

Reading 19602

ZIP code · PA · Pennsylvania > Berks County > Reading

SELLER'S MARKET

\$134K

MEDIAN SALE PRICE

+1.3%

1-YR CHANGE

276

SALES (12 MO)

\$130K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



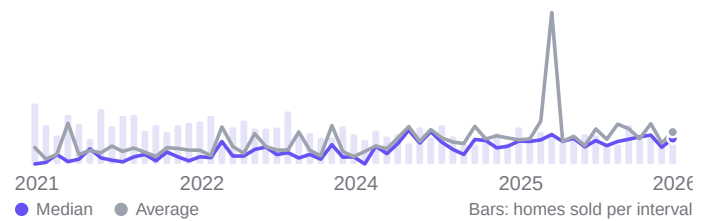
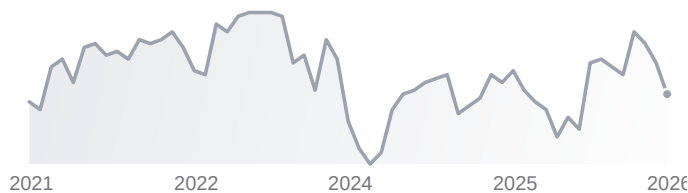
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$139K · Average \$159K

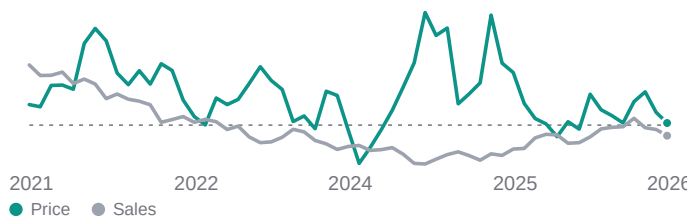


Growth (year over year)

Price +1.3% · Sales -6.8%

Price per square foot

\$106/ft²

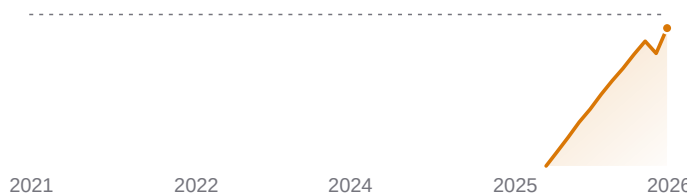


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

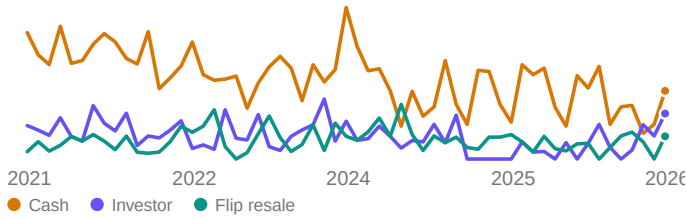
5.7%



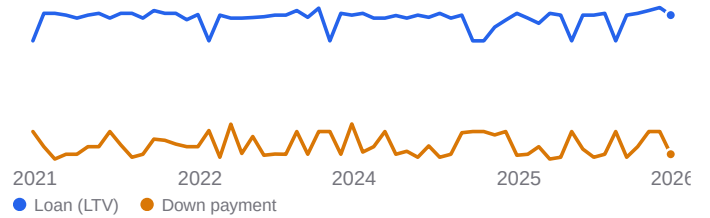
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 23% · Flip resale 12%

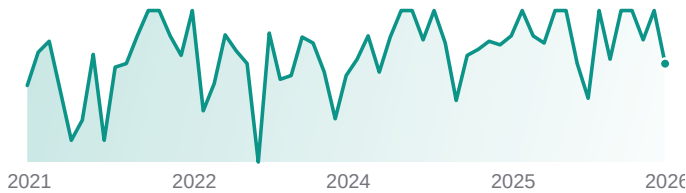


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



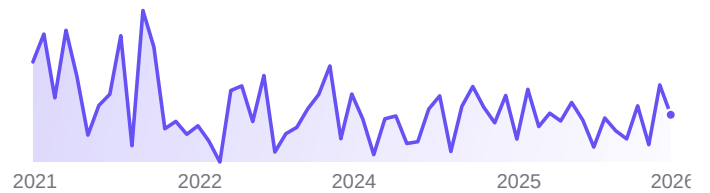
Sellers who sold at a gain

91%



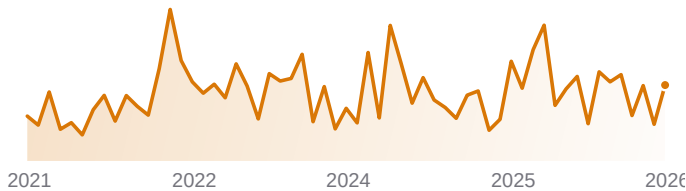
Typical hold before selling

5.8 yrs



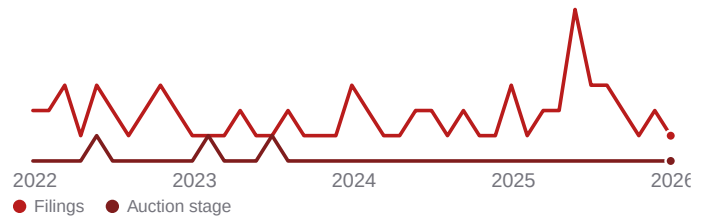
Median annualized return at resale

+12.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,827
Median value (AVM)	\$130K
Median size	1,406 ft²
Median bedrooms	3
Median year built	1900
Single family	82%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.9%
Owner occupied	53%
Company owned	17%
Median loan-to-value	14%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	19,516
Density	8,931 / mi²
Median household income	\$35K
Average household income	\$44K
Crime index (US avg 100)	162
Air pollution index (US avg 100)	131
Earthquake index (US avg 100)	76
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	38.1%
Unemployment	1.0%
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.