

Hatboro 19040

ZIP code · PA · Pennsylvania > Montgomery County > Hatboro

BUYER'S MARKET

\$373K

MEDIAN SALE PRICE

-16.6%

1-YR CHANGE

187

SALES (12 MO)

\$457K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



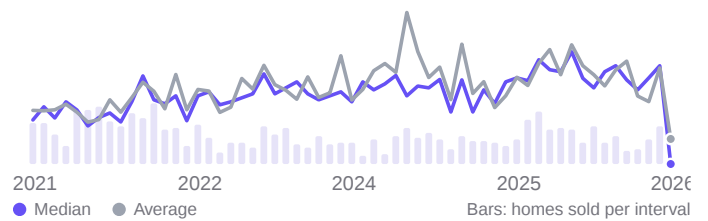
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$220K · Average \$283K

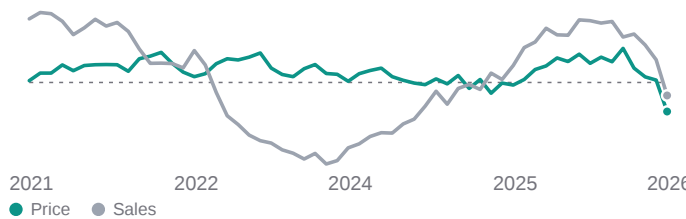


Growth (year over year)

Price -16.6% · Sales -7.4%

Price per square foot

\$239/ft²

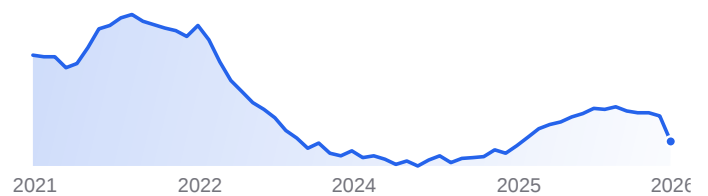
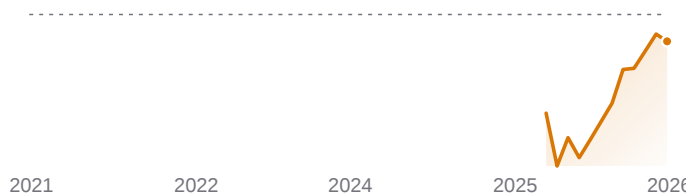


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

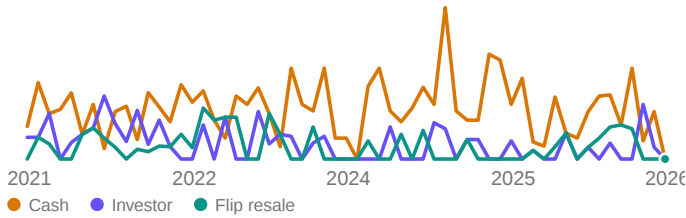
2.8%



BUYERS & OUTCOMES

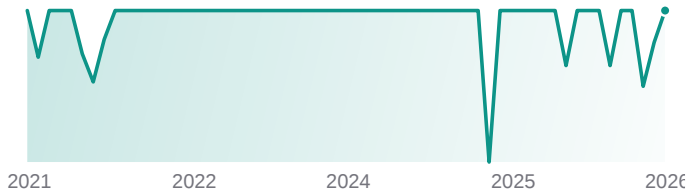
Buyer mix

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



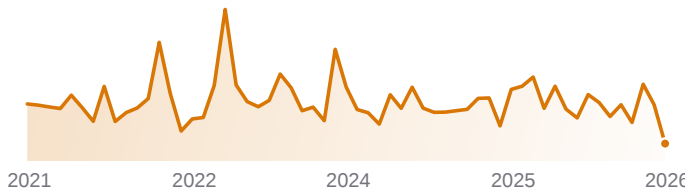
Sellers who sold at a gain

100%

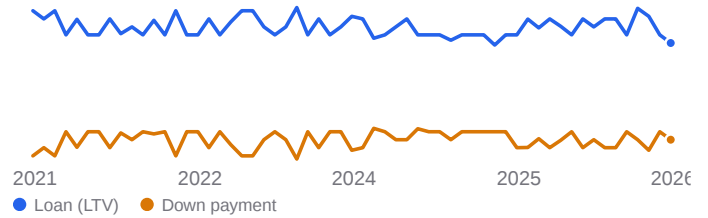


Median annualized return at resale

+1.5%

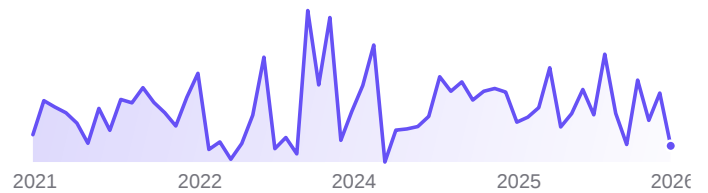


Financing (share of purchase price) Loan (LTV) 75% · Down payment 15%



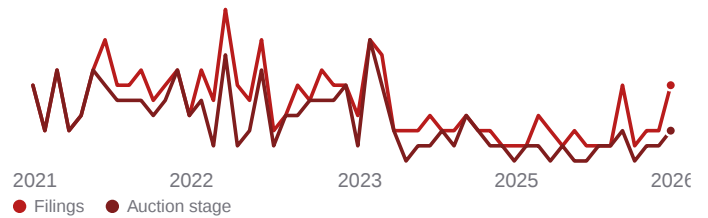
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	6,672
Median value (AVM)	\$457K
Median size	1,704 ft²
Median bedrooms	3
Median year built	1955
Single family	87%
Condos	7.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	0.9%
Owner occupied	86%
Company owned	6.5%
Median loan-to-value	50%

Typical ownership tenure

19.2 yrs

COMMUNITY

Population	22,965
Density	3,819 / mi²
Median household income	\$108K
Average household income	\$121K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	77
Homes occupied	97%
Bachelor's or higher	25%
Poverty rate	5.8%
Unemployment	1.0%
Average temp	53°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.