

Reading 19610

ZIP code · PA · Pennsylvania > Berks County > Reading

STRONG SELLER'S MARKET

\$368K

MEDIAN SALE PRICE

+7.4%

1-YR CHANGE

262

SALES (12 MO)

\$382K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

Balanced

Seller's market

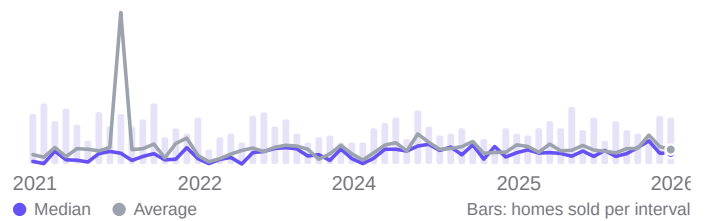
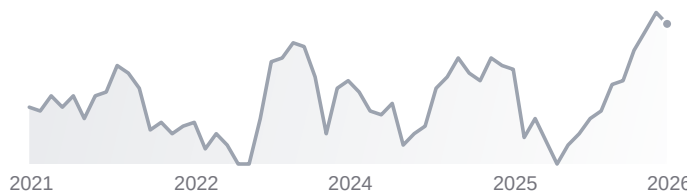
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

80 / 100

Sale prices

Median \$332K · Average \$363K

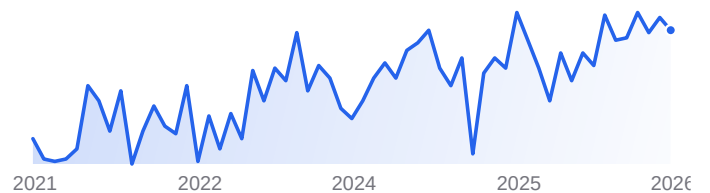
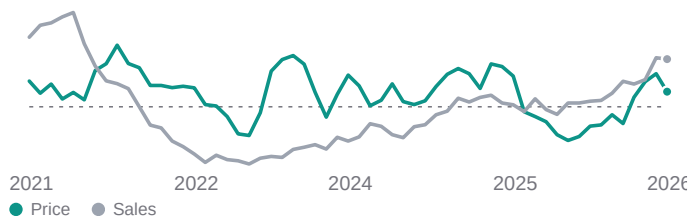


Growth (year over year)

Price +7.4% · Sales +23.6%

Price per square foot

\$197/ft²

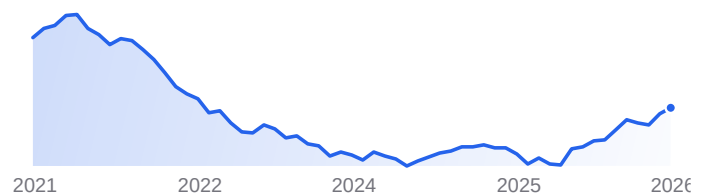
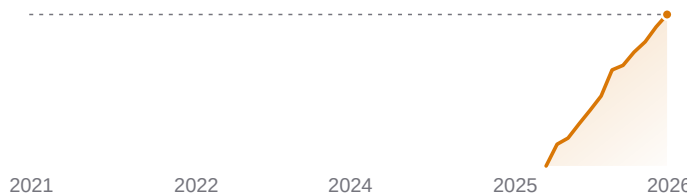


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

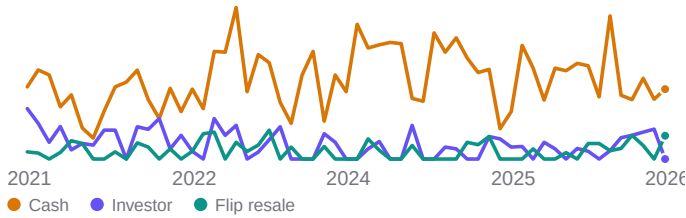
4.9%



BUYERS & OUTCOMES

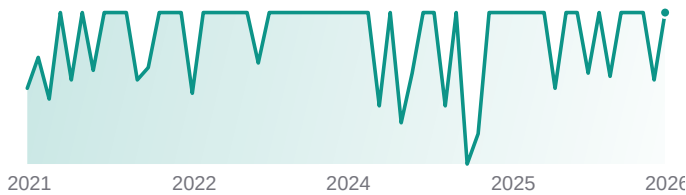
Buyer mix

Cash 35% · Investor 0% · Flip resale 12%



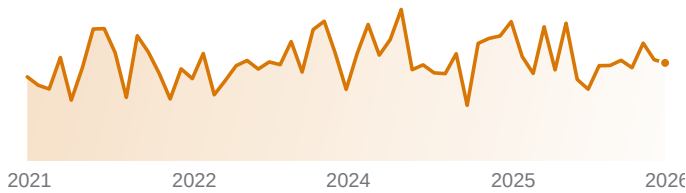
Sellers who sold at a gain

100%

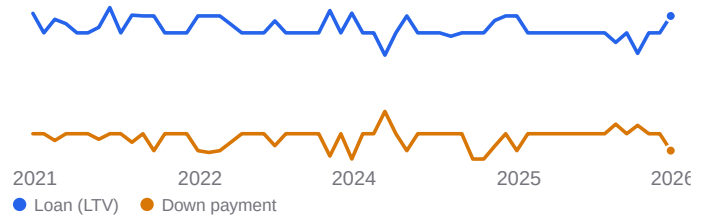


Median annualized return at resale

+5.2%

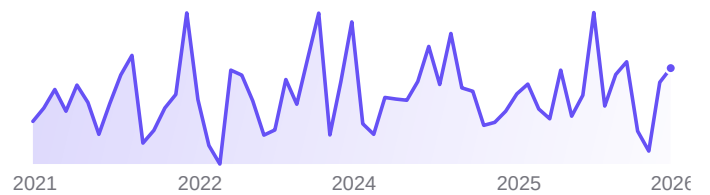


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



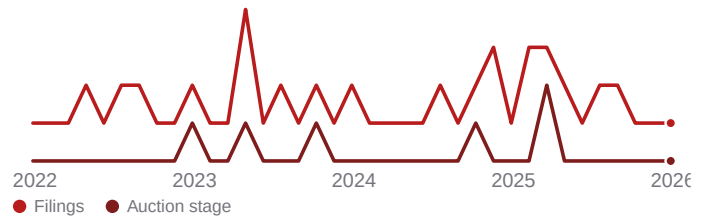
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,296
Median value (AVM)	\$382K
Median size	1,953 ft²
Median bedrooms	3
Median year built	1975
Single family	75%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.4%
Owner occupied	87%
Company owned	5.4%
Median loan-to-value	45%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	16,443
Density	2,323 / mi²
Median household income	\$94K
Average household income	\$133K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	130
Earthquake index (US avg 100)	77
Homes occupied	94%
Bachelor's or higher	32%
Poverty rate	4.4%
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.