

Villanova 19085

ZIP code · PA · Pennsylvania > Delaware County > Villanova

SELLER'S MARKET

\$2.2M

MEDIAN SALE PRICE

+26.8%

1-YR CHANGE

77

SALES (12 MO)

\$1.6M

MEDIAN VALUE (AVM)

Market temperature

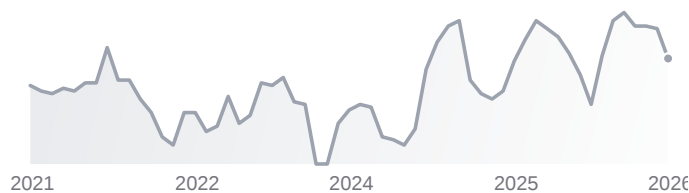
Seller's market · 66 / 100



MARKET TRENDS (5 YEARS)

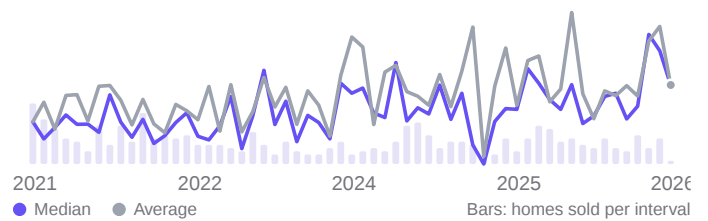
Market temperature (0–100)

66 / 100



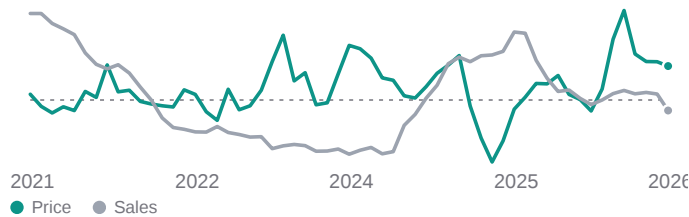
Sale prices

Median \$1.8M · Average \$1.8M



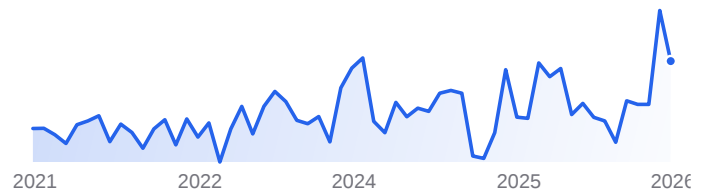
Growth (year over year)

Price +26.8% · Sales -8.3%



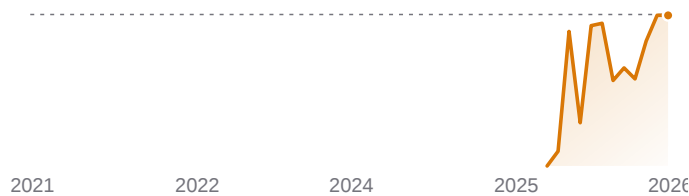
Price per square foot

\$489/ft²



Sale premium vs estimated value

-0.0%



Annual turnover (share of homes sold)

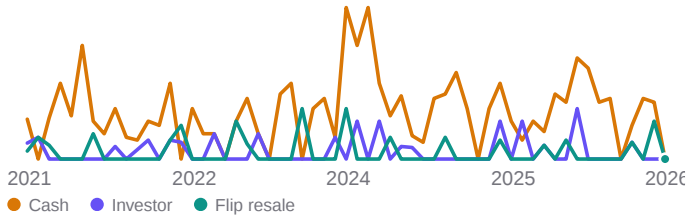
3.7%



BUYERS & OUTCOMES

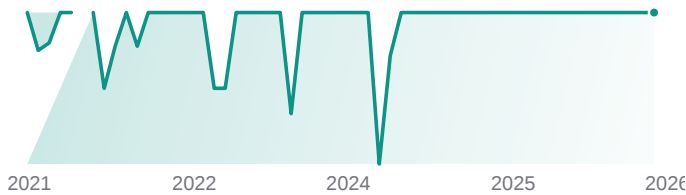
Buyer mix

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



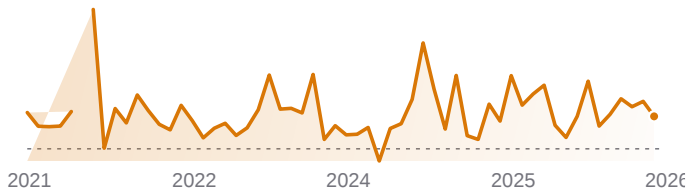
Sellers who sold at a gain

100%

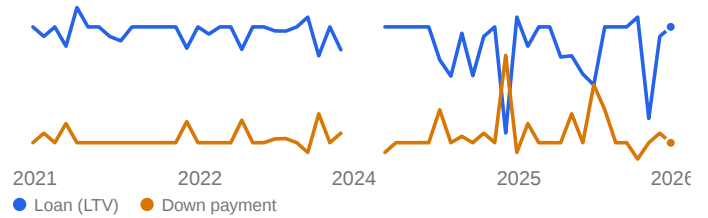


Median annualized return at resale

+4.2%

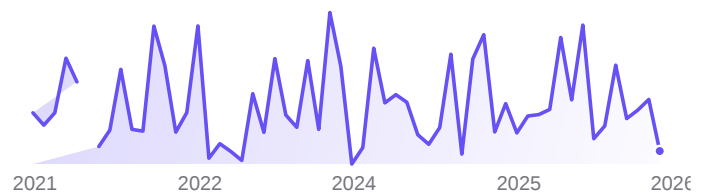


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



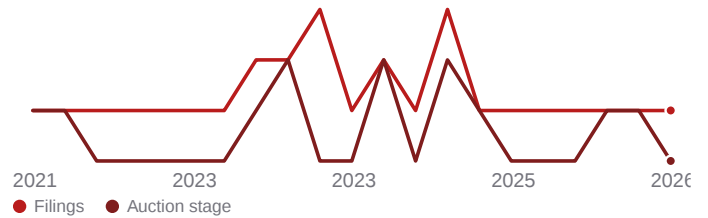
Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,054
Median value (AVM)	\$1.6M
Median size	4,044 ft²
Median bedrooms	4
Median year built	1963
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.6%
Owner occupied	90%
Company owned	8.3%
Median loan-to-value	43%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	10,525
Density	1,678 / mi²
Median household income	\$251K
Average household income	\$335K
Crime index (US avg 100)	23
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	83
Homes occupied	95%
Bachelor's or higher	35%
Poverty rate	1.7%
Unemployment	0.8%
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.