

Swarthmore 19081

ZIP code · PA · Pennsylvania > Delaware County > Swarthmore

BALANCED MARKET

\$382K

MEDIAN SALE PRICE

-32.5%

1-YR CHANGE

121

SALES (12 MO)

\$573K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



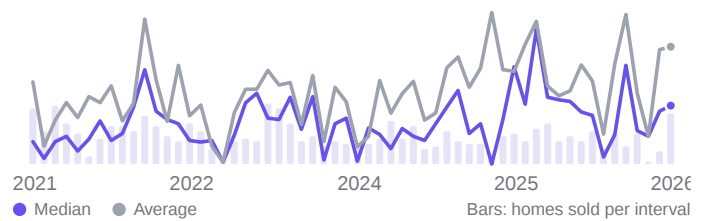
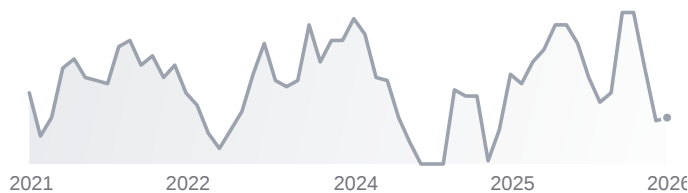
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$425K · Average \$637K

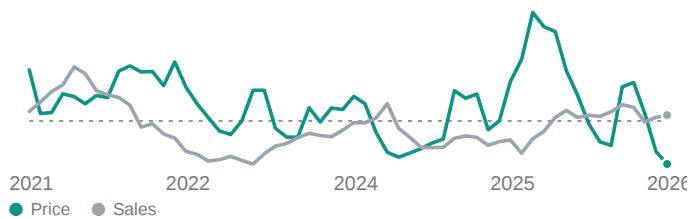


Growth (year over year)

Price -32.5% · Sales +4.3%

Price per square foot

\$286/ft²

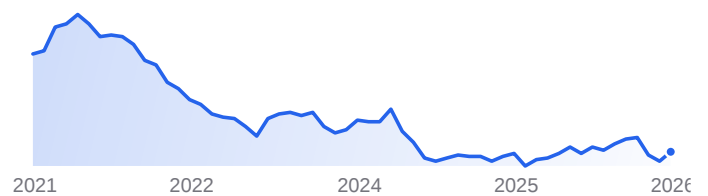
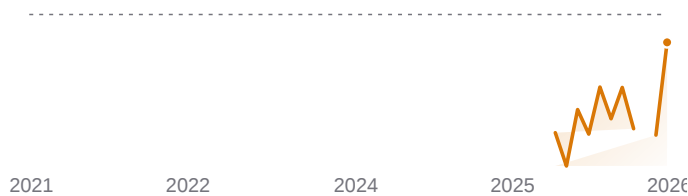


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

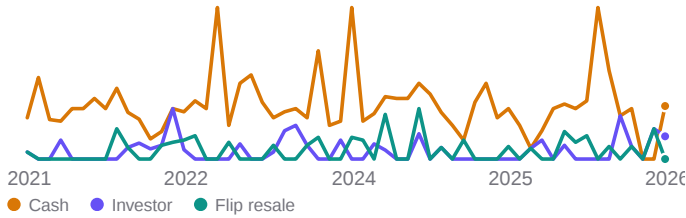
3.7%



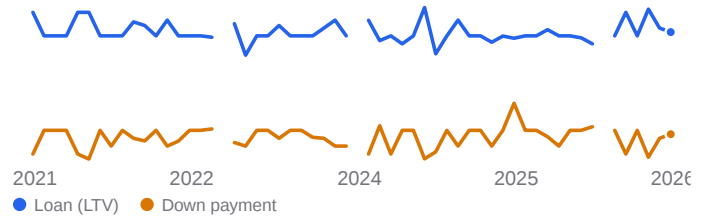
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 15% · Flip resale 0%

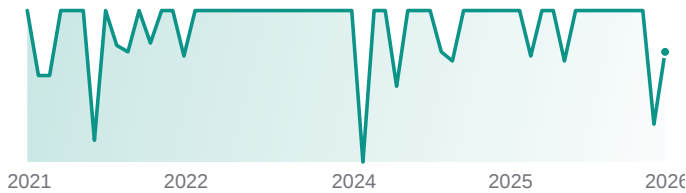


Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



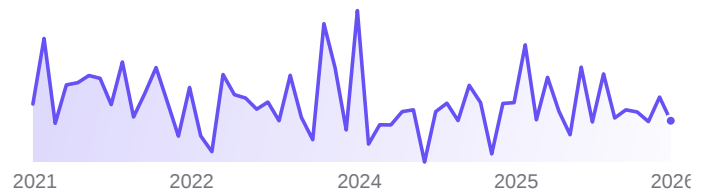
Sellers who sold at a gain

91%



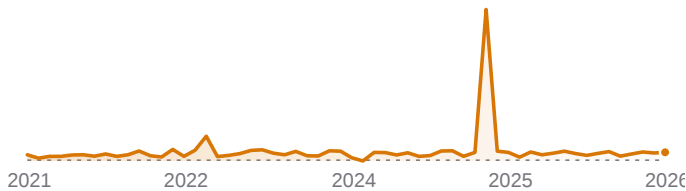
Typical hold before selling

5.6 yrs



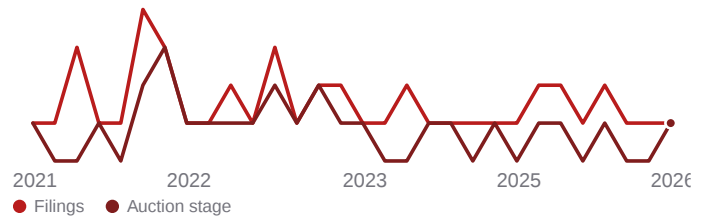
Median annualized return at resale

+7.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,261
Median value (AVM)	\$573K
Median size	1,813 ft²
Median bedrooms	3
Median year built	1952
Single family	60%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.5%
Owner occupied	87%
Company owned	3.9%
Median loan-to-value	46%

Typical ownership tenure

14.7 yrs

COMMUNITY

Population	11,528
Density	5,245 / mi ²
Median household income	\$126K
Average household income	\$161K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	76
Homes occupied	96%
Bachelor's or higher	29%
Poverty rate	5.0%
Unemployment	1.0%
Average temp	55°F
Annual precip	46 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.