

Aston 19014

ZIP code · PA · Pennsylvania > Delaware County

BALANCED MARKET

\$368K

MEDIAN SALE PRICE

-1.6%

1-YR CHANGE

256

SALES (12 MO)

\$380K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



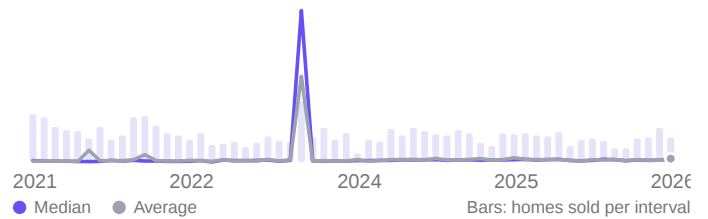
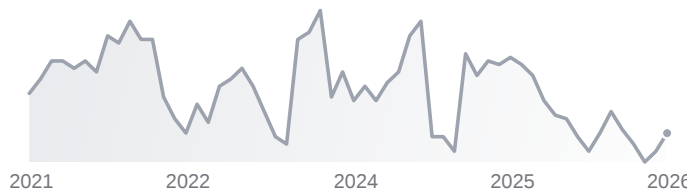
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$437K · Average \$434K

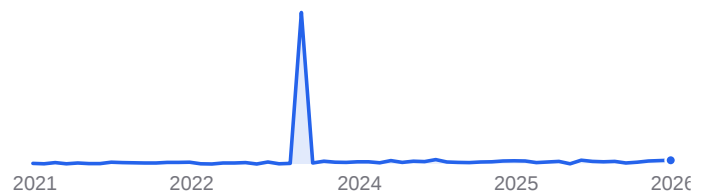
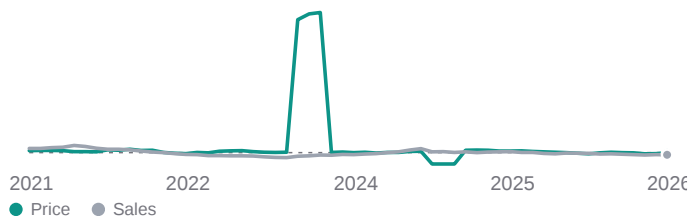


Growth (year over year)

Price -1.6% · Sales -16.6%

Price per square foot

\$241/ft²

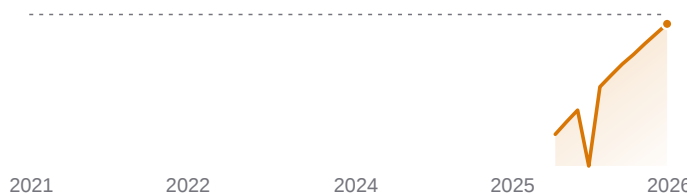


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

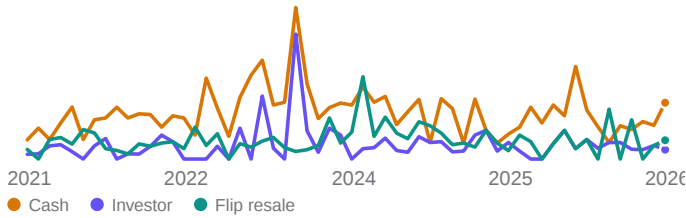
3.3%



BUYERS & OUTCOMES

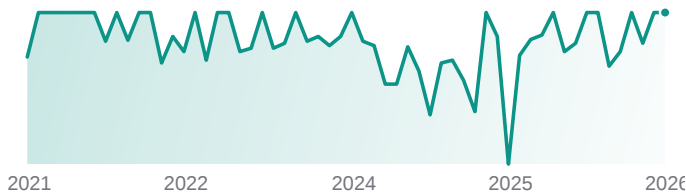
Buyer mix

Cash 26% · Investor 4.3% · Flip resale 8.7%



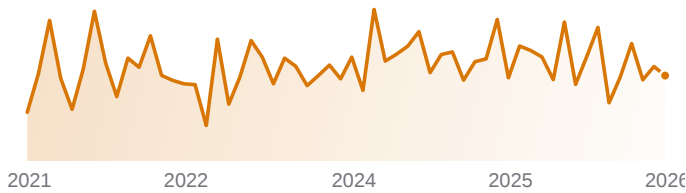
Sellers who sold at a gain

100%

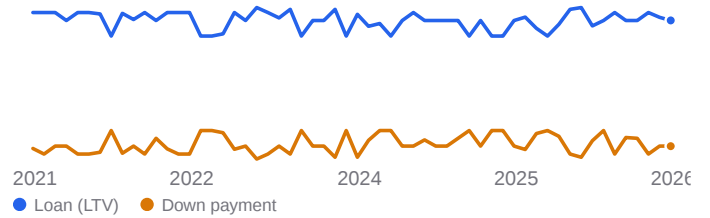


Median annualized return at resale

+4.2%

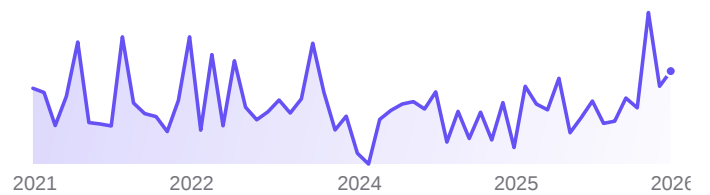


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



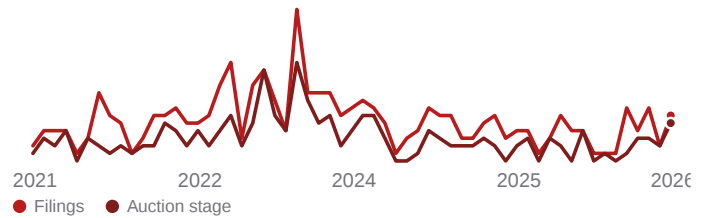
Typical hold before selling

11.7 yrs



Preforeclosure filings

Filings 6 · Auction stage 5



HOUSING STOCK

Homes	7,677
Median value (AVM)	\$380K
Median size	1,672 ft²
Median bedrooms	3
Median year built	1968
Single family	88%
Condos	6.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	0.9%
Owner occupied	84%
Company owned	4.8%
Median loan-to-value	51%

Typical ownership tenure

18.7 yrs

COMMUNITY

Population	21,566
Density	2,264 / mi²
Median household income	\$104K
Average household income	\$125K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	80
Homes occupied	97%
Bachelor's or higher	22%
Poverty rate	8.2%
Unemployment	1.1%
Average temp	55°F
Annual precip	46 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.