

Ambler 19002

ZIP code · PA · Pennsylvania > Montgomery County > Ambler

BALANCED MARKET

\$757K

MEDIAN SALE PRICE

-0.8%

1-YR CHANGE

376

SALES (12 MO)

\$714K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



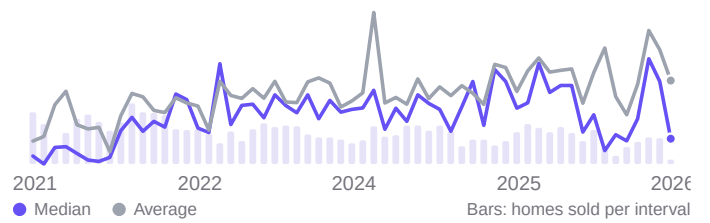
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$585K · Average \$803K

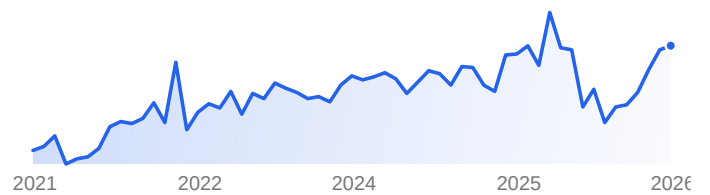
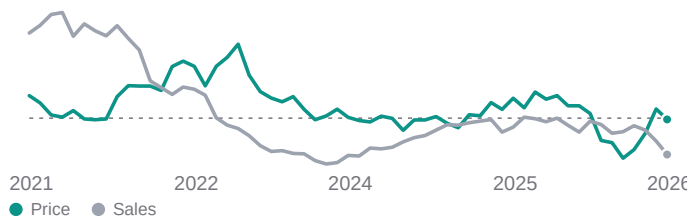


Growth (year over year)

Price -0.8% · Sales -22.5%

Price per square foot

\$313/ft²

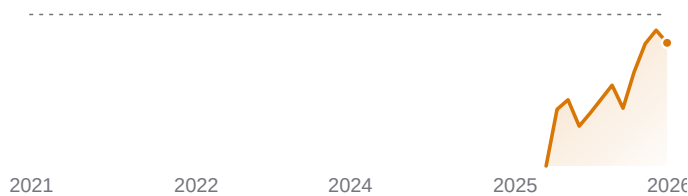


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

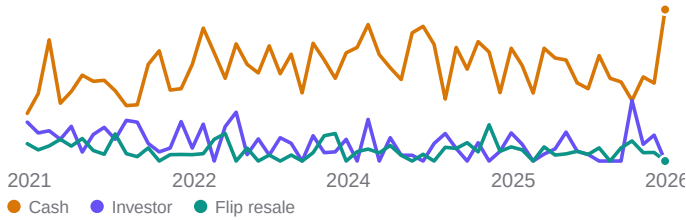
3.3%



BUYERS & OUTCOMES

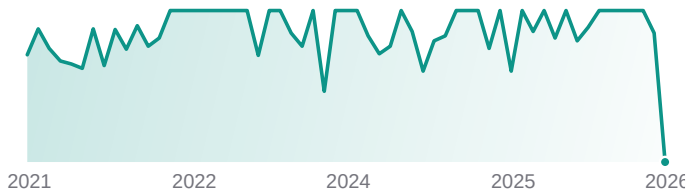
Buyer mix

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



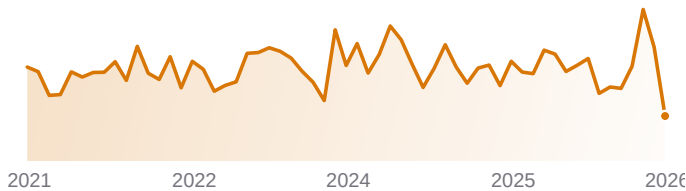
Sellers who sold at a gain

75%

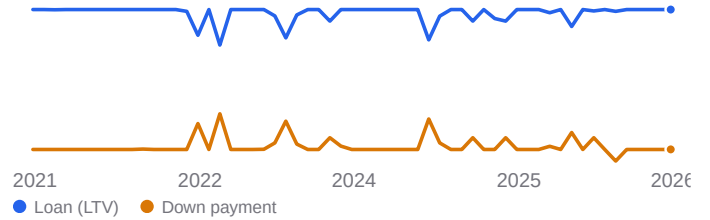


Median annualized return at resale

+2.1%

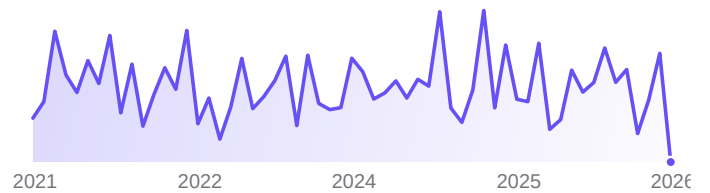


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



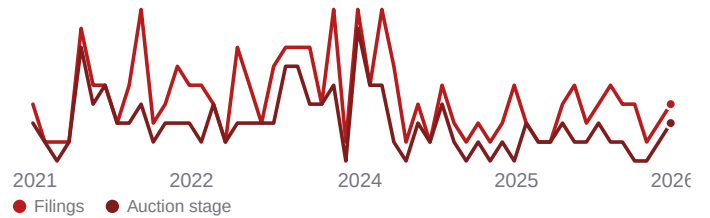
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	11,407
Median value (AVM)	\$714K
Median size	2,483 ft²
Median bedrooms	4
Median year built	1977
Single family	90%
Condos	4.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.0%
Owner occupied	86%
Company owned	5.1%
Median loan-to-value	46%

Typical ownership tenure

15.4 yrs

COMMUNITY

Population	36,861
Density	1,678 / mi²
Median household income	\$138K
Average household income	\$171K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	81
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	4.5%
Unemployment	1.0%
Average temp	53°F
Annual precip	48 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.