

Wallingford 19086

ZIP code · PA · Pennsylvania > Delaware County

SELLER'S MARKET

\$402K

MEDIAN SALE PRICE

+12.6%

1-YR CHANGE

190

SALES (12 MO)

\$525K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

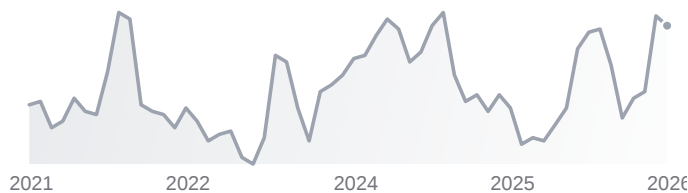
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

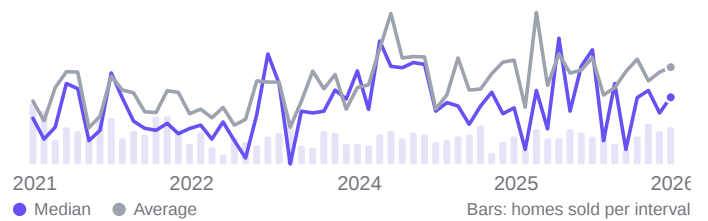
Market temperature (0–100)

76 / 100



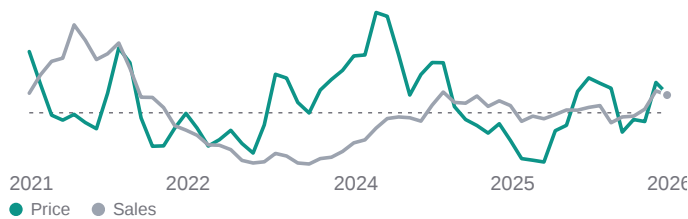
Sale prices

Median \$410K · Average \$497K



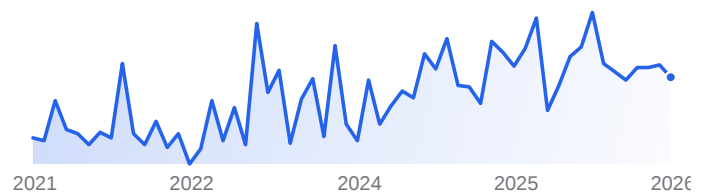
Growth (year over year)

Price +12.6% · Sales +11.8%



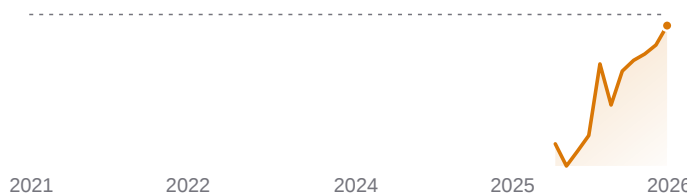
Price per square foot

\$232/ft²



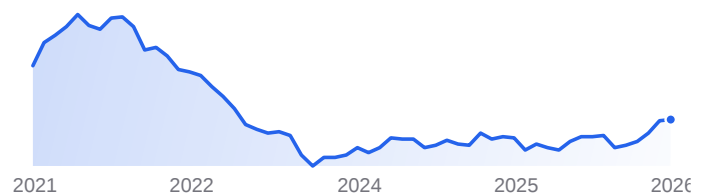
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

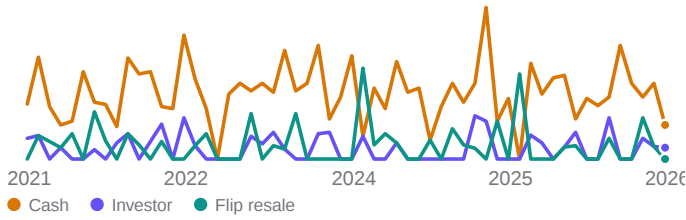
4.2%



BUYERS & OUTCOMES

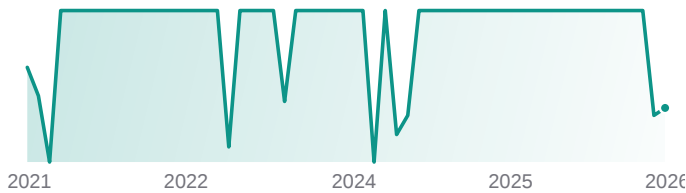
Buyer mix

Cash 15% · Investor 5.0% · Flip resale 0%



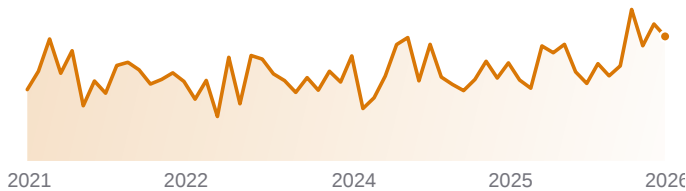
Sellers who sold at a gain

93%

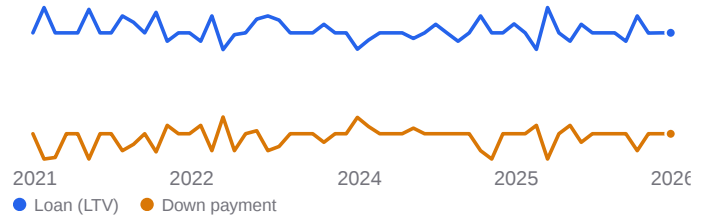


Median annualized return at resale

+6.9%

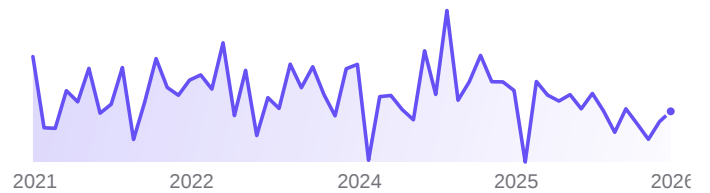


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



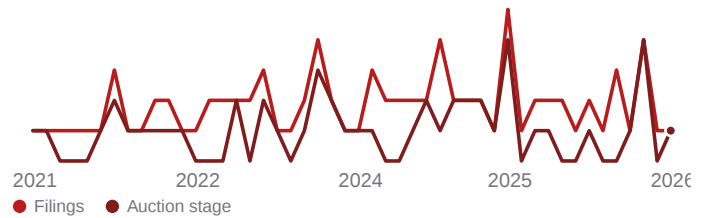
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,488
Median value (AVM)	\$525K
Median size	1,965 ft²
Median bedrooms	3
Median year built	1957
Single family	75%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.2%
Owner occupied	83%
Company owned	3.9%
Median loan-to-value	49%

Typical ownership tenure

14.5 yrs

COMMUNITY

Population	12,848
Density	3,264 / mi²
Median household income	\$150K
Average household income	\$177K
Crime index (US avg 100)	42
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	77
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	3.6%
Unemployment	1.1%
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.