

Reading 19606

ZIP code · PA · Pennsylvania > Berks County > Reading

SELLER'S MARKET

\$296K

MEDIAN SALE PRICE

+3.1%

1-YR CHANGE

530

SALES (12 MO)

\$310K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

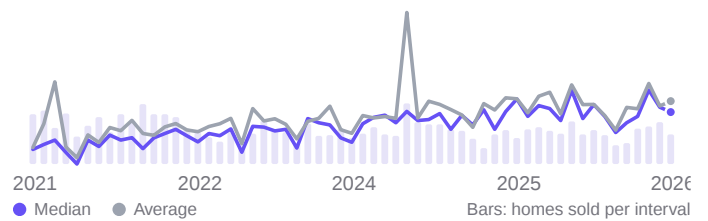
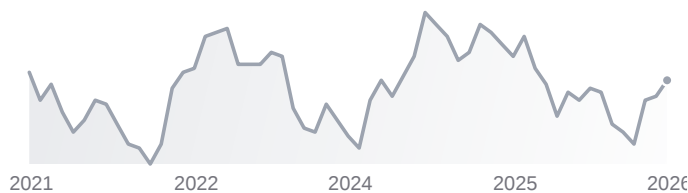
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

62 / 100

Sale prices

Median \$275K · Average \$300K

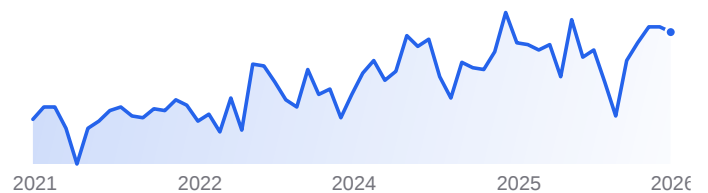
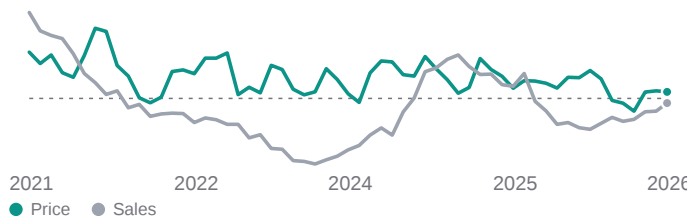


Growth (year over year)

Price +3.1% · Sales -2.2%

Price per square foot

\$181/ft²

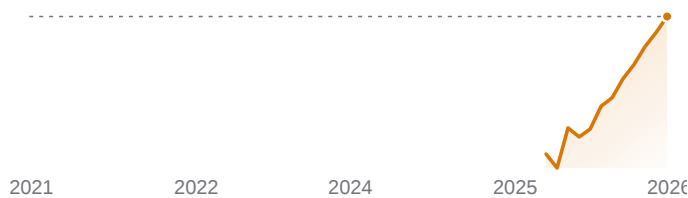


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

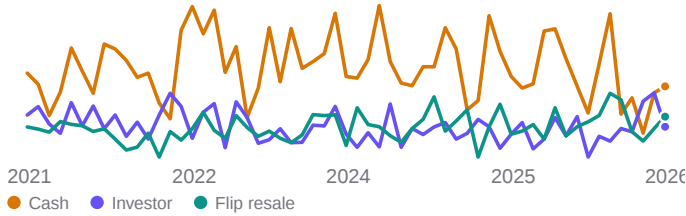
4.2%



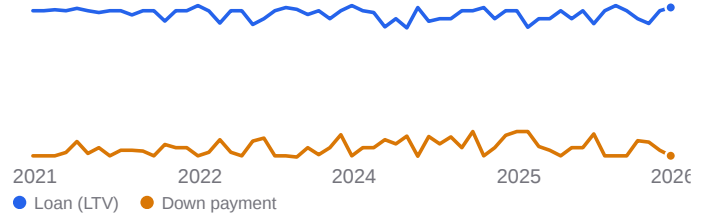
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 7.3% · Flip resale 9.8%

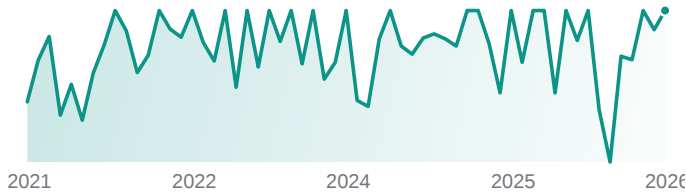


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



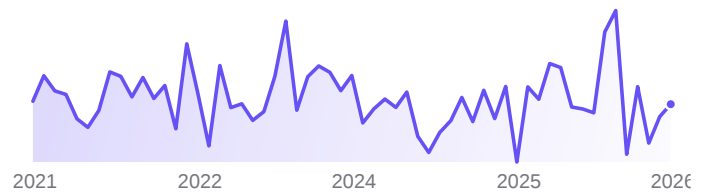
Sellers who sold at a gain

100%



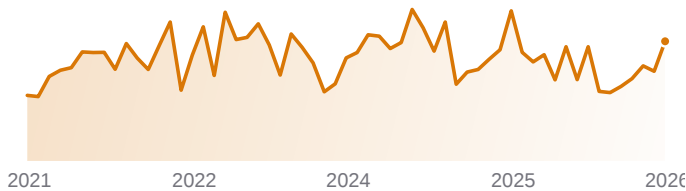
Typical hold before selling

6.7 yrs



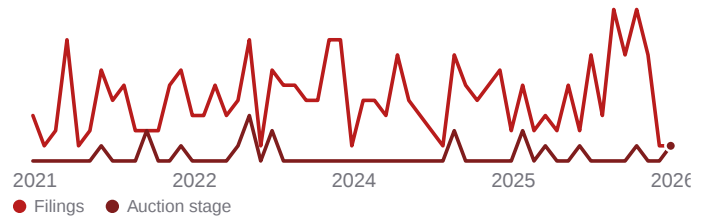
Median annualized return at resale

+7.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,537
Median value (AVM)	\$310K
Median size	1,594 ft²
Median bedrooms	3
Median year built	1971
Single family	86%
Condos	7.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.3%
Owner occupied	89%
Company owned	4.0%
Median loan-to-value	49%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	38,040
Density	1,364 / mi²
Median household income	\$85K
Average household income	\$100K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	129
Earthquake index (US avg 100)	76
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	9.1%
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.