

# Pennsburg 18073

ZIP code · PA · Pennsylvania > Montgomery County > Pennsburg

BALANCED MARKET

**\$345K**

MEDIAN SALE PRICE

**-12.0%**

1-YR CHANGE

**142**

SALES (12 MO)

**\$450K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



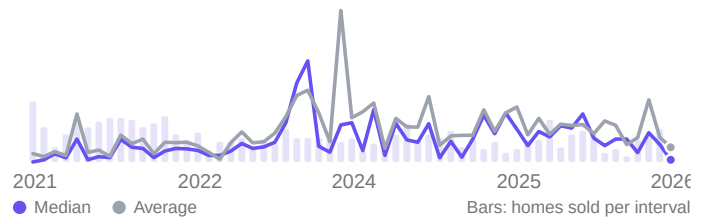
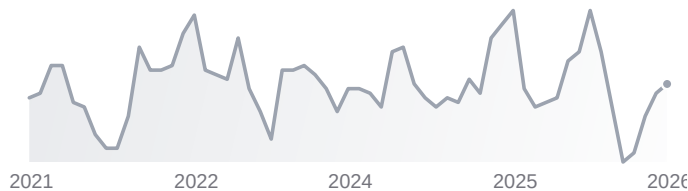
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$280K · Average \$338K

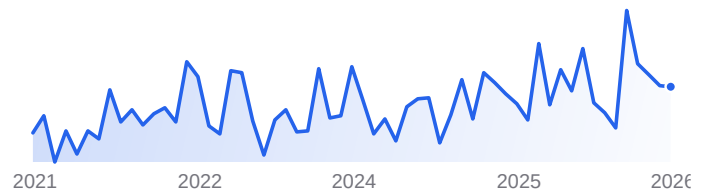
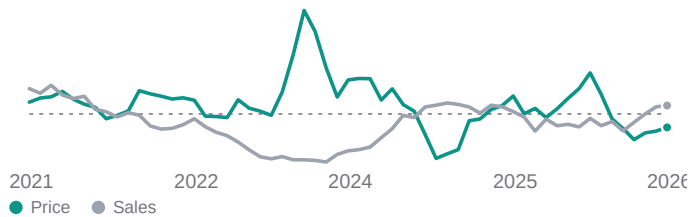


Growth (year over year)

Price -12.0% · Sales +7.6%

Price per square foot

\$205/ft²

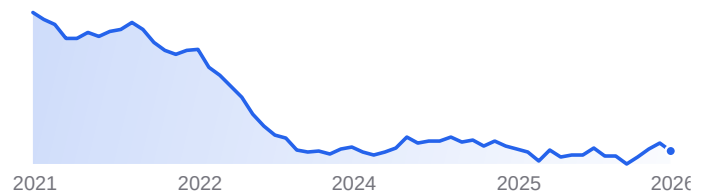
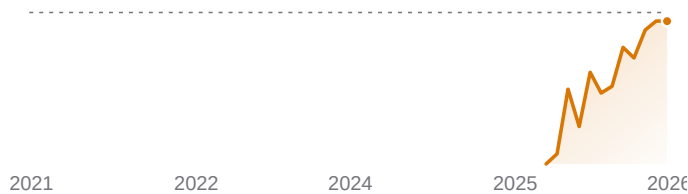


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

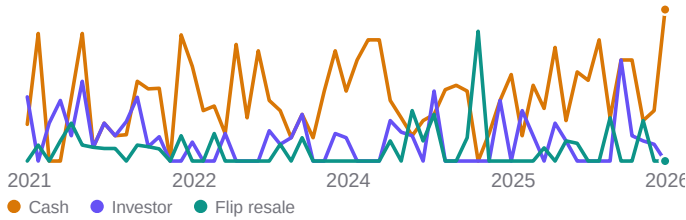
3.7%



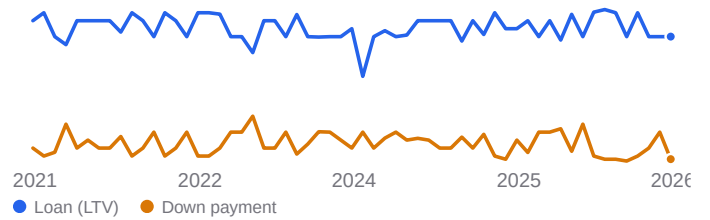
## BUYERS & OUTCOMES

### Buyer mix

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

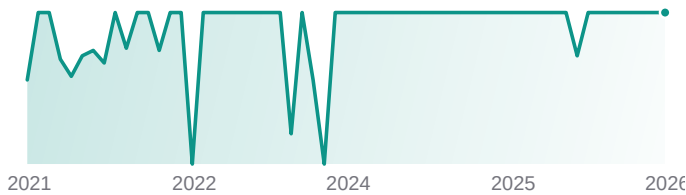


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 3.0%



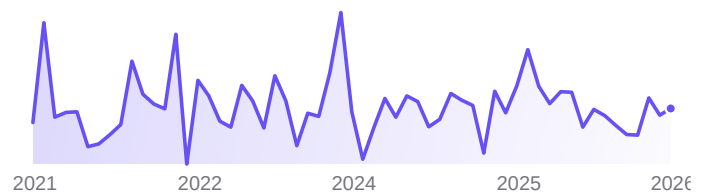
### Sellers who sold at a gain

100%



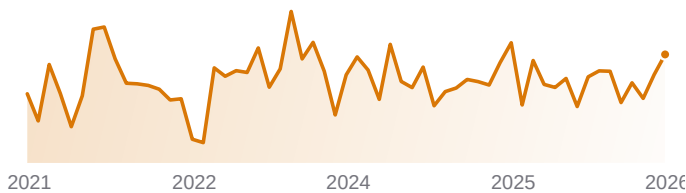
### Typical hold before selling

6.7 yrs



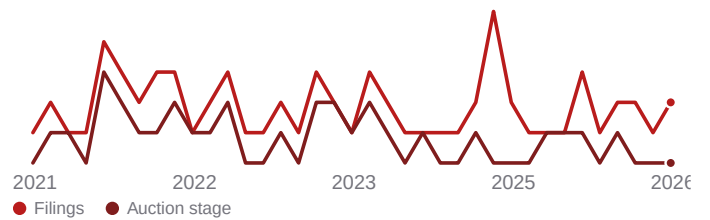
### Median annualized return at resale

+7.5%



### Preforeclosure filings

Filings 2 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,833     |
| Median value (AVM) | \$450K    |
| Median size        | 1,980 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1996      |
| Single family      | 83%       |
| Condos             | 2.1%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 49%  |
| Underwater (LTV 125% or more) | 0.8% |
| Owner occupied                | 85%  |
| Company owned                 | 3.6% |
| Median loan-to-value          | 51%  |

Typical ownership tenure

**11.9 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>11,691</b>               |
| Density                          | <b>589 / mi<sup>2</sup></b> |
| Median household income          | <b>\$110K</b>               |
| Average household income         | <b>\$120K</b>               |
| Crime index (US avg 100)         | <b>60</b>                   |
| Air pollution index (US avg 100) | <b>99</b>                   |
| Earthquake index (US avg 100)    | <b>74</b>                   |
| Homes occupied                   | <b>97%</b>                  |
| Bachelor's or higher             | <b>18%</b>                  |
| Poverty rate                     | <b>6.5%</b>                 |
| Unemployment                     | <b>1.0%</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.