

Horsham 19044

ZIP code · PA · Pennsylvania > Montgomery County > Horsham

BALANCED MARKET

\$423K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

145

SALES (12 MO)

\$423K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



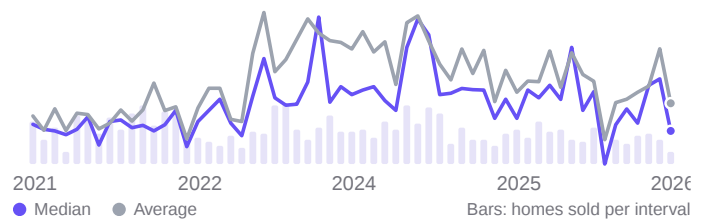
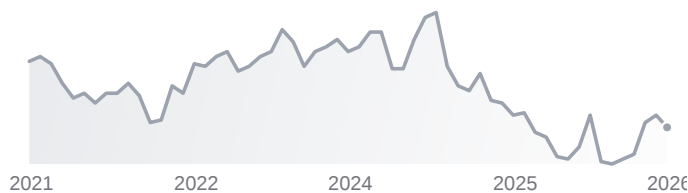
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$320K · Average \$408K

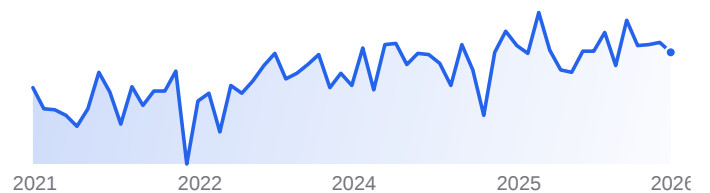
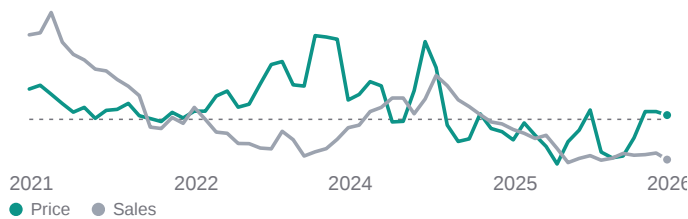


Growth (year over year)

Price +2.8% · Sales -27.5%

Price per square foot

\$276/ft²

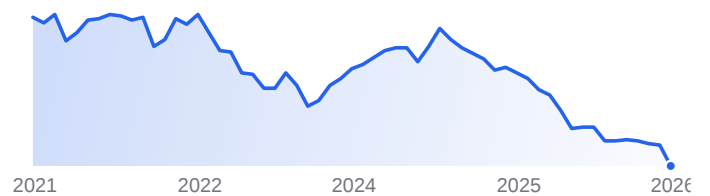
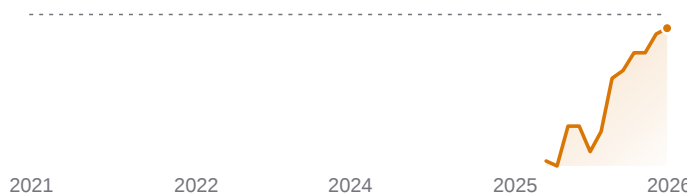


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

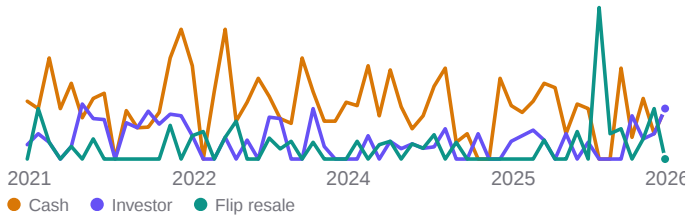
2.9%



BUYERS & OUTCOMES

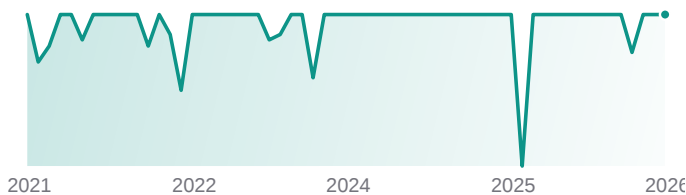
Buyer mix

Cash 17% · Investor 17% · Flip resale 0%



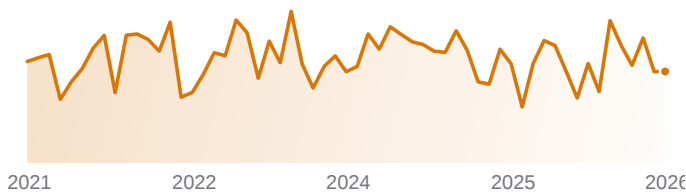
Sellers who sold at a gain

100%

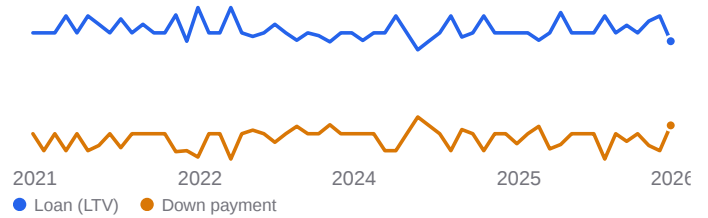


Median annualized return at resale

+4.4%

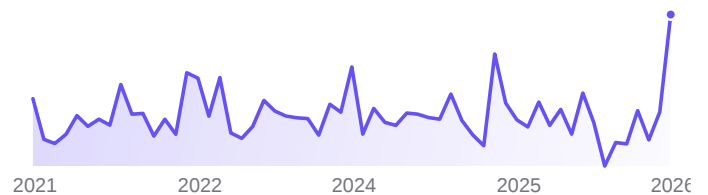


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



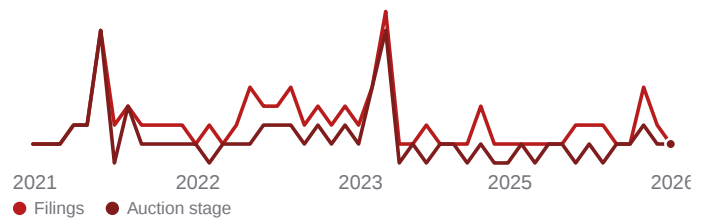
Typical hold before selling

25.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,018
Median value (AVM)	\$423K
Median size	1,678 ft²
Median bedrooms	3
Median year built	1984
Single family	79%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.1%
Owner occupied	80%
Company owned	5.6%
Median loan-to-value	50%

Typical ownership tenure

17.1 yrs

COMMUNITY

Population	16,539
Density	1,915 / mi²
Median household income	\$94K
Average household income	\$115K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	85
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	4.8%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.