

Reading 19604

ZIP code · PA · Pennsylvania > Berks County > Reading

BALANCED MARKET

\$162K

MEDIAN SALE PRICE

-6.7%

1-YR CHANGE

330

SALES (12 MO)

\$163K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



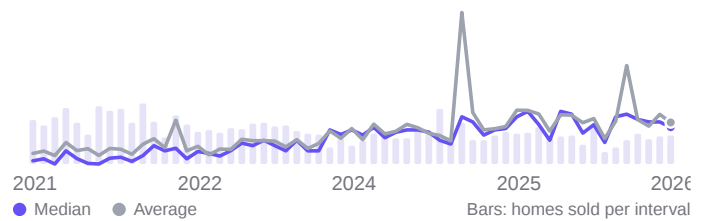
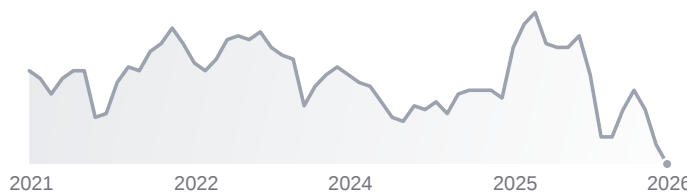
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

41 / 100

Sale prices

Median \$155K · Average \$164K

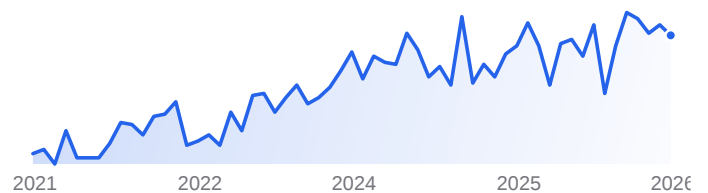
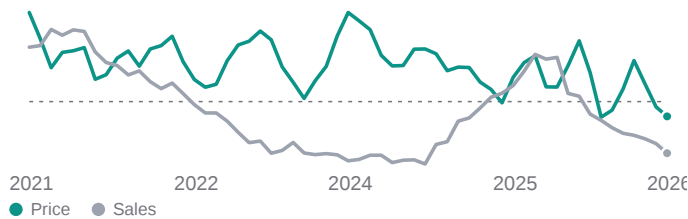


Growth (year over year)

Price -6.7% · Sales -23.4%

Price per square foot

\$122/ft²

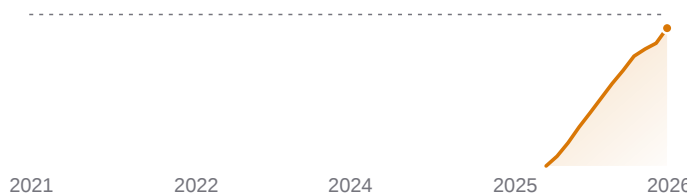


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

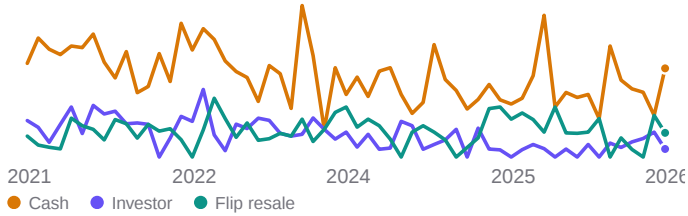
4.4%



BUYERS & OUTCOMES

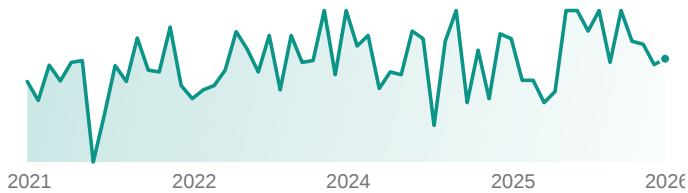
Buyer mix

Cash 35% · Investor 3.2% · Flip resale 9.7%



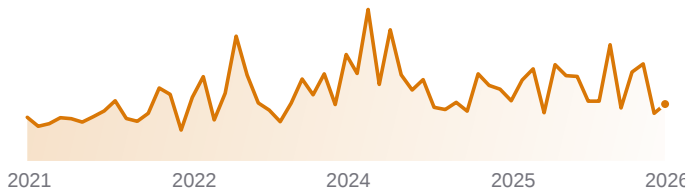
Sellers who sold at a gain

93%

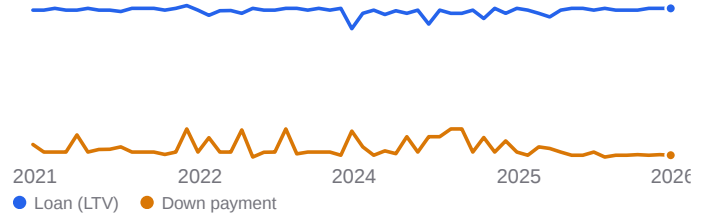


Median annualized return at resale

+8.0%

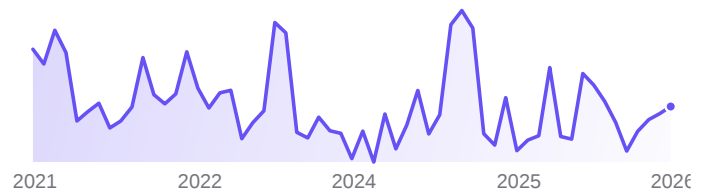


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



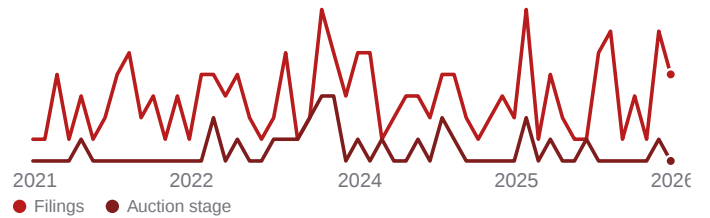
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	7,544
Median value (AVM)	\$163K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1910
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.4%
Owner occupied	67%
Company owned	10%
Median loan-to-value	31%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	30,410
Density	10,878 / mi²
Median household income	\$50K
Average household income	\$66K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	126
Earthquake index (US avg 100)	70
Homes occupied	93%
Bachelor's or higher	7%
Poverty rate	18.9%
Unemployment	1.3%
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.