

Reading 19609

ZIP code · PA · Pennsylvania > Berks County > Reading

SELLER'S MARKET

\$307K

MEDIAN SALE PRICE

+3.6%

1-YR CHANGE

173

SALES (12 MO)

\$283K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

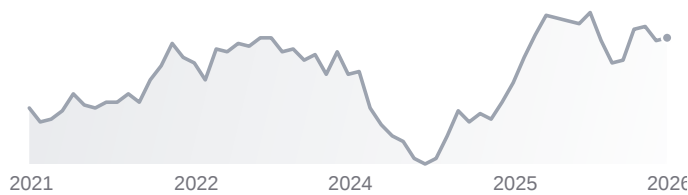
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

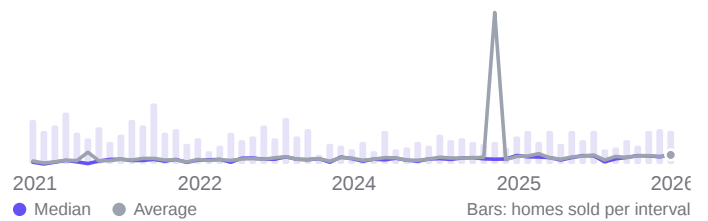
Market temperature (0–100)

72 / 100



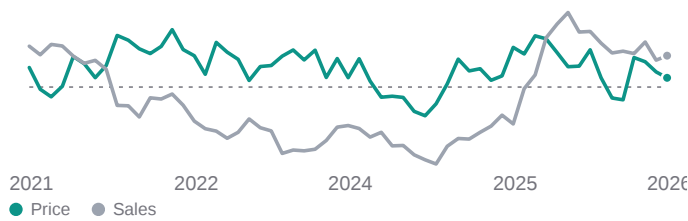
Sale prices

Median \$325K · Average \$321K



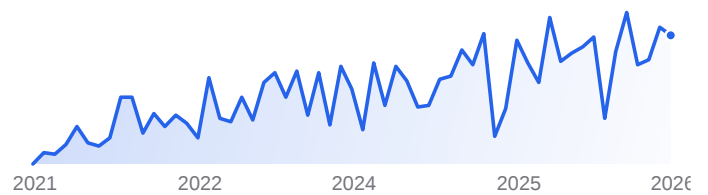
Growth (year over year)

Price +3.6% · Sales +12.3%



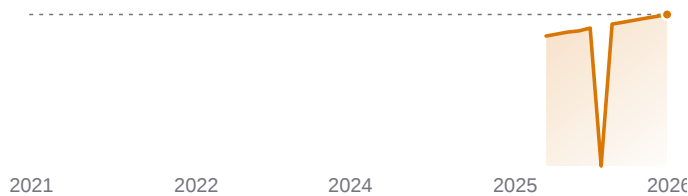
Price per square foot

\$214/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

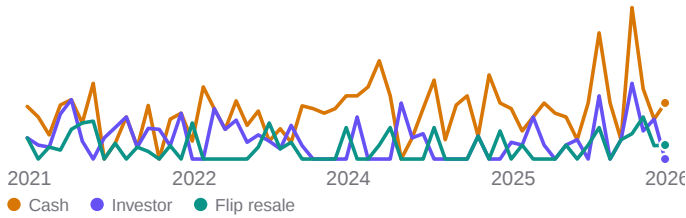
4.5%



BUYERS & OUTCOMES

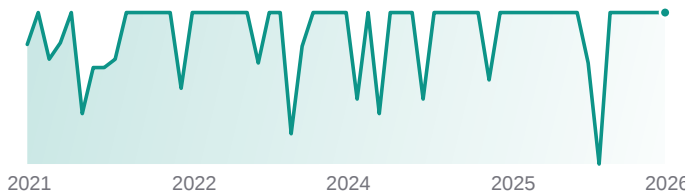
Buyer mix

Cash 22% · Investor 0% · Flip resale 5.6%



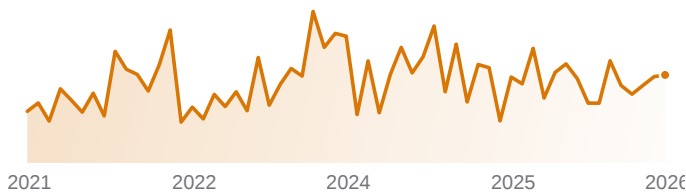
Sellers who sold at a gain

100%

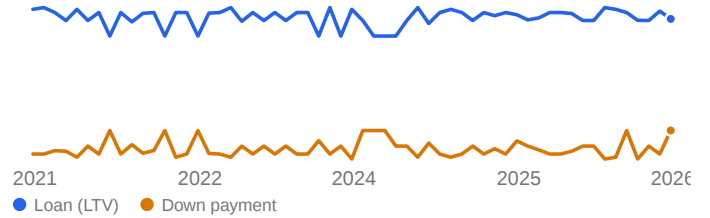


Median annualized return at resale

+6.9%

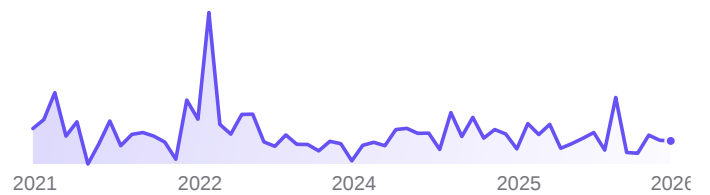


Financing (share of purchase price) Loan (LTV) 91% · Down payment 20%



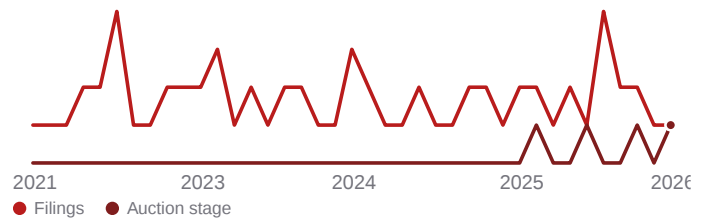
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,874
Median value (AVM)	\$283K
Median size	1,412 ft²
Median bedrooms	3
Median year built	1953
Single family	97%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.1%
Owner occupied	89%
Company owned	3.4%
Median loan-to-value	52%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	10,679
Density	4,698 / mi²
Median household income	\$88K
Average household income	\$104K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	126
Earthquake index (US avg 100)	71
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	5.4%
Unemployment	1.2%
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.