

Montgomery County, PA

County · PA · Pennsylvania

BALANCED MARKET

\$493K

MEDIAN SALE PRICE

-0.5%

1-YR CHANGE

8,567

SALES (12 MO)

\$506K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



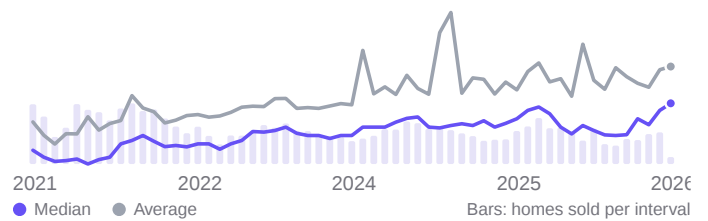
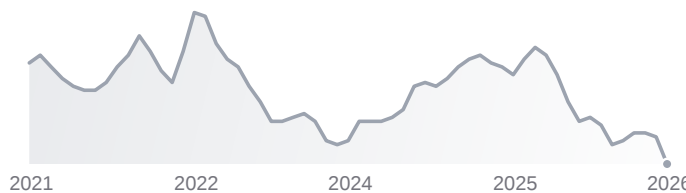
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$521K · Average \$631K

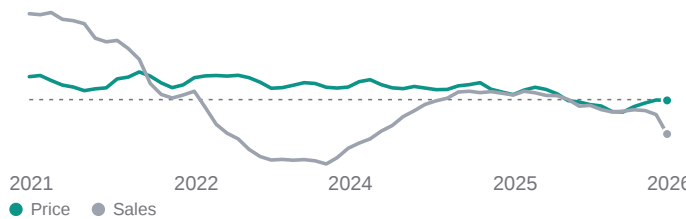


Growth (year over year)

Price -0.5% · Sales -19.0%

Price per square foot

\$252/ft²

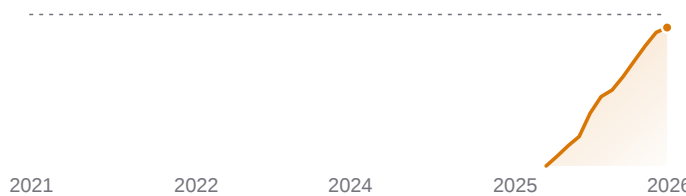


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

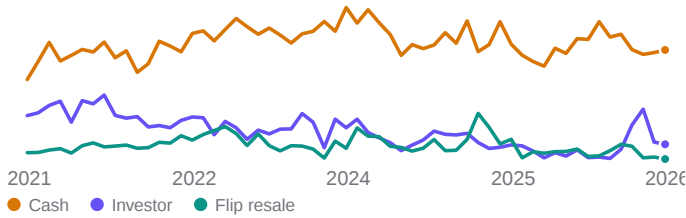
3.1%



BUYERS & OUTCOMES

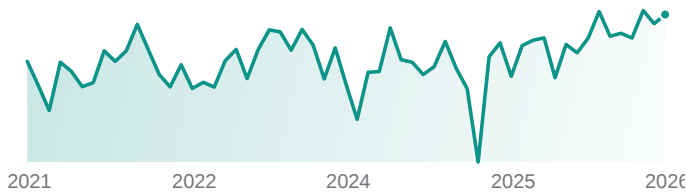
Buyer mix

Cash 24% · Investor 6.4% · Flip resale 3.7%



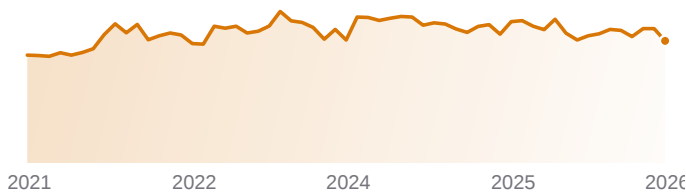
Sellers who sold at a gain

97%

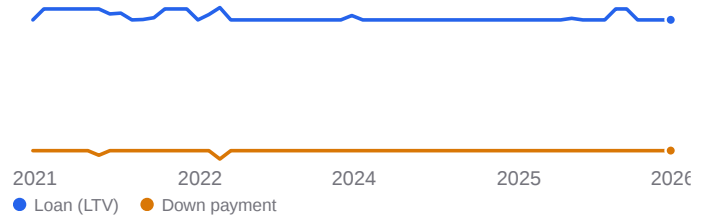


Median annualized return at resale

+4.7%

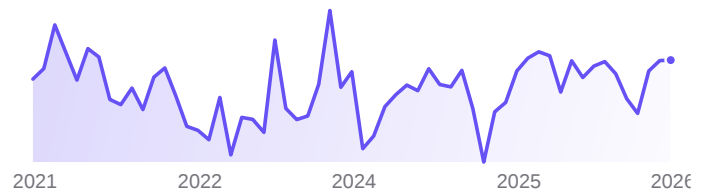


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



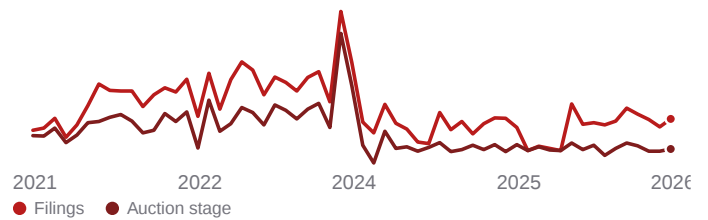
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 83 · Auction stage 27



HOUSING STOCK

Homes	273,245
Median value (AVM)	\$506K
Median size	2,008 ft²
Median bedrooms	3
Median year built	1967
Single family	81%
Condos	7.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.1%
Owner occupied	83%
Company owned	6.0%
Median loan-to-value	48%

Typical ownership tenure

15.8 yrs

COMMUNITY

Population	881,894
Density	1,826 / mi²
Median household income	\$108K
Average household income	\$145K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	81
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	6.8%
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.