

Philadelphia County, PA

County · PA · Pennsylvania

BALANCED MARKET

\$245K

MEDIAN SALE PRICE

-7.7%

1-YR CHANGE

19,749

SALES (12 MO)

\$229K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



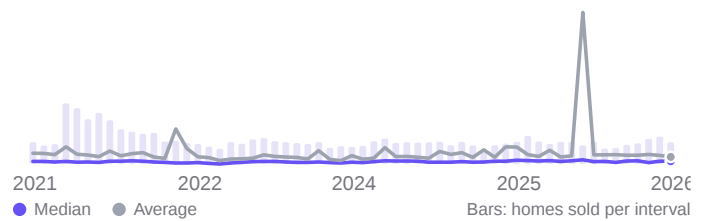
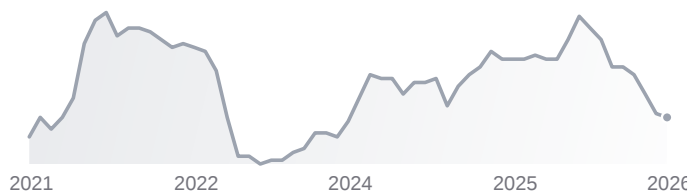
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$253K · Average \$336K

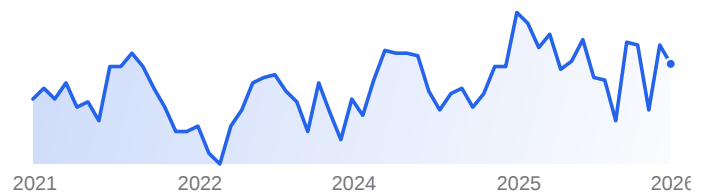
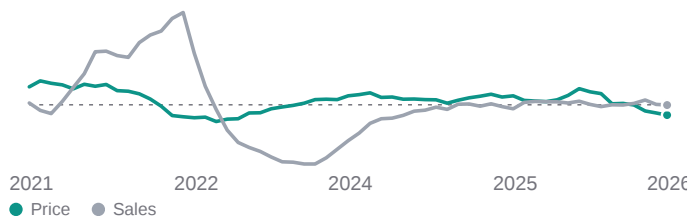


Growth (year over year)

Price -7.7% · Sales -0.2%

Price per square foot

\$197/ft²

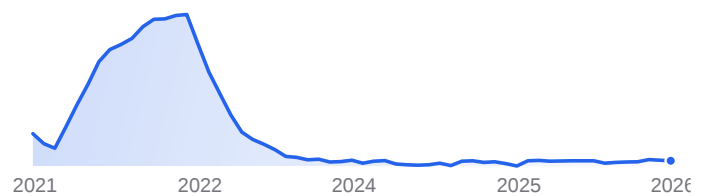
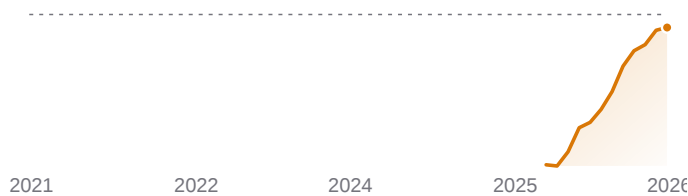


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

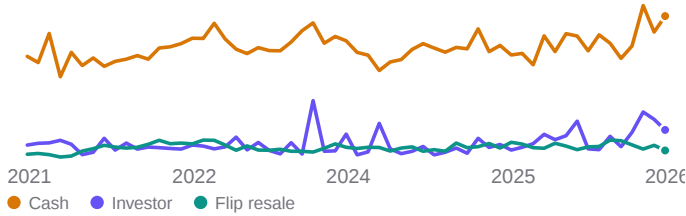
3.9%



BUYERS & OUTCOMES

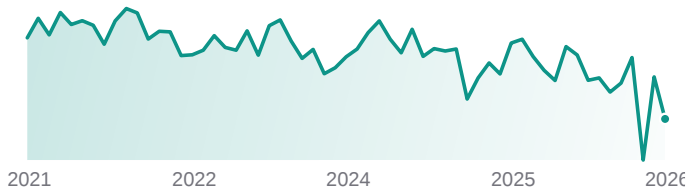
Buyer mix

Cash 41% · Investor 11% · Flip resale 5.2%



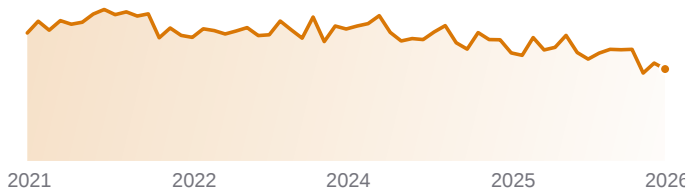
Sellers who sold at a gain

84%

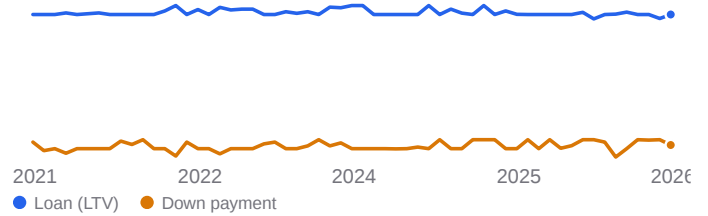


Median annualized return at resale

+4.0%

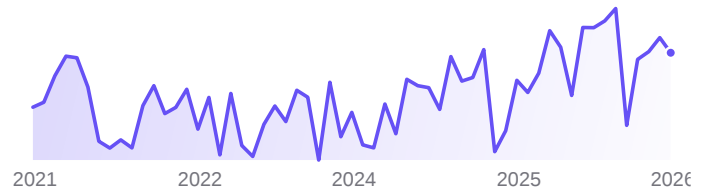


Financing (share of purchase price) Loan (LTV) 90% · Down payment 17%



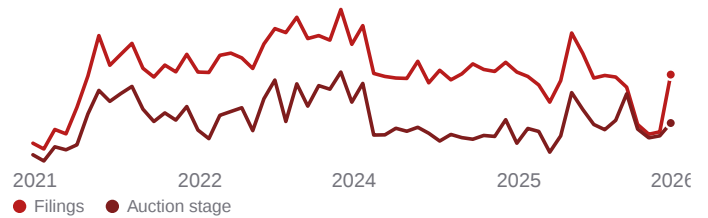
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 411 · Auction stage 199



HOUSING STOCK

Homes	511,796
Median value (AVM)	\$229K
Median size	1,260 ft²
Median bedrooms	3
Median year built	1925
Single family	5.7%
Condos	6.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.8%
Owner occupied	67%
Company owned	15%
Median loan-to-value	47%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	1,567,454
Density	11,666 / mi²
Median household income	\$60K
Average household income	\$87K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	79
Homes occupied	91%
Bachelor's or higher	20%
Poverty rate	19.9%
Unemployment	1.2%
Average temp	55°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.