

Gladwyne 19035

ZIP code · PA · Pennsylvania > Montgomery County

SELLER'S MARKET

\$2.5M

MEDIAN SALE PRICE

+89.4%

1-YR CHANGE

46

SALES (12 MO)

\$1.6M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100



MARKET TRENDS (5 YEARS)

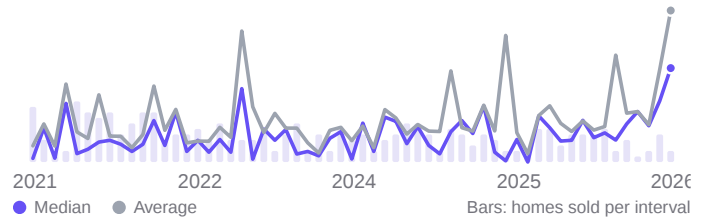
Market temperature (0–100)

67 / 100



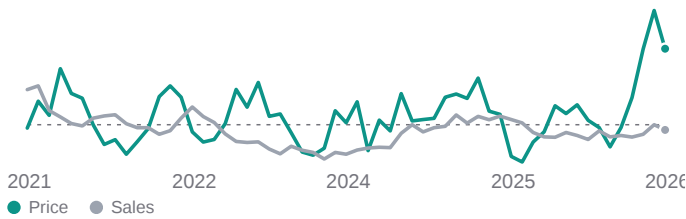
Sale prices

Median \$3.4M · Average \$5.1M



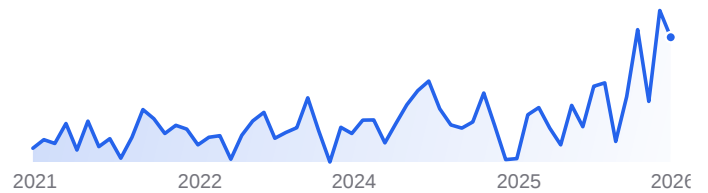
Growth (year over year)

Price +89.4% · Sales -6.1%



Price per square foot

\$581/ft²



Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

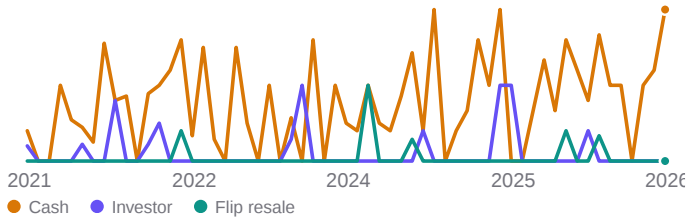
3.3%



BUYERS & OUTCOMES

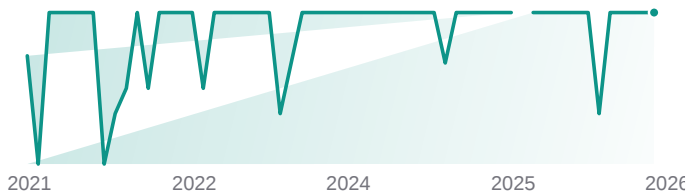
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



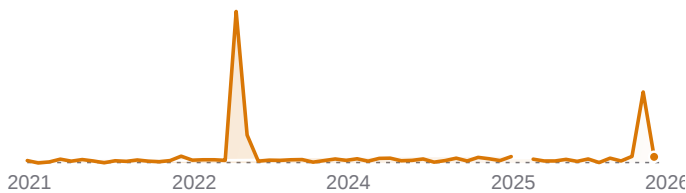
Sellers who sold at a gain

100%

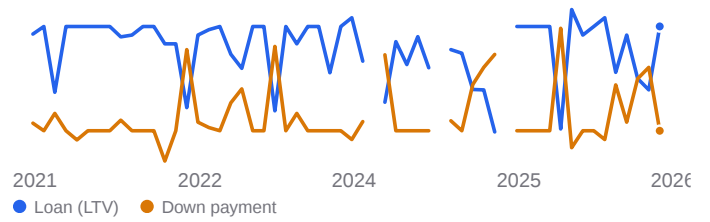


Median annualized return at resale

+11.3%

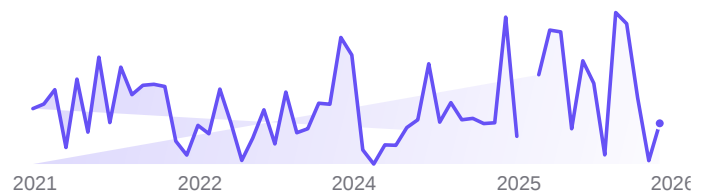


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



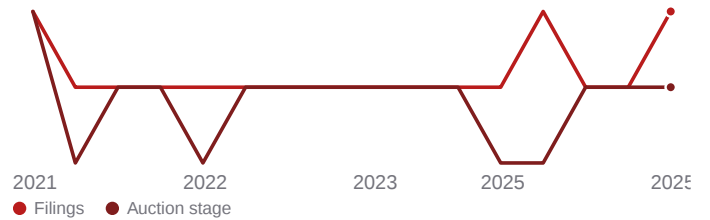
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,385
Median value (AVM)	\$1.6M
Median size	4,198 ft²
Median bedrooms	4
Median year built	1960
Single family	95%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.2%
Owner occupied	86%
Company owned	9.2%
Median loan-to-value	43%

Typical ownership tenure

14.2 yrs

COMMUNITY

Population	4,448
Density	897 / mi²
Median household income	\$277K
Average household income	\$400K
Crime index (US avg 100)	51
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	79
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	1.2%
Unemployment	1.0%
Average temp	54°F
Annual precip	48 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.