

# Chester County, PA

County · PA · Pennsylvania

BALANCED MARKET

**\$566K**

MEDIAN SALE PRICE

**-0.8%**

1-YR CHANGE

**6,454**

SALES (12 MO)

**\$568K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



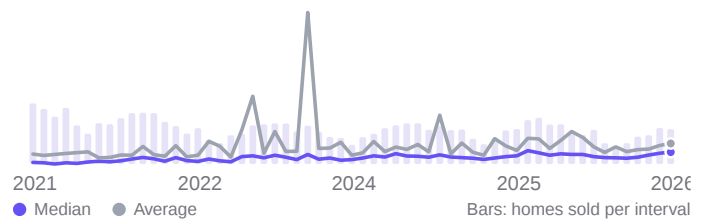
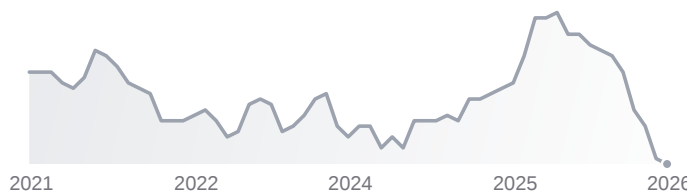
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$585K · Average \$710K

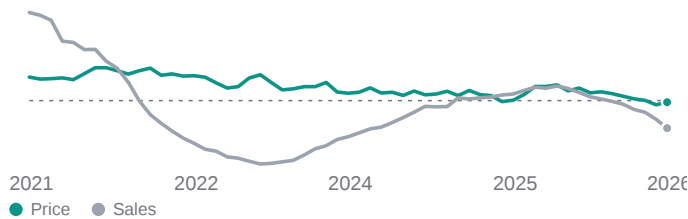


Growth (year over year)

Price -0.8% · Sales -12.5%

Price per square foot

\$269/ft²

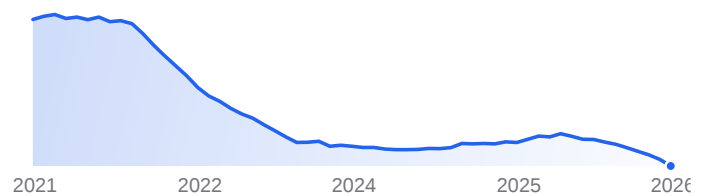
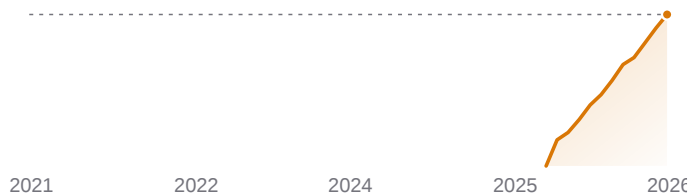


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

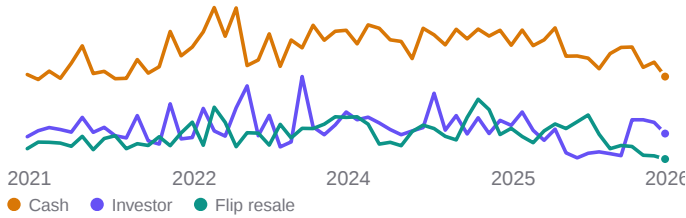
3.7%



## BUYERS & OUTCOMES

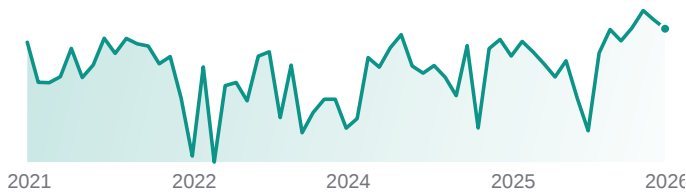
### Buyer mix

Cash 21% · Investor 8.5% · Flip resale 3.0%



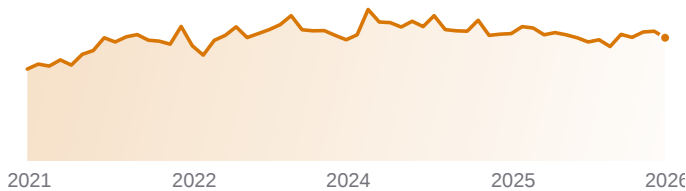
### Sellers who sold at a gain

96%

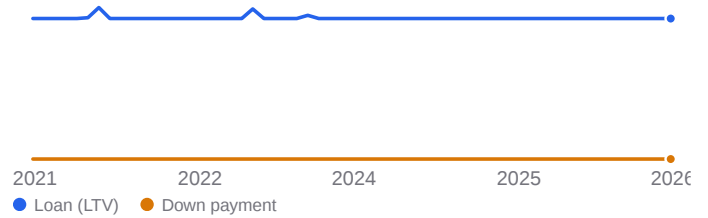


### Median annualized return at resale

+5.0%

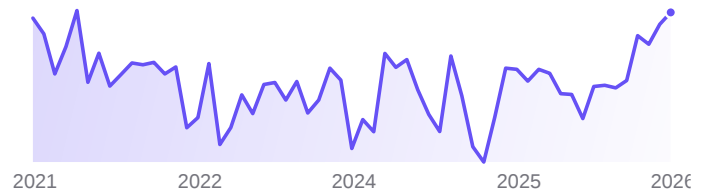


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



### Typical hold before selling

9.3 yrs



### Preforeclosure filings

Filings 24 · Auction stage 24



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 172,903   |
| Median value (AVM) | \$568K    |
| Median size        | 2,200 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1985      |
| Single family      | 82%       |
| Condos             | 4.6%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 51%  |
| Underwater (LTV 125% or more) | 1.3% |
| Owner occupied                | 85%  |
| Company owned                 | 5.7% |
| Median loan-to-value          | 50%  |

Typical ownership tenure

**14.6 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>561,937</b>   |
| Density                          | <b>749 / mi²</b> |
| Median household income          | <b>\$118K</b>    |
| Average household income         | <b>\$155K</b>    |
| Crime index (US avg 100)         | <b>79</b>        |
| Air pollution index (US avg 100) | <b>103</b>       |
| Earthquake index (US avg 100)    | <b>81</b>        |
| Homes occupied                   | <b>95%</b>       |
| Bachelor's or higher             | <b>34%</b>       |
| Poverty rate                     | <b>5.2%</b>      |
| Unemployment                     | <b>0.9%</b>      |
| Average temp                     | <b>52°F</b>      |
| Annual precip                    | <b>47 in</b>     |
| Sunshine                         | <b>56%</b>       |

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.