

Chester 19013

ZIP code · PA · Pennsylvania > Delaware County > Chester

BUYER'S MARKET

\$90K

MEDIAN SALE PRICE

-17.9%

1-YR CHANGE

459

SALES (12 MO)

\$84K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



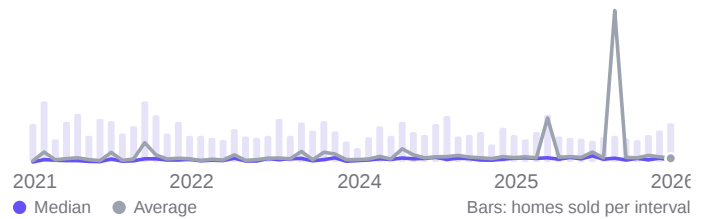
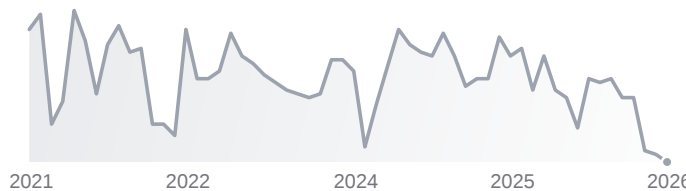
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$80K · Average \$109K

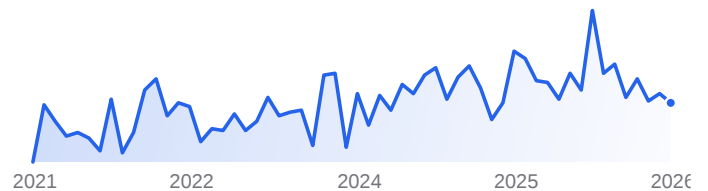
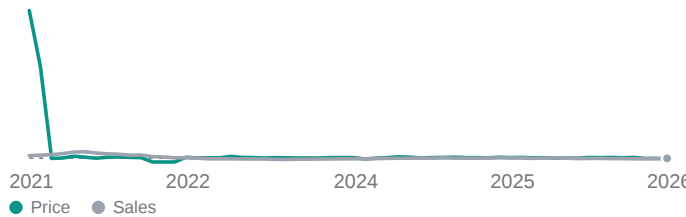


Growth (year over year)

Price -17.9% · Sales -5.6%

Price per square foot

\$69/ft²

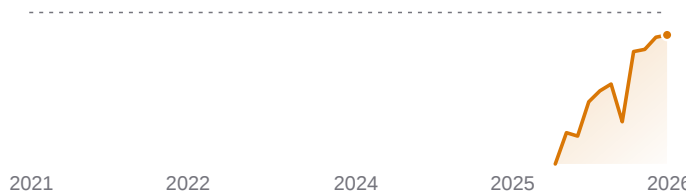


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

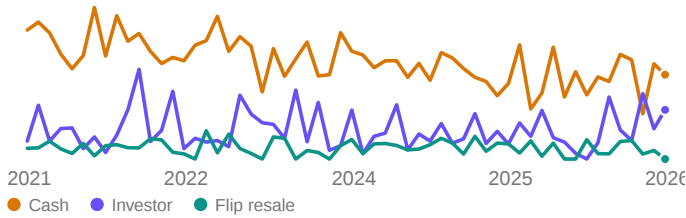
4.5%



BUYERS & OUTCOMES

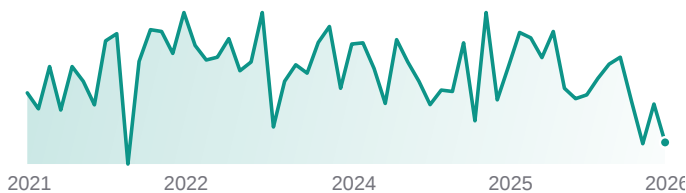
Buyer mix

Cash 45% · Investor 26% · Flip resale 0%



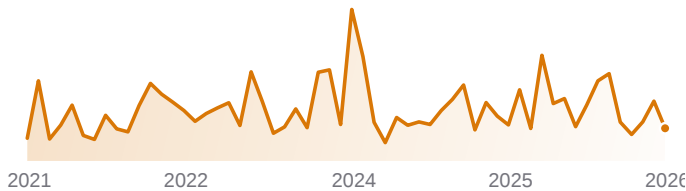
Sellers who sold at a gain

66%



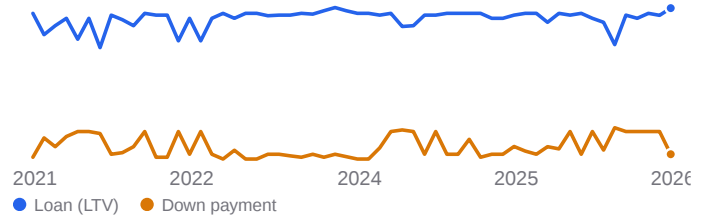
Median annualized return at resale

+5.0%



Financing (share of purchase price)

Loan (LTV) 102% · Down payment 5.0%



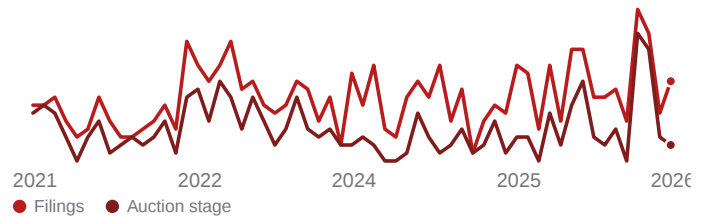
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 10 · Auction stage 2



HOUSING STOCK

Homes	10,172
Median value (AVM)	\$84K
Median size	1,284 ft²
Median bedrooms	3
Median year built	1930
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	5.7%
Owner occupied	45%
Company owned	27%
Median loan-to-value	0%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	34,745
Density	5,194 / mi²
Median household income	\$44K
Average household income	\$59K
Crime index (US avg 100)	168
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	75
Homes occupied	87%
Bachelor's or higher	11%
Poverty rate	25.9%
Unemployment	0.8%
Average temp	55°F
Annual precip	45 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.