

Folsom

Community · PA · Pennsylvania > Delaware County

SELLER'S MARKET

\$325K

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

113

SALES (12 MO)

\$363K

MEDIAN VALUE (AVM)

Market temperature

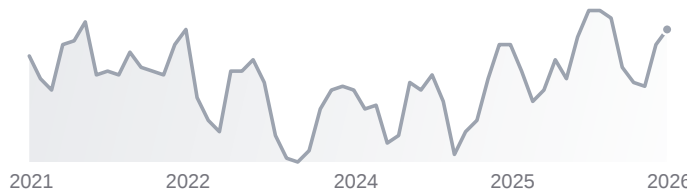
Seller's market · 70 / 100



MARKET TRENDS (5 YEARS)

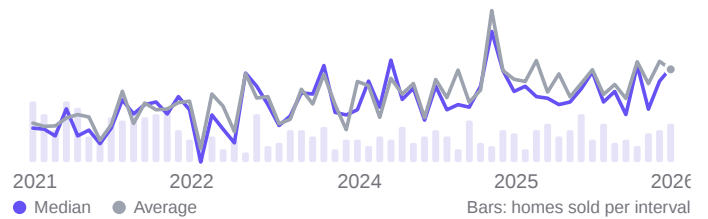
Market temperature (0–100)

70 / 100



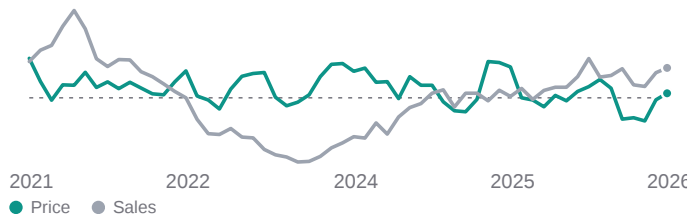
Sale prices

Median \$360K · Average \$357K



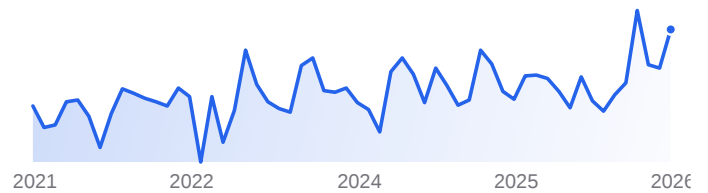
Growth (year over year)

Price +3.3% · Sales +21.5%



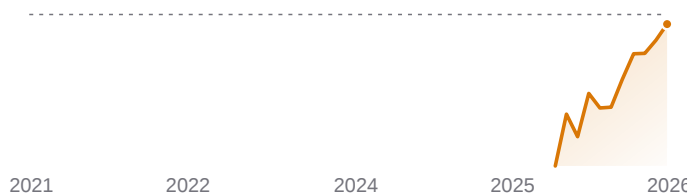
Price per square foot

\$274/ft²



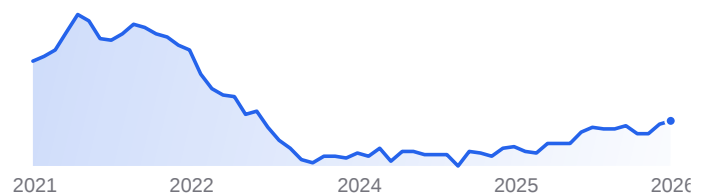
Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

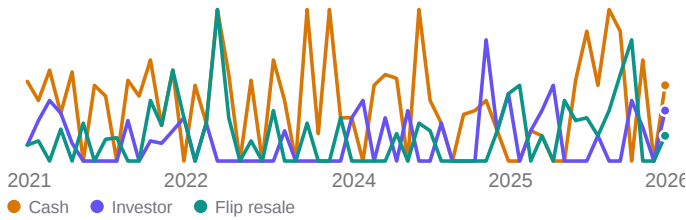
4.1%



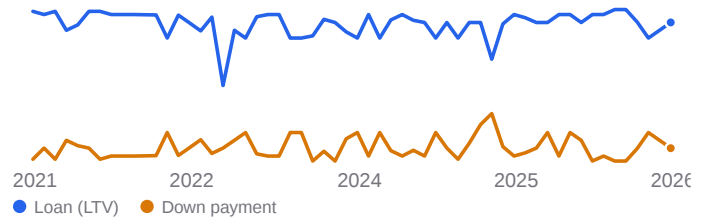
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 17% · Flip resale 8.3%

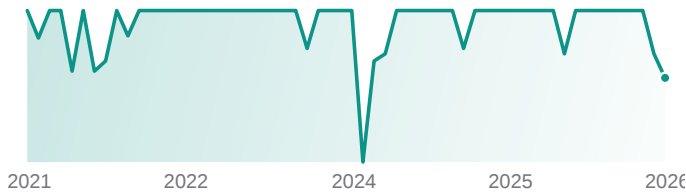


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



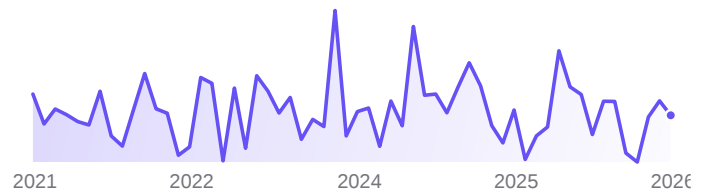
Sellers who sold at a gain

78%



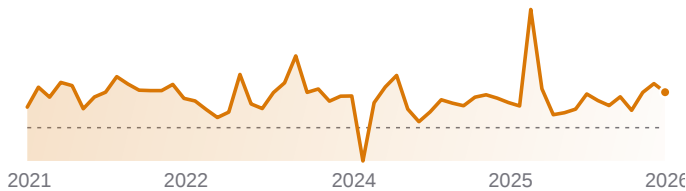
Typical hold before selling

5.8 yrs



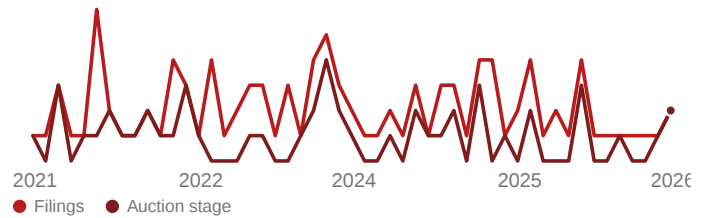
Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,739
Median value (AVM)	\$363K
Median size	1,447 ft²
Median bedrooms	3
Median year built	1953
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.6%
Owner occupied	87%
Company owned	4.8%
Median loan-to-value	52%
Typical ownership tenure	17.4 yrs

COMMUNITY

Population	8,548
Density	6,840 / mi²
Median household income	\$93K
Average household income	\$114K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	77
Homes occupied	98%
Bachelor's or higher	24%
Poverty rate	8.4%
Unemployment	1.1%
Average temp	55°F
Annual precip	45 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.