

Devon

Community · PA · Pennsylvania > Chester County

SELLER'S MARKET

\$1.3M

MEDIAN SALE PRICE

+44.2%

1-YR CHANGE

92

SALES (12 MO)

\$878K

MEDIAN VALUE (AVM)

Market temperature

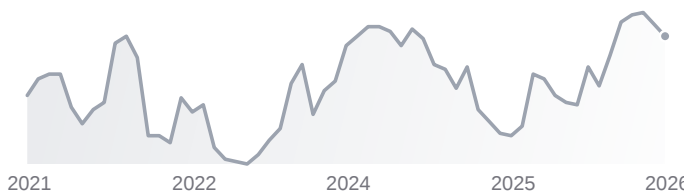
Seller's market · 78 / 100



MARKET TRENDS (5 YEARS)

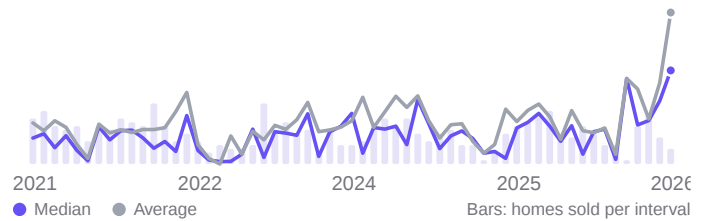
Market temperature (0–100)

78 / 100



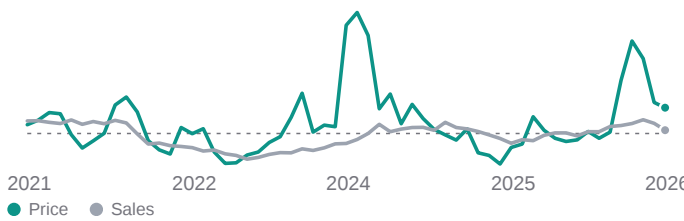
Sale prices

Median \$1.7M · Average \$2.6M



Growth (year over year)

Price +44.2% · Sales +5.7%



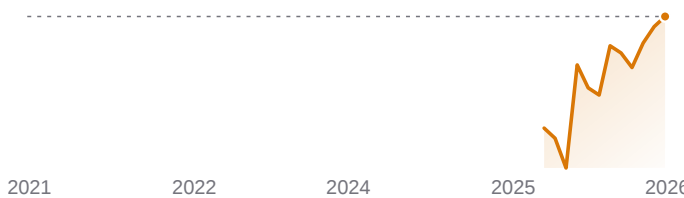
Price per square foot

\$527/ft²



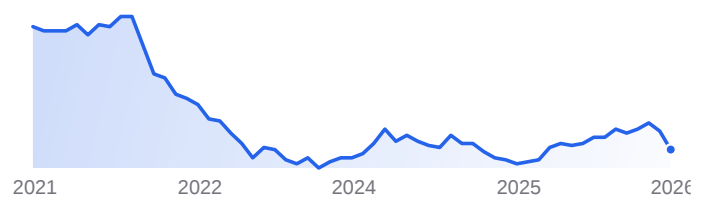
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

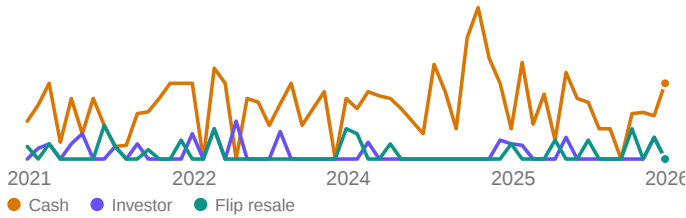
3.8%



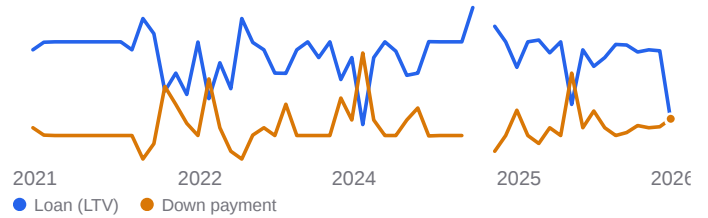
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

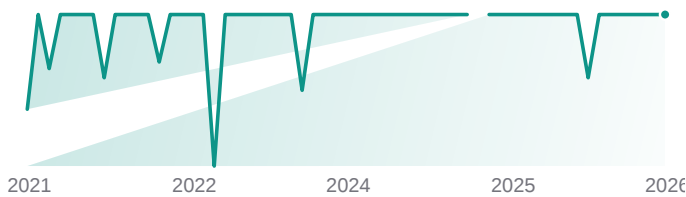


Financing (share of purchase price) Loan (LTV) 30% · Down payment 31%



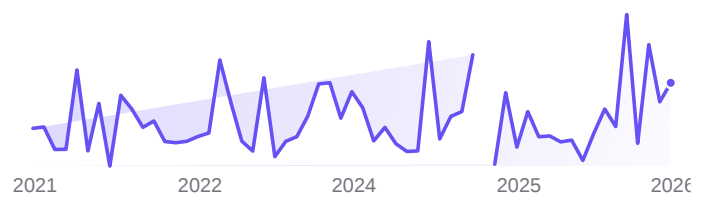
Sellers who sold at a gain

100%



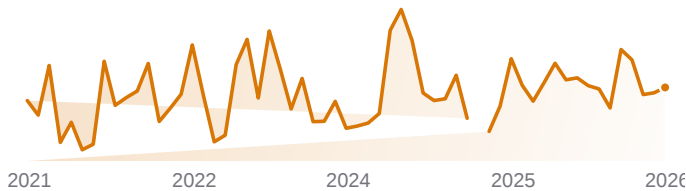
Typical hold before selling

14.9 yrs



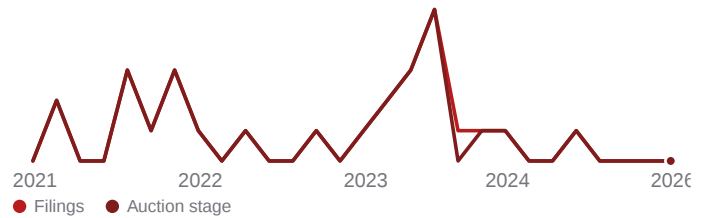
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,408
Median value (AVM)	\$878K
Median size	2,316 ft²
Median bedrooms	3
Median year built	1973
Single family	67%
Condos	29%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.9%
Owner occupied	81%
Company owned	6.7%
Median loan-to-value	42%

Typical ownership tenure

13.6 yrs

COMMUNITY

Population	1,618
Density	2,640 / mi ²
Median household income	\$176K
Average household income	\$207K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	82
Homes occupied	95%
Bachelor's or higher	48%
Poverty rate	11.3%
Unemployment	1.0%
Average temp	53°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.