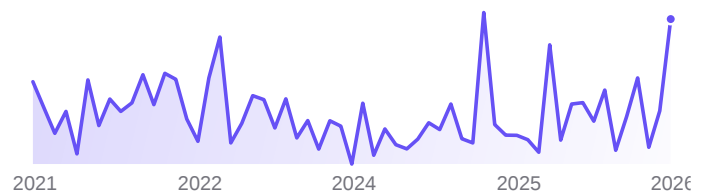


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



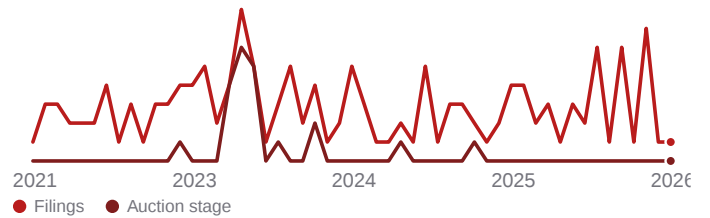
Typical hold before selling

16.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,632
Median value (AVM)	\$168K
Median size	1,624 ft²
Median bedrooms	4
Median year built	1900
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.1%
Owner occupied	68%
Company owned	11%
Median loan-to-value	29%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	34,948
Density	8,822 / mi²
Median household income	\$37K
Average household income	\$49K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	128
Earthquake index (US avg 100)	74
Homes occupied	92%
Bachelor's or higher	8%
Poverty rate	30.3%
Unemployment	1.1%
Average temp	52°F
Annual precip	45 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.