

Clifton Heights 19018

ZIP code · PA · Pennsylvania > Delaware County > Clifton Heights

SELLER'S MARKET

\$261K

MEDIAN SALE PRICE

+7.2%

1-YR CHANGE

319

SALES (12 MO)

\$272K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

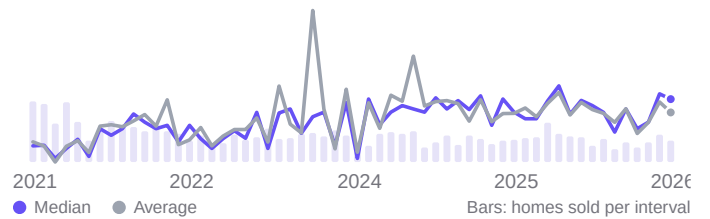
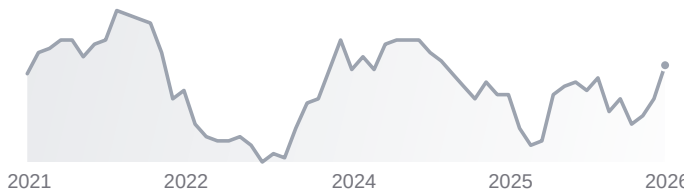
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$270K · Average \$250K

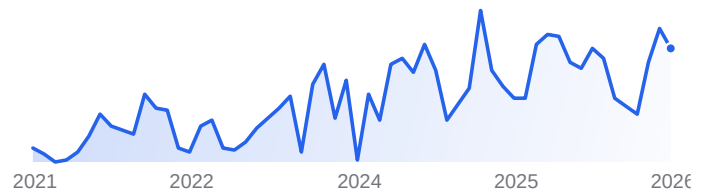
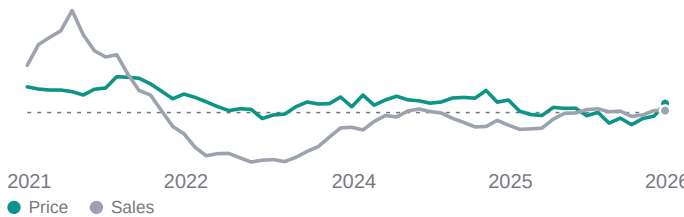


Growth (year over year)

Price +7.2% · Sales +1.6%

Price per square foot

\$200/ft²

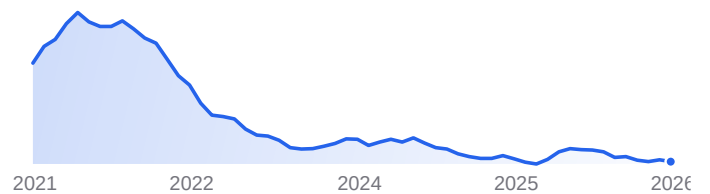
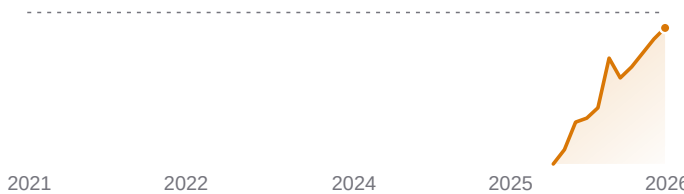


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

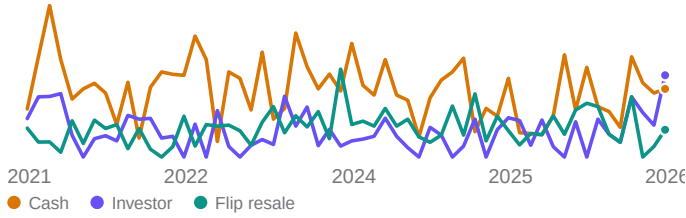
4.3%



BUYERS & OUTCOMES

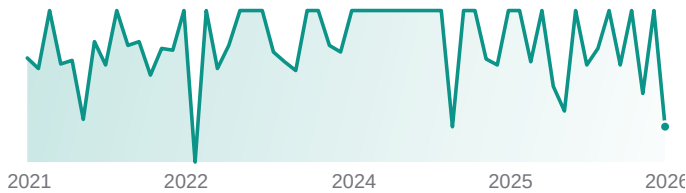
Buyer mix

Cash 20% · Investor 24% · Flip resale 8.0%



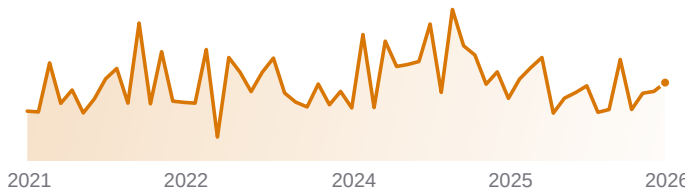
Sellers who sold at a gain

87%

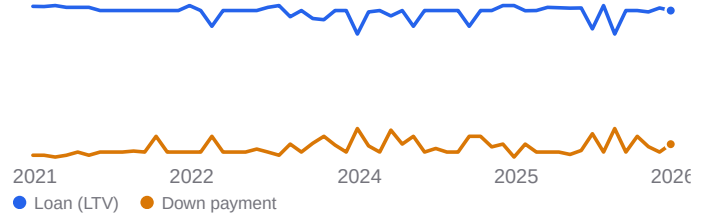


Median annualized return at resale

+6.1%

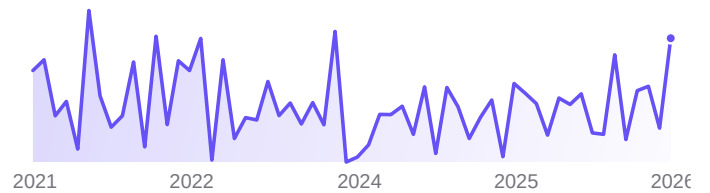


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



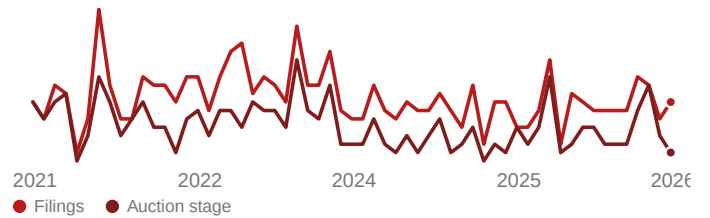
Typical hold before selling

12.9 yrs



Preforeclosure filings

Filings 7 · Auction stage 1



HOUSING STOCK

Homes	7,377
Median value (AVM)	\$272K
Median size	1,334 ft²
Median bedrooms	3
Median year built	1949
Single family	75%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.3%
Owner occupied	80%
Company owned	7.3%
Median loan-to-value	55%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	23,393
Density	8,641 / mi²
Median household income	\$75K
Average household income	\$92K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	77
Homes occupied	95%
Bachelor's or higher	17%
Poverty rate	10.6%
Unemployment	1.0%
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.