

Reading 19608

ZIP code · PA · Pennsylvania > Berks County > Reading

SELLER'S MARKET

\$445K

MEDIAN SALE PRICE

+8.1%

1-YR CHANGE

274

SALES (12 MO)

\$397K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

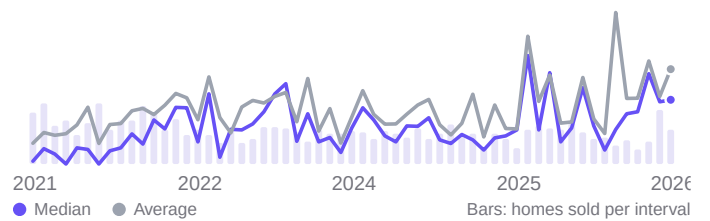
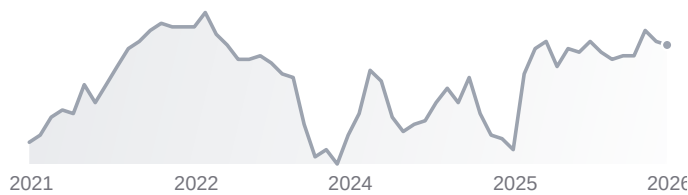
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$425K · Average \$501K

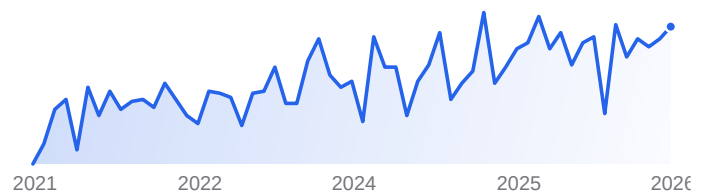
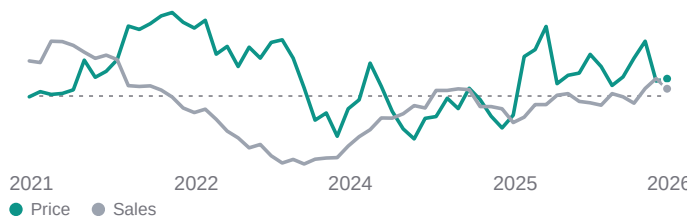


Growth (year over year)

Price +8.1% · Sales +3.4%

Price per square foot

\$200/ft²

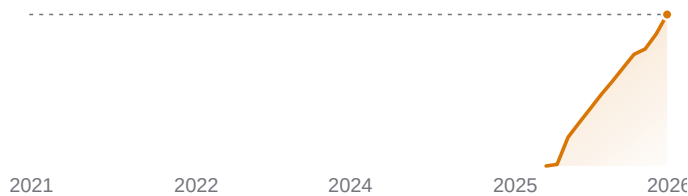


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

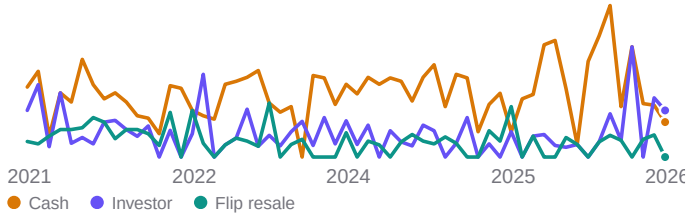
3.5%



BUYERS & OUTCOMES

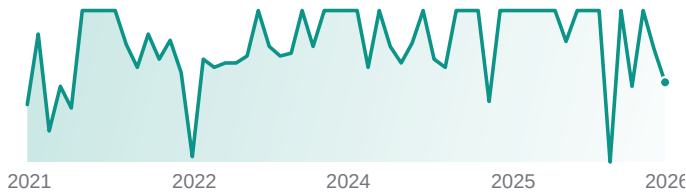
Buyer mix

Cash 12% · Investor 15% · Flip resale 0%



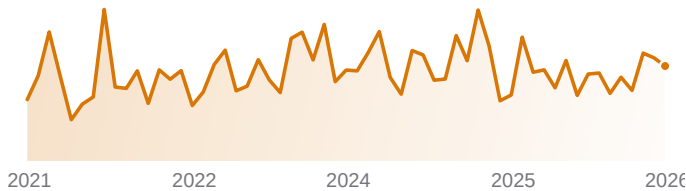
Sellers who sold at a gain

89%

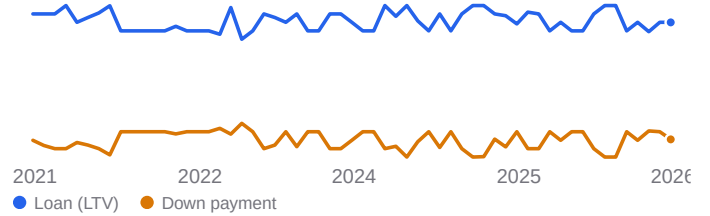


Median annualized return at resale

+5.1%

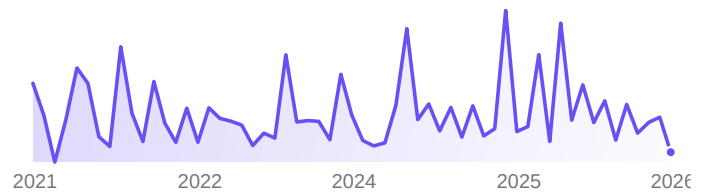


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



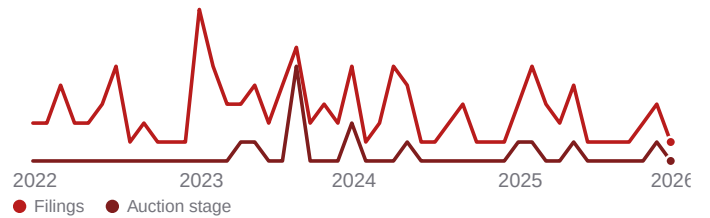
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,833
Median value (AVM)	\$397K
Median size	1,998 ft²
Median bedrooms	3
Median year built	1992
Single family	91%
Condos	4.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.6%
Owner occupied	91%
Company owned	3.4%
Median loan-to-value	50%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	25,315
Density	946 / mi²
Median household income	\$105K
Average household income	\$125K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	126
Earthquake index (US avg 100)	69
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	6.1%
Unemployment	1.2%
Average temp	51°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.