

DEMOGRAPHICS PROFILE

Population

As of 2015, the Suburban Berks West planning area is home to 46,023 residents. Since 2000, the area’s population grew 16% or by nearly 6,400 residents, exceeding both county and state figures. The area added the majority of these new residents between 2000 and 2010.

Since 2010, population growth has significantly decreased which is consistent with slow population growth in both Berks County and Pennsylvania. Between 2010 and 2015, the area added only 223 new residents.

Spring Township is the area’s largest municipality with over 27,000 residents. It added the most residents of the four municipalities. Sinking Spring Borough had the highest percentage of population increase, seeing a 53% increase in population between 2000 and 2015. West Reading Borough is stable – with a small amount of population growth between 2000 and 2010 and some minor population loss between 2010 and 2015. Wyomissing Borough’s population declined over 6% since 2000.

Population									
Municipality	2000	2010	2015	2000-2010 # Change	2000-2010 % Change	2010-2015 # Change	2010-2015 % Change	2000-2015 # Change	2000-2015 % Change
Sinking Spring Borough	2,639	4,008	4,042	1,369	51.9%	34	0.8%	1,403	53.2%
Spring Township	21,805	27,119	27,315	5,314	24.4%	196	0.7%	5,510	25.3%
West Reading Borough	4,049	4,212	4,191	163	4.0%	-21	-0.5%	142	3.5%
Wyomissing Borough	11,155	10,461	10,475	-694	-6.2%	14	0.1%	-680	-6.1%
Suburban Berks West Area	39,648	45,800	46,023	6,152	15.5%	223	0.5%	6,375	16.1%
Berks County	373,638	411,905	413,016	38,267	10.2%	1,111	0.3%	39,378	10.5%
Pennsylvania	12,281,054	12,702,379	12,758,729	421,325	3.4%	56,350	0.4%	477,675	3.9%

Source: U.S. Census 2000 and 2010 and 2011-2015 American Community Survey

Note: The population statistic for Wyomissing Borough in 2000 includes the populations of Wyomissing and Wyomissing Hills.

Population Projections

Population projections can help the area plan efficiently for future land use and community service needs. The area is expected to add nearly 5,000 residents by 2040, with nearly 3,000 in Spring Township. While population growth in the boroughs will be marginal, they are not projected to lose population. This is a positive trend in comparison to the majority of boroughs in the state.

Population Projections										
Municipality	2010 Base	2020	2030	2040	2010-2020 # Change	2010-2030 # Change	2010-2040 # Change	2010-2020 % Change	2010-2030 % Change	2010-2040 % Change
Sinking Spring Borough	4,008	4,134	4,281	4,434	126	273	426	3.1%	6.8%	10.6%
Spring Township	27,119	28,044	29,046	30,085	925	1,927	2,966	3.4%	7.1%	10.9%
West Reading Borough	4,212	4,352	4,507	4,668	140	295	456	3.3%	7.0%	10.8%
Wyomissing Borough	10,461	10,811	11,198	11,598	350	737	1,137	3.3%	7.0%	10.9%
Suburban Berks West Area	45,800	47,341	49,032	50,785	1,541	3,232	4,985	3.4%	7.1%	10.9%
Berks County	411,905	425,447	440,656	456,409	13,542	28,751	44,504	3.3%	7.0%	10.8%

Source: United States Bureau of Census, 2010 Census; Berks County Planning Commission 2016 Estimates

Population Density

The United States Census Bureau defines places “urban” as territory that has a population density of at least 1,000 people per square mile. By this definition, the area overall - and all municipalities in the planning area - are urban. West Reading Borough has the highest population density in the planning area.

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Population Density				
Municipality	Size (Sq.Mi.)	2015	Density	Urban
Sinking Spring Borough	1.25	4,042	3,233.6	Yes
Spring Township	18.53	27,315	1,474.1	Yes
West Reading Borough	0.59	4,191	7,103.4	Yes
Wyomissing Borough	4.55	10,475	2,302.2	Yes
Suburban Berks West Area	24.92	46,023	1,846.8	Yes
Source: U.S. Census, 2011-2015 American Community Survey; Berks County Planning Commission				

School Enrollment

Two school districts serve the planning area. The Wilson School District is a PIAA Class AAAAAA district that serves Sinking Spring Borough, Spring Township and part of Wyomissing Borough. It has five (5) elementary schools, two (2) middle schools, and one (1) high school. As of 2015, the district has over 6,100 students. Between 2011 and 2015, the district's student population grew 4.5%.

The Wyomissing School District is a PIAA Class AAA district that serves West Reading Borough and part of Wyomissing Borough. It has two (2) elementary schools and one (1) junior/senior high school. As of 2015, the district has nearly 2,000 students. Between 2011 and 2015, the district's student population grew 3.6%.

School District Enrollment by Building - 2011-2015							
Wilson School District Building Name	2011*	2012	2013	2014	2015	# Change 2011-2015	% Change 2011-2015
Whitfield Elementary	604	505	497	462	479	(125)	-20.7%
Cornwall Terrace Elementary	544	513	498	554	610	66	12.1%
Spring Ridge Elementary	433	528	515	511	491	58	13.4%
Shiloh Hills Elementary	352	546	583	574	563	211	59.9%
Green Valley Elementary	367	553	545	535	585	218	59.4%
Wilson West Middle	751	720	738	781	782	31	4.1%
Wilson Southern Middle	639	671	663	658	663	24	3.8%
Wilson - Lower House	678	663	683	737	694	16	2.4%
Wilson - Upper House	1,185	1,177	1,182	1,190	1,238	53	4.5%
Total	5,553	5,876	5,904	6,002	6,105	552	9.9%
Wyomissing School District Building Name	2011	2012	2013	2014	2015	# Change 2011-2015	% Change 2011-2015
West Reading Elementary	304	312	296	303	285	-19	-6.3%
Wyomissing Hills Elementary	910	932	944	947	966	56	6.2%
Wyomissing Area Junior/Senior	664	667	647	657	694	30	4.5%
Total	1,878	1,911	1,887	1,907	1,945	67	3.6%
* The 2011 totals for Wilson School District include the now closed Lincoln Park Elementary and West Wyomissing elementary schools.							
* The Wilson School District first purchased student slots at River Rock Academy in 2013.							

Households

Reflecting the general trend toward smaller families and the increasing prevalence of single parent (or even single person) households, the average size of households in the district are generally smaller than both county and state averages. Only Spring Township at 2.63 people per household and 3.03 people per family exceeds the county and state averages.

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Wyomissing Borough, in terms of demography, is the oldest community in the planning area and that is reflected in the chart below. It has the least amount of households with people under the age of 18 and the most with people over the age of 65. Sinking Spring and West Reading have the most families with children. West Reading has a sizeable number of residents who live alone.

Households & Families								
Municipality	Households	Population	PPH	Municipality	Average Family Size	Percent With People Under 18	Percent With People Over 65	Percent Living Alone
Sinking Spring Borough	1,581	4,042	2.56	Sinking Spring Borough	2.55	38.0	8.1	27.6
Spring Township	10,403	27,315	2.63	Spring Township	3.03	31.2	11.0	25.0
West Reading Borough	1,640	4,191	2.56	West Reading Borough	2.28	35.7	11.2	38.4
Wyomissing Borough	4,324	10,475	2.42	Wyomissing Borough	2.38	23.7	20.1	30.3
Berks County	153,307	413,016	2.69	Berks County	2.60	32.9	10.8	24.7
Pennsylvania	4,940,581	12,758,729	2.58	Pennsylvania	3.10	29.1	11.9	29.6

Source: U.S. Census, 2011-2015 American Community Survey; Berks County Planning Commission

Age

Age distribution is an important indicator of future population dynamics. For example, a large concentration of children could mean a coming boom of young children or a high concentration of baby boomers may suggest out-migration as people in that demographic move elsewhere after retirement. Sinking Spring is the “youngest” community in the planning area with a median age of 34.9. Wyomissing is the oldest, with a median age of 46.6. Both Spring Township and Wyomissing exceed the county and state median age.

Age Composition						
Age Group	Sinking Spring	Spring	West Reading	Wyomissing	Berks	PA
Under 5 years	8.5	5.9	5.5	5.4	6.0	5.6
5 to 9 years	6.2	5.9	7.7	3.8	6.3	5.9
10 to 14 years	8.1	6.8	6.3	6.0	6.8	6.1
15 to 19 years	7.8	6.9	5.2	6.9	7.4	6.8
20 to 24 years	4.4	5.6	4.9	5.9	6.8	6.9
25 to 29 years	6.0	5.4	8.0	5.1	5.8	6.4
30 to 34 years	9.3	6.4	6.6	5.7	5.7	6.0
35 to 39 years	6.8	5.7	7.8	5.5	5.6	5.8
40 to 44 years	9.1	6.1	7.9	4.4	6.8	6.4
45 to 49 years	5.6	6.4	5.9	5.0	7.4	7.1
50 to 54 years	7.3	7.3	4.7	7.8	7.6	7.6
55 to 59 years	6.9	7.7	5.3	6.3	6.8	7.2
60 to 64 years	3.3	6.7	5.0	6.6	5.9	6.2
65 to 69 years	1.6	4.2	4.4	6.7	4.6	4.8
70 to 74 years	4.2	4.3	3.1	4.8	3.3	3.5
75 to 79 years	1.7	2.9	4.0	4.6	2.7	2.8
80 to 84 years	2.4	3.0	2.5	3.7	2.3	2.4
85 years +	0.9	3.0	5.0	5.8	2.2	2.5
Median Age	34.9	41.0	38.5	46.6	39.7	40.4

Source: U.S. Census 2011-2015 American Community Survey

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Below, we compile the above age data into three specific groups. They are:

Under 10: This group represents young children. Communities with high numbers in this category may see future demand for education and recreation services.

25-64: This age group represents the working age adults. This age group will generally consist of core taxpayers in their prime earning years that generate and spend income on goods and services.

65+: This group represents largely retired adults. Communities with high numbers in this category may reflect a growing number of residents and taxpayers on fixed incomes with growing demand for healthcare and social assistance services.

Comparison of Major Age Groups Between Municipalities, County and State						
Age Group	Sinking Spring	Spring	West Reading	Wyomissing	Berks	PA
Under 10	14.7	11.8	13.2	9.2	12.3	11.5
25-64	54.3	51.7	51.2	46.4	51.6	52.7
65+	10.8	17.4	19.0	25.6	15.1	16.0

Source: U.S. Census 2011-2015 American Community Survey

- Three out of the four communities have either a similar or a larger percentage of “Under 10” residents than the county and state. Only Wyomissing has less.
- Three out of the four communities also have either a similar or larger percentage of working age (25-64) residents than the county and state. Again, only Wyomissing has less.
- Three out of the four communities also have either a similar or a larger percentage of residents age 65 and above. Only West Reading has less.

Mobility

Nearly 90% of all households in the planning area were living in their same house or apartment as the year before. This low mobility rate is indicative of stable communities.

Percentage of households that lived in the same house/apartment one year prior - 2015			
Geography	Stayed	Total	Percent That Stayed
Sinking Spring	3,517	3,787	92.9%
Spring	23,544	27,028	87.1%
West Reading	3,360	4,148	81.0%
Wyomissing	9,114	10,379	87.8%
Suburban Berks West Area	39,535	45,342	87.2%
Berks County	357,591	409,313	87.4%
United States	266,202,835	312,784,059	85.1%

Source: U.S. Census 2011-2015 American Community Survey

Educational Attainment

Compared to Berks County and the state, the planning area is well educated, in that in each community, over 20% of residents age 25 and up hold a bachelor’s degree or higher and all four communities have more residents with college degrees when compared to the county and state. In Wyomissing alone, over half the residents have a college degree or more. Across the board, the proportion of residents in the communities that have not graduated high school continues to fall and as of 2015 with the exception of West Reading, below county

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and state levels. This indicates that the local labor market is increasingly qualified relative to basic education standards.

Educational Attainment of the Resident Population (25 and Older)						
Level	Sinking Spring	Spring	West Reading	Wyomissing	Berks	PA
Less than 9th Grade	1.3	1.8	6.8	1.3	5.9	3.6
High School, No Diploma	4.3	4.2	5.8	2.8	9.6	7.4
High School Graduate	31.3	34.7	39.6	22.0	38.7	36.8
Some college, no degree	18.6	13.7	20.6	14.8	15.6	16.4
Associate's degree	12.7	10.5	6.5	7.1	7.5	7.7
Bachelor's degree	22.8	23.2	15.1	24.5	14.8	17.1
Graduate or Professional degree	9.1	11.9	5.5	27.5	7.9	11.0

Source: U.S. Census 2011-2015 American Community Survey

Race

In all four communities, most of the residents are white. West Reading has the largest black and Hispanic populations. Spring Township has the largest Asian population.

Racial Composition - Percent of Resident Population						
Race	Sinking Spring	Spring	West Reading	Wyomissing	Berks	PA
White	77.7	83.3	68.7	88.4	75.4	78.5
Black	6.7	2.9	9.5	2.0	4.1	10.5
Hispanic or Latino	12.2	9.5	20.5	6.0	17.6	6.1
American Indian	0.5	0.4	0.0	0.0	0.1	0.1
Asian	1.9	2.8	0.5	2.2	1.3	2.9
Pacific Islander	0.0	0.0	0.0	0.0	0.0	0.0
Some Other Race	0.0	0.0	0.5	0.0	0.2	0.2
Two or More Races	1.0	1.0	0.2	1.5	1.3	1.6

Source: U.S. Census 2011-2015 American Community Survey

Poverty

In 2015, Berks County has the highest overall poverty rate of the surrounding six (6) counties and presently exceeds the state poverty rate. The poverty rate in the planning area is much lower and below both the county and state averages. Highest overall poverty is in Sinking Spring and the lowest in Wyomissing. Sinking Spring has the highest rates of family, "single mother" and elderly poverty.

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Poverty Composition of the Resident Population in 2015				
Municipality	Overall Poverty Level	Families	FHNHP	Elderly
Sinking Spring	10.0	9.3	26.8	6.3
Spring	5.7	3.6	13.2	1.3
West Reading	8.4	9.2	16.0	1.9
Wyomissing	5.2	2.3	14.1	0.0
Berks County	14.2	10.4	35.4	7.0
Pennsylvania	13.5	9.3	29.1	8.3

Source: U.S. Census 2011-2015 American Community Survey
 FHNHP: Female Household with family, no husband present
 Elderly: Residents that are 65 years of age and over

Free/Reduced Lunch Enrollment by School/School District

Another indicator of poverty is examining enrollment in the free/reduced lunch program at school. Children from families with incomes at or below 130% of the poverty level, and children in families receiving Temporary Assistance for Needy Families (TANF) and children in families receiving food stamp benefits are eligible for free lunches. Children in families whose income is between 130% and 185% of the poverty level are eligible for reduced price lunches.

Percent Free/Reduced Lunch Enrollment by School Building: 2015						
Wilson School District Building Name	Enrollment	Free Eligible	Reduced Eligible	% Free Enrollment	% Reduced Enrollment	% Free / Reduced Enrollment
Whitfield Elementary	479	114	16	23.8%	3.3%	27.1%
Cornwall Terrace Elementary	610	162	27	26.6%	4.4%	31.0%
Spring Ridge Elementary	491	140	29	28.5%	5.9%	34.4%
Shiloh Hills Elementary	563	138	16	24.5%	2.8%	27.4%
Green Valley Elementary	585	101	18	17.3%	3.1%	20.3%
Wilson West Middle	782	173	36	22.1%	4.6%	26.7%
Wilson Southern Middle	663	199	28	30.0%	4.2%	34.2%
Wilson - Lower House	694	153	30	22.0%	4.3%	26.4%
Wilson - Upper House	1238	286	43	23.1%	3.5%	26.6%
Total	6,105	1,466	243	24.0%	4.0%	28.0%
Wyomissing School District Building Name	Enrollment	Free Eligible	Reduced Eligible	% Free Enrollment	% Reduced Enrollment	% Free / Reduced Enrollment
West Reading Elementary	285	90	5	31.6%	1.8%	33.3%
Wyomissing Hills Elementary	694	203	17	29.3%	2.4%	31.7%
Wyomissing Area Junior/Senior	966	286	33	29.6%	3.4%	33.0%
Total	1,945	579	55	29.8%	2.8%	32.6%

Source: Pennsylvania Department of Education - Division of Food and Nutrition, National School Lunch Program (NSLP), 2015 data

Overall, in 2015, the Wyomissing and Wilson school districts rank 9th and 14th respectively out of all county school districts in students enrolled in the program. While the district enrollment numbers are favorable compared to the overall county and state, it is important to note the share increase in enrollments in each district since 2009. This rising trend could signal challenges ahead.

Percent Free/Reduced Lunch Enrollment by School District: 2009 and 2015			
School District	2009	2015	% Change
I-Lead Charter School	**	100.0	**
Reading School District	89.6	100.0	11.6%
Antietam School District	36.1	51.6	42.9%
Muhlenberg School District	36.6	51.5	40.7%
Hamburg Area School District	29.8	41.7	39.9%
Tulpehocken Area School District	32	38.8	21.3%
Governor Mifflin School District	23.9	37.6	57.3%
Berks Career and Technology Center	21.8	37.5	72.0%
Wyomissing Area School District	22.6	32.6	44.2%
Conrad Weiser Area School District	26.3	30.7	16.7%
Upper Perkiomen Area School District	22.1	30.6	38.5%
Brandywine Heights Area School District	16.5	30.0	81.8%
Schuykill Valley School District	20.3	28.8	41.9%
Wilson School District	19.6	28.0	42.9%
Twin Valley School District	20.4	27.8	36.3%
Daniel Boone Area School District	15.3	27.0	76.5%
Fleetwood Area School District	17.5	25.9	48.0%
Boyertown Area School District	15.8	25.8	63.3%
Kutztown Area School District	20	25.4	27.0%
Oley Valley School District	18.2	24.8	36.3%
Exeter Township School District	17.8	14.6	-18.0%
Berks County Average	21.1	38.6	83.0%
Pennsylvania Average	38.8	50.4	29.9%

Source: Pennsylvania Department of Education - Division of Food and Nutrition, National School Lunch Program (NSLP), 2009 and 2015 data

Veterans

The area has nearly 3,400 veterans of the nearly 30,000 in Berks County - with the majority serving during the Vietnam War era. West Reading has the most veterans from recent conflicts while Wyomissing has the highest concentration of World War II veterans.

Veteran Composition - Percent of Veterans Residing in Municipality					
Period of Service	Sinking Spring	Spring	West Reading	Wyomissing	Berks
Gulf War (9/2001 or later) veterans	0.0	8.2	16.0	5.8	7.4
Gulf War (8/1990 to 8/2001) veterans	20.4	11.0	25.4	6.5	11.6
Vietnam era veterans	32.0	30.5	22.6	27.6	33.7
Korean War veterans	13.1	19.3	8.0	25.9	14.4
World War II veterans	8.7	10.8	8.0	14.1	9.3
Total Veterans	275	1,864	287	937	29,256

Source: U.S. Census 2011-2015 American Community Survey

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HOUSING PROFILE

The four communities in the planning area have a stable housing stock with very low vacancy rates. Vacancy rates are an important indicator of supply and demand. A low rate of vacant-for-sale units can show a positive correlation of lack of supply and high demand.

The type of housing each community provides differs, however. In Sinking Spring, the housing stock is diverse as the majority of units are single detached and duplex units. In Spring Township, the majority of homes are detached units. In West Reading, the majority of units are duplexes. In Wyomissing, there is a mix of detached, duplex and apartment units. The planning area has few mobile homes.

Profile of Housing Characteristics - 2015								
Type	Sinking Spring		Spring		West Reading		Wyomissing	
	#	%	#	%	#	%	#	%
Total Units	1,663		11,048		1,731		4,594	
Occupied housing units	1,581	95.1%	10,403	94.2%	1,640	94.7%	4,324	94.1%
Vacant housing units	82	4.9%	645	5.8%	91	5.3%	270	5.9%
1-unit, detached	699	42.0%	6,934	62.8%	90	5.2%	2,529	55.1%
1-unit, attached	604	36.3%	2,411	21.8%	1,199	69.3%	756	16.5%
2 units	66	4.0%	300	2.7%	155	9.0%	40	0.9%
3 or 4 units	81	4.9%	246	2.2%	55	3.2%	60	1.3%
5 to 9 units	70	4.2%	311	2.8%	98	5.7%	153	3.3%
10 to 19 units	97	5.8%	456	4.1%	23	1.3%	269	5.9%
20 or more units	46	2.8%	367	3.3%	111	6.4%	758	16.5%
Mobile home	0	0.0%	23	0.2%	0	0.0%	29	0.6%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%

Source: U.S. Census 2011-2015 American Community Survey

Sinking Spring saw a significant period of construction activity in the 2000 decade. In Spring Township, housing construction has been spread across several decades. In West Reading, there has been little to know new housing construction since the 1980s. In Wyomissing, housing construction has been spread across decades, with an uptick in the 1980s. All four communities have seen little in housing construction growth since 2010.

Year of Housing Construction								
Type	Sinking Spring		Spring		West Reading		Wyomissing	
	#	%	#	%	#	%	#	%
Built 2010 to 2013	0	0.0%	95	0.9%	0	0.0%	42	0.9%
Built 2000 to 2009	472	28.4%	1,289	11.7%	0	0.0%	407	8.9%
Built 1990 to 1999	143	8.6%	2,127	19.3%	6	0.3%	396	8.6%
Built 1980 to 1989	32	1.9%	1,325	12.0%	57	3.3%	989	21.5%
Built 1970 to 1979	85	5.1%	1,344	12.2%	41	2.4%	458	10.0%
Built 1960 to 1969	190	11.4%	1,577	14.3%	112	6.5%	535	11.6%
Built 1950 to 1959	234	14.1%	1,514	13.7%	288	16.6%	654	14.2%
Built 1940 to 1949	91	5.5%	423	3.8%	213	12.3%	239	5.2%
Built 1939 or earlier	416	25.0%	1,183	10.7%	1,014	58.6%	874	19.0%

Source: U.S. Census 2011-2015 American Community Survey

Housing Values

The planning area’s housing stock comes in at a variety of affordability levels. The median value of homes in the communities varies. The median value of homes in Spring Township and Wyomissing Borough exceeds the county median value (\$168,200).

Values of Housing Units								
Type	Sinking Spring		Spring		West Reading		Wyomissing	
	#	%	#	%	#	%	#	%
\$50,000 to \$99,999	38	2.3%	344	3.1%	167	9.6%	87	1.9%
\$100,000 to \$149,999	196	11.8%	1699	15.4%	603	34.8%	484	10.5%
\$150,000 to \$199,999	439	26.4%	2,446	22.1%	95	5.5%	729	15.9%
\$200,000 to \$299,999	188	11.3%	2,415	21.9%	62	3.6%	771	16.8%
\$300,000 to \$499,999	78	4.7%	781	7.1%	3	0.2%	649	14.1%
\$500,000 to \$999,999	25	1.5%	83	0.8%	0	0.0%	193	4.2%
\$1,000,000 or more	0	0.0%	21	0.2%	14	0.8%	74	1.6%
Median (dollars)	\$176,900		\$184,100		\$119,900		\$217,200	

Source: U.S. Census 2011-2015 American Community Survey

Spring, West Reading and Wyomissing have seen increases in housing median values since 2009. Comparatively low home purchase prices represent a selling point to would-be buyers in the area and could attract young families to the area. However, rising valuation is desirable from a municipal perspective in maintaining a viable and sustainable tax base.

Median Housing Values Between 2009 and 2015				
Municipality	2009	2015	\$ Change	% Change
Sinking Spring	182,800	176,900	(5,900)	-3.2%
Spring	176,900	184,100	7,200	4.1%
West Reading	106,400	119,900	13,500	12.7%
Wyomissing	191,800	217,200	25,400	13.2%
Berks County	170,400	168,200	(2,200)	-1.3%

Source: U.S. Census 2005-2009 and 2011-2015 American Community Survey

Owner Profile

The relationship between tenure (owner or renter occupancy) and vacancy rates typically corresponds with the availability of and demand for housing. Owner-occupied homes are often regarded to be a more desirable land use because they retain a higher resale value and are generally more likely to be well maintained than the rental units.

In all four communities, the majority of units are owner occupied and greatly exceed the County’s number of owner occupied units (71%). Spring Township has the most overall units. Most residents moved to their communities in the 2000 decade.

Chapter 3 - Demographics and Housing

Owner Profile								
Type	Sinking Spring		Spring		West Reading		Wyomissing	
	#	%	#	%	#	%	#	%
Total Units	1,663		11,048		1,731		4,594	
Owner-occupied	991	59.6%	7,962	72.1%	957	55.3%	3,063	66.7%
Renter-occupied	590	35.5%	2,441	22.1%	683	39.5%	1,261	27.4%
Moved in 2015 or later	25	1.5%	118	1.1%	8	0.5%	98	2.1%
Moved in 2010 to 2014	370	22.2%	2,236	20.2%	500	28.9%	1,168	25.4%
Moved in 2000 to 2009	792	47.6%	3,963	35.9%	648	37.4%	1,425	31.0%
Moved in 1990 to 1999	198	11.9%	2,079	18.8%	194	11.2%	705	15.3%
Moved in 1980 to 1989	50	3.0%	976	8.8%	58	3.4%	417	9.1%
Moved in 1979 or earlier	146	8.8%	1,031	9.3%	232	13.4%	511	11.1%

Source: U.S. Census 2011-2015 American Community Survey

The chart below shows the change in owner and renter units between 2005-2009 and 2011-2015. West Reading and Wyomissing have seen significant changes. West Reading has had sizeable gains in both owner and renter units. Wyomissing has seen a decline homeownership and a rise in renters.

Change in Owner/Renter Profile Between 2009 and 2015				
Type	Sinking Spring	Spring	West Reading	Wyomissing
	% Change	% Change	% Change	% Change
Owner-occupied	1.5%	1.3%	8.9%	-10.3%
Renter-occupied	2.9%	2.2%	9.5%	4.5%

Source: U.S. Census 2005-2009 and 2011-2015 American Community Survey

Shown below are the monthly costs of mortgages and rents in the communities. With the exception of West Reading, the monthly median mortgage exceeds the county average and all four communities have monthly median rents above the county average.

Median Monthly Mortgages and Rents in 2015 in Dollars		
Municipality	Mortgage	Rent
Sinking Spring	1,483	1,028
Spring	1,497	1,025
West Reading	1,164	861
Wyomissing	1,858	1,180
Berks County	1,477	851

Source: U.S. Census 2011-2015 American Community Survey