

Telford 18969

ZIP code · PA · Pennsylvania > Montgomery County > Telford

BALANCED MARKET

\$463K

MEDIAN SALE PRICE

+14.7%

1-YR CHANGE

160

SALES (12 MO)

\$440K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



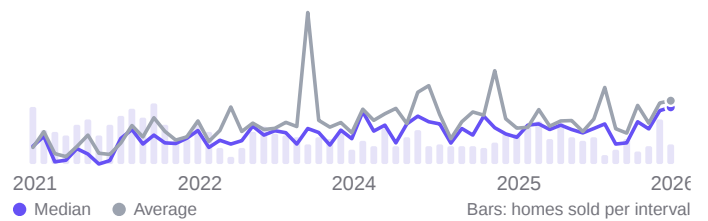
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$500K · Average \$530K

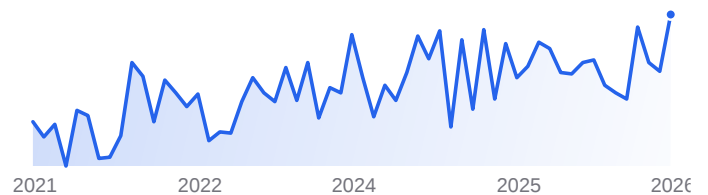
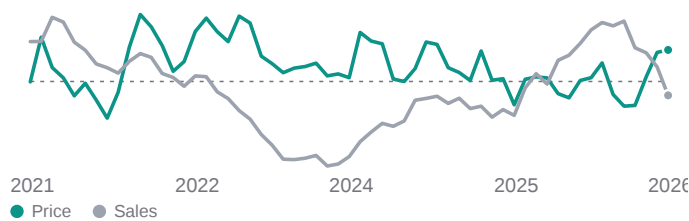


Growth (year over year)

Price +14.7% · Sales -6.4%

Price per square foot

\$270/ft²

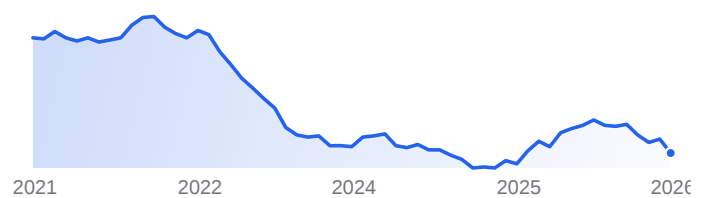
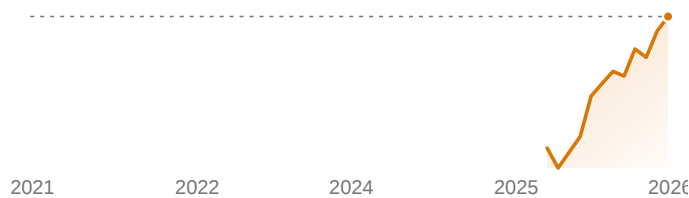


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

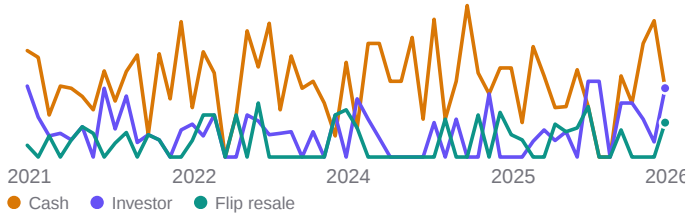
2.8%



BUYERS & OUTCOMES

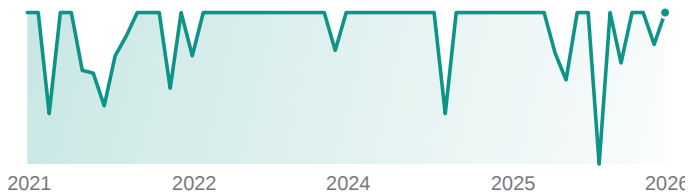
Buyer mix

Cash 18% · Investor 18% · Flip resale 9.1%



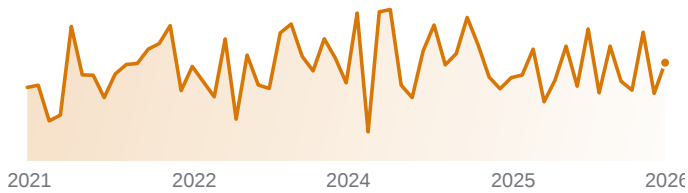
Sellers who sold at a gain

100%

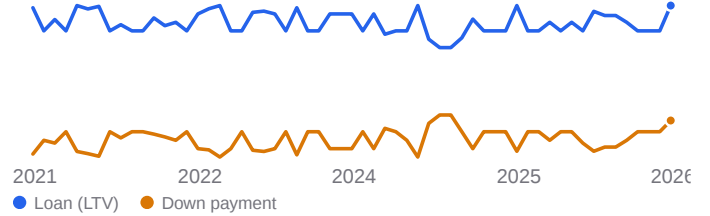


Median annualized return at resale

+5.2%

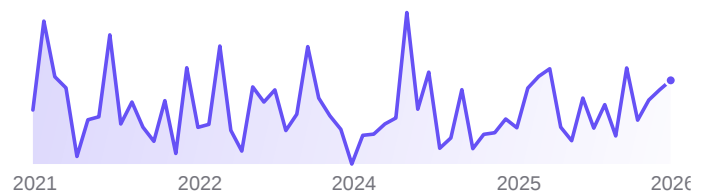


Financing (share of purchase price) Loan (LTV) 95% · Down payment 27%



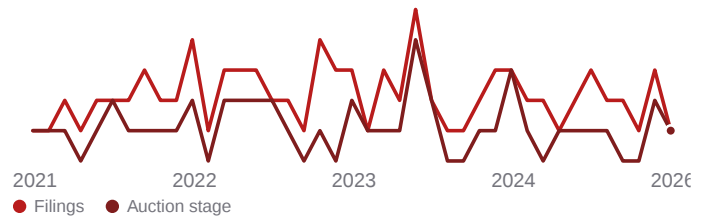
Typical hold before selling

11.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,684
Median value (AVM)	\$440K
Median size	1,738 ft²
Median bedrooms	3
Median year built	1979
Single family	82%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.1%
Owner occupied	84%
Company owned	4.4%
Median loan-to-value	50%

Typical ownership tenure

20.0 yrs

COMMUNITY

Population	15,958
Density	927 / mi²
Median household income	\$101K
Average household income	\$129K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	76
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	7.2%
Unemployment	1.0%
Average temp	52°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.