

Huntingdon Valley 19006

ZIP code · PA · Pennsylvania > Montgomery County

BUYER'S MARKET

\$650K

MEDIAN SALE PRICE

-3.9%

1-YR CHANGE

183

SALES (12 MO)

\$644K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



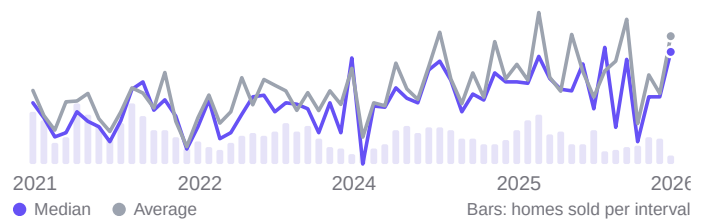
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$750K · Average \$803K

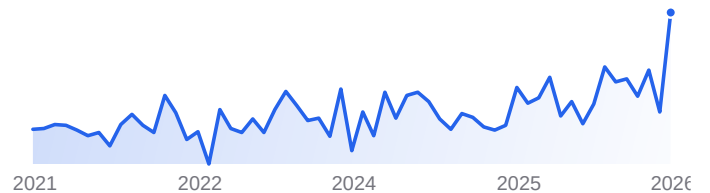
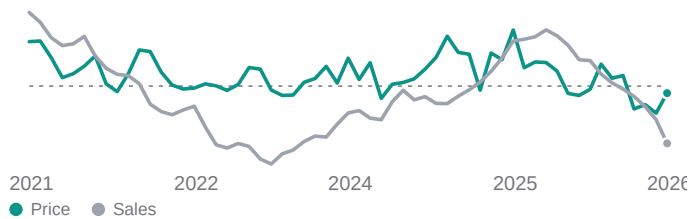


Growth (year over year)

Price -3.9% · Sales -32.0%

Price per square foot

\$351/ft²

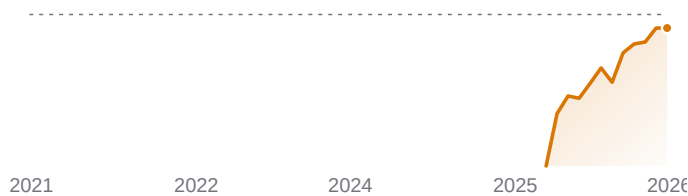


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

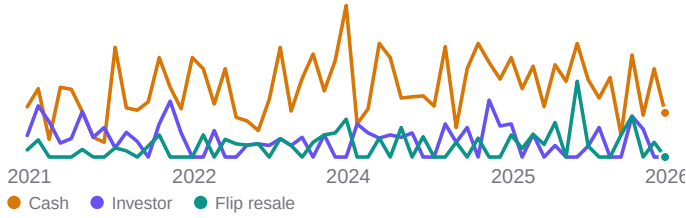
2.5%



BUYERS & OUTCOMES

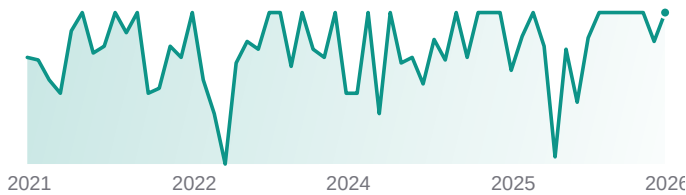
Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



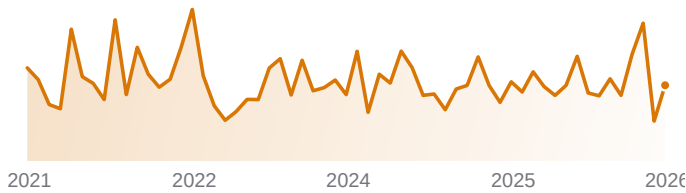
Sellers who sold at a gain

100%

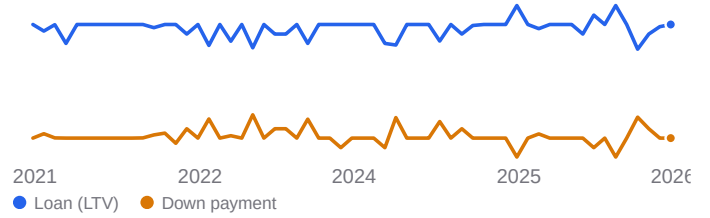


Median annualized return at resale

+3.7%

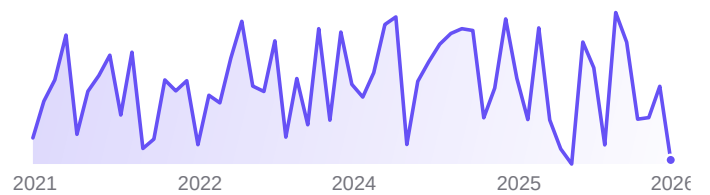


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



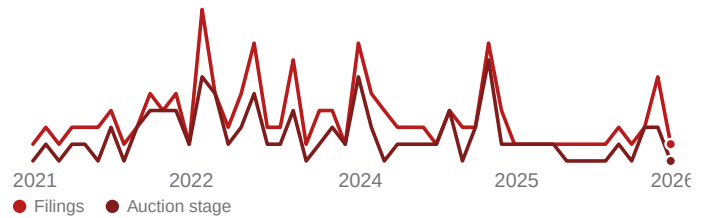
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,184
Median value (AVM)	\$644K
Median size	2,719 ft²
Median bedrooms	4
Median year built	1966
Single family	91%
Condos	7.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.6%
Owner occupied	89%
Company owned	4.0%
Median loan-to-value	48%

Typical ownership tenure

16.5 yrs

COMMUNITY

Population	24,296
Density	1,848 / mi²
Median household income	\$134K
Average household income	\$165K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	85
Homes occupied	97%
Bachelor's or higher	30%
Poverty rate	4.7%
Unemployment	0.9%
Average temp	54°F
Annual precip	49 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.