

Gilbertsville

Community · PA · Pennsylvania · Montgomery County

BUYER'S MARKET

\$430K

MEDIAN SALE PRICE

-10.2%

1-YR CHANGE

156

SALES (12 MO)

\$497K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



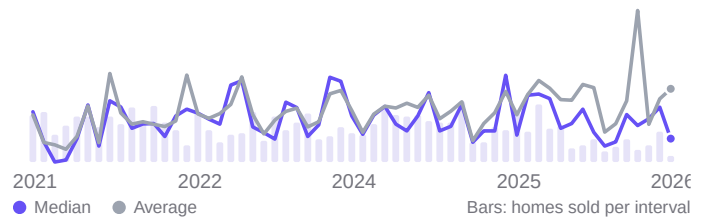
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$367K · Average \$549K

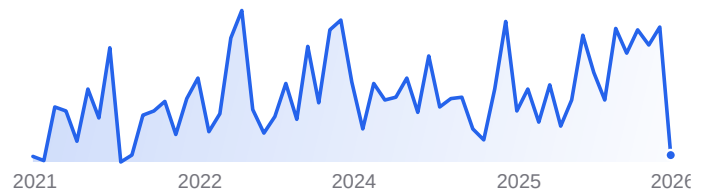
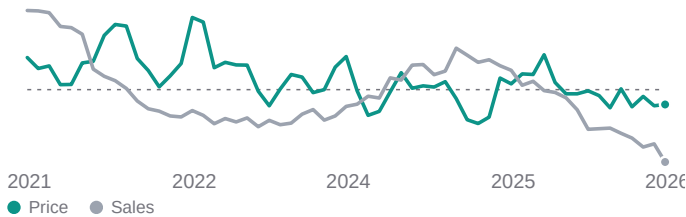


Growth (year over year)

Price -10.2% · Sales -49.8%

Price per square foot

\$144/ft²

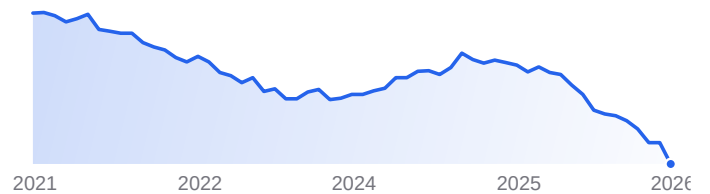
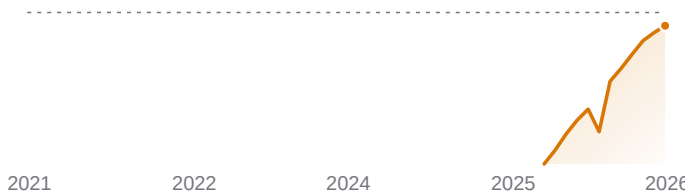


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

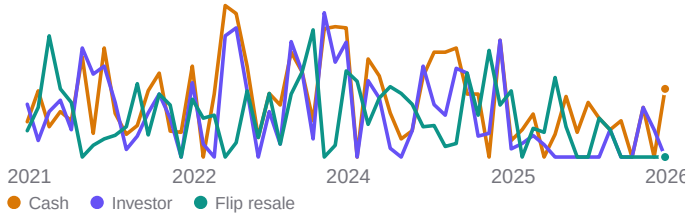
2.7%



BUYERS & OUTCOMES

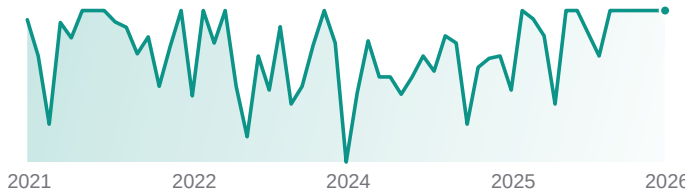
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



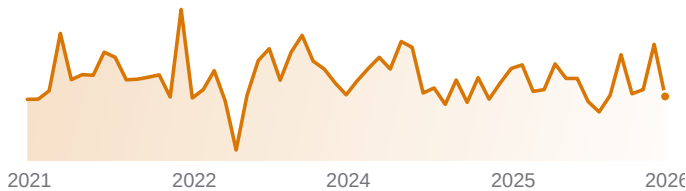
Sellers who sold at a gain

100%

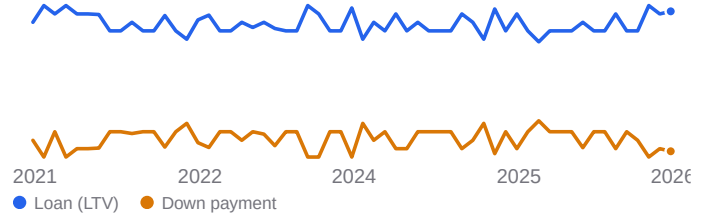


Median annualized return at resale

+4.1%

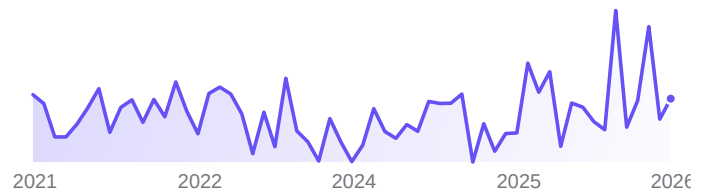


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



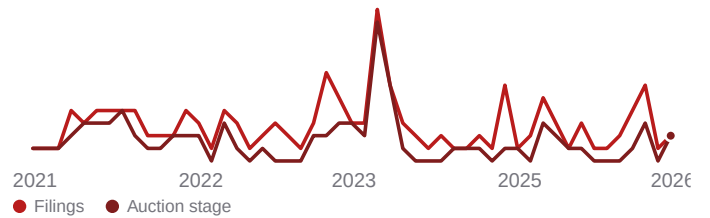
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,794
Median value (AVM)	\$497K
Median size	2,388 ft²
Median bedrooms	4
Median year built	1998
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	0.9%
Owner occupied	93%
Company owned	2.7%
Median loan-to-value	53%
Typical ownership tenure	13.5 yrs

COMMUNITY

Population	5,642
Density	1,685 / mi²
Median household income	\$110K
Average household income	\$139K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	77
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	4.4%
Unemployment	1.1%
Average temp	52°F
Annual precip	47 in
Sunshine	56%

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.