

Dresher 19025

ZIP code · PA · Pennsylvania > Montgomery County

BALANCED MARKET

\$645K

MEDIAN SALE PRICE

-6.9%

1-YR CHANGE

61

SALES (12 MO)

\$708K

MEDIAN VALUE (AVM)

Market temperature

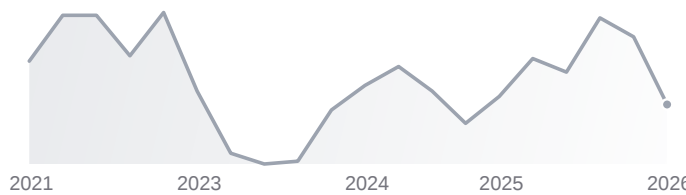
Balanced market · 43 / 100



MARKET TRENDS (5 YEARS)

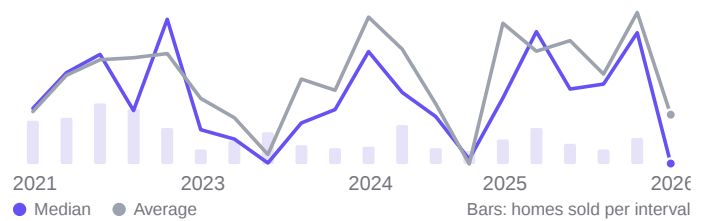
Market temperature (0–100)

43 / 100



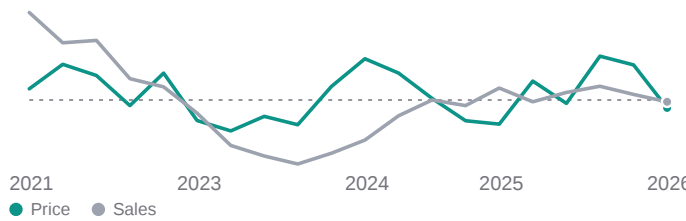
Sale prices

Median \$530K · Average \$620K



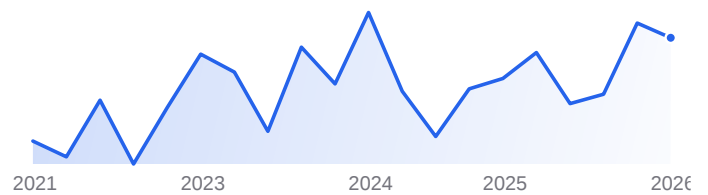
Growth (year over year)

Price -6.9% · Sales -1.6%



Price per square foot

\$261/ft²



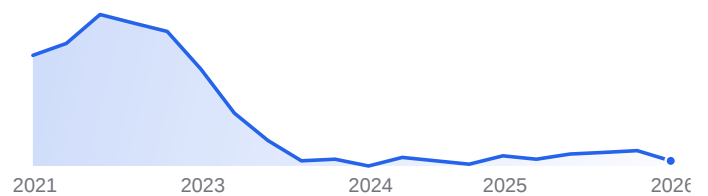
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

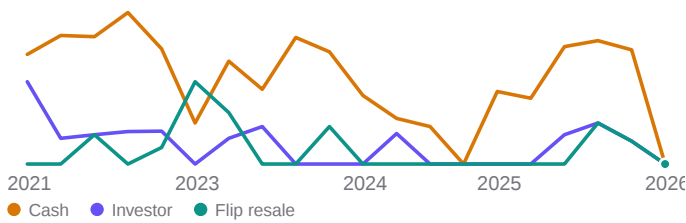
2.9%



BUYERS & OUTCOMES

Buyer mix

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



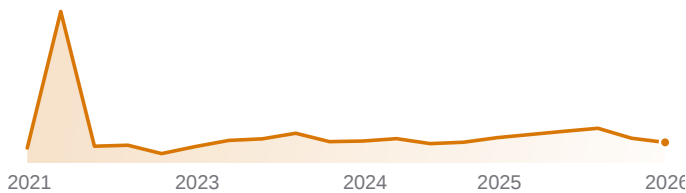
Sellers who sold at a gain

100%

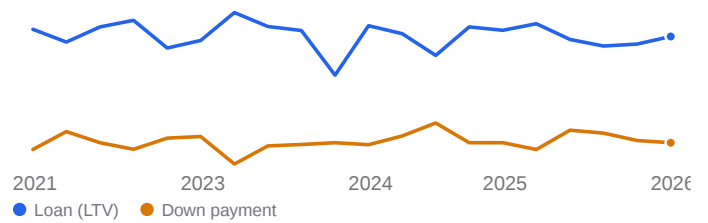


Median annualized return at resale

+3.8%

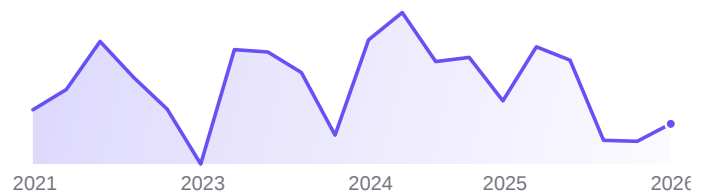


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



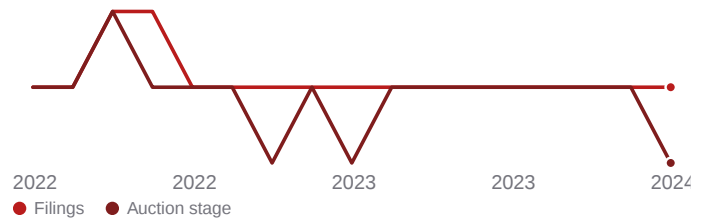
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,085
Median value (AVM)	\$708K
Median size	2,785 ft²
Median bedrooms	4
Median year built	1977
Single family	93%
Condos	6.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.1%
Owner occupied	93%
Company owned	3.6%
Median loan-to-value	49%

Typical ownership tenure

14.5 yrs

COMMUNITY

Population	5,216
Density	1,771 / mi²
Median household income	\$193K
Average household income	\$307K
Crime index (US avg 100)	24
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	81
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	2.6%
Unemployment	1.1%
Average temp	53°F
Annual precip	48 in
Sunshine	56%

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