

Garnet Valley 19060

ZIP code · PA · Pennsylvania > Delaware County

BALANCED MARKET

\$683K

MEDIAN SALE PRICE

+8.7%

1-YR CHANGE

134

SALES (12 MO)

\$686K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

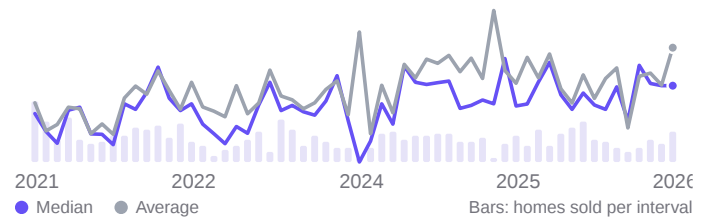
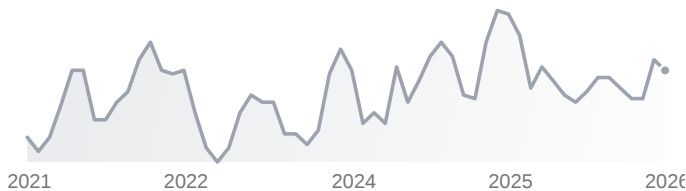
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$680K · Average \$848K

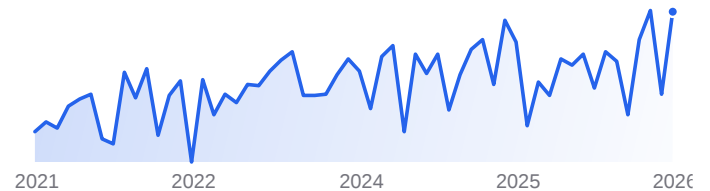
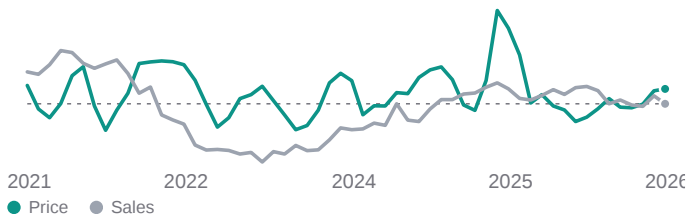


Growth (year over year)

Price +8.7% · Sales +0.0%

Price per square foot

\$290/ft²

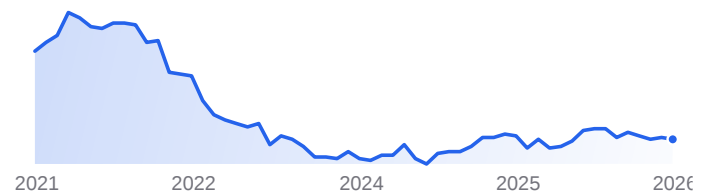
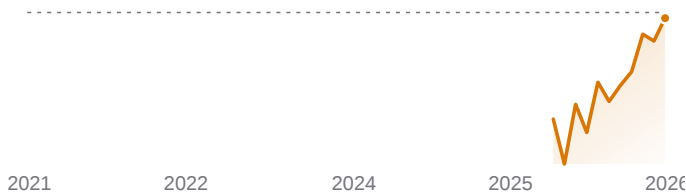


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

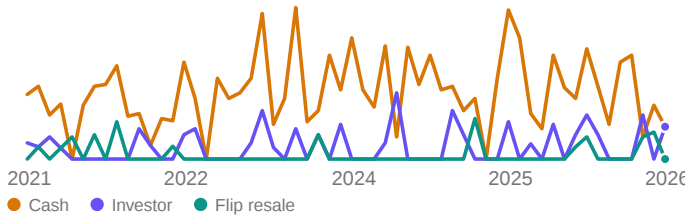
3.3%



BUYERS & OUTCOMES

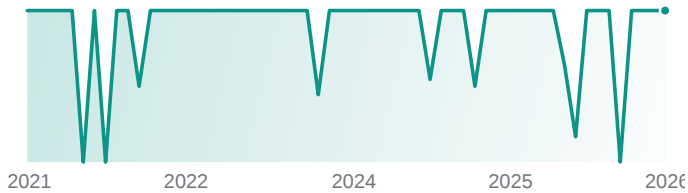
Buyer mix

Cash 13% · Investor 13% · Flip resale 0%



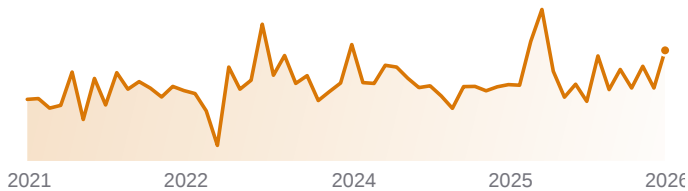
Sellers who sold at a gain

100%

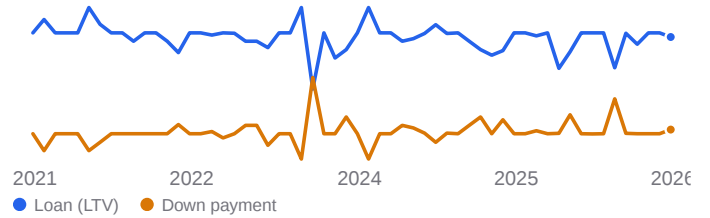


Median annualized return at resale

+5.4%

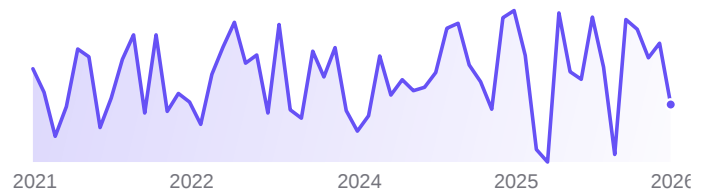


Financing (share of purchase price) Loan (LTV) 78% · Down payment 23%



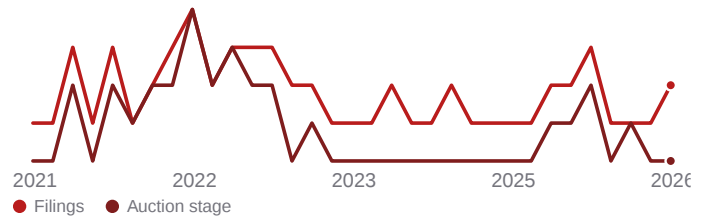
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,106
Median value (AVM)	\$686K
Median size	2,559 ft²
Median bedrooms	4
Median year built	1999
Single family	92%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.3%
Owner occupied	94%
Company owned	4.7%
Median loan-to-value	46%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	12,910
Density	1,617 / mi²
Median household income	\$156K
Average household income	\$175K
Crime index (US avg 100)	24
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	79
Homes occupied	98%
Bachelor's or higher	25%
Poverty rate	1.9%
Unemployment	1.3%
Average temp	54°F
Annual precip	47 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.