

Wyncote 19095

ZIP code · PA · Pennsylvania > Montgomery County > Wyncote

SELLER'S MARKET

\$506K

MEDIAN SALE PRICE

+12.4%

1-YR CHANGE

71

SALES (12 MO)

\$495K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



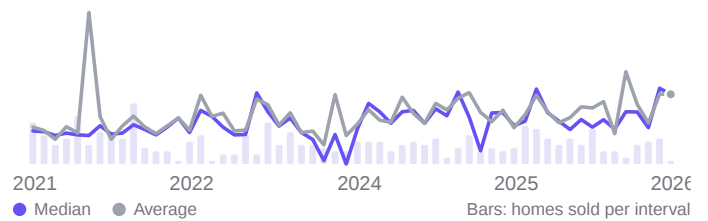
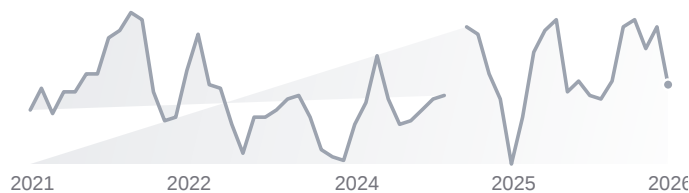
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$565K · Average \$565K

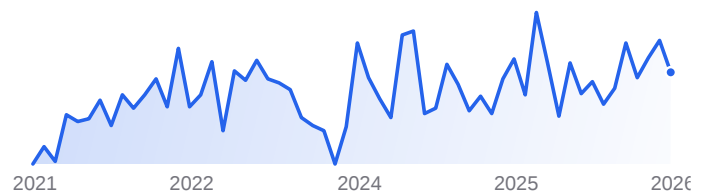
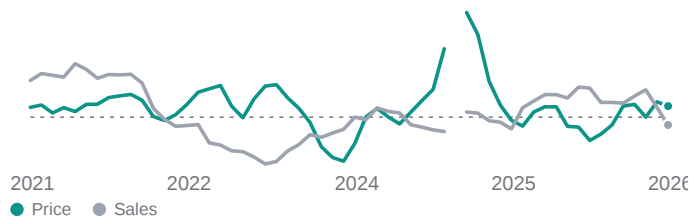


Growth (year over year)

Price +12.4% · Sales -9.0%

Price per square foot

\$190/ft²

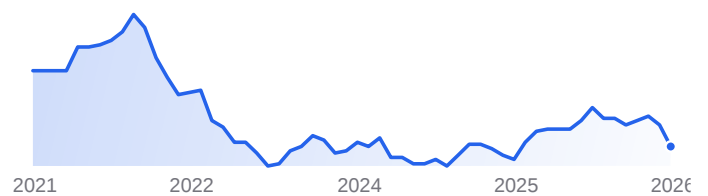
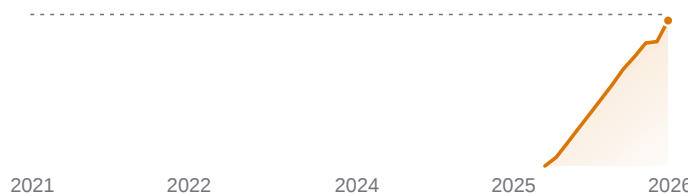


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

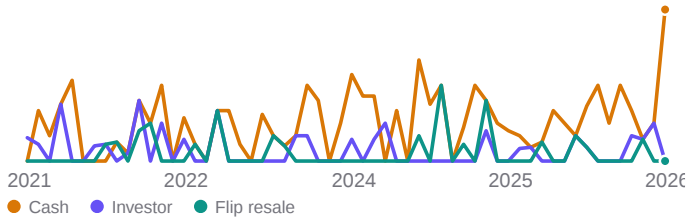
3.9%



BUYERS & OUTCOMES

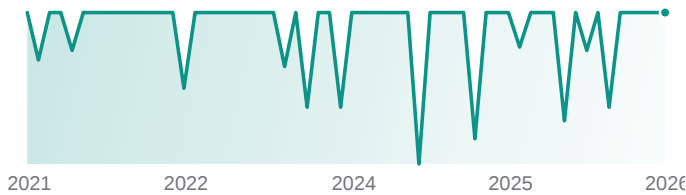
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



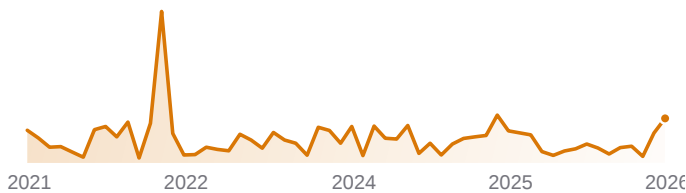
Sellers who sold at a gain

100%

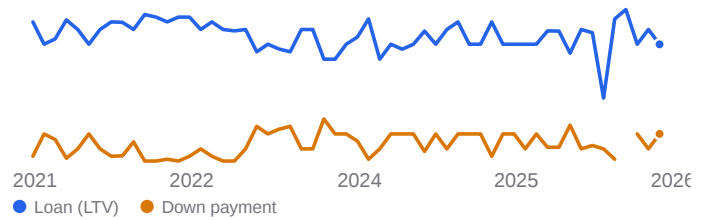


Median annualized return at resale

+9.5%

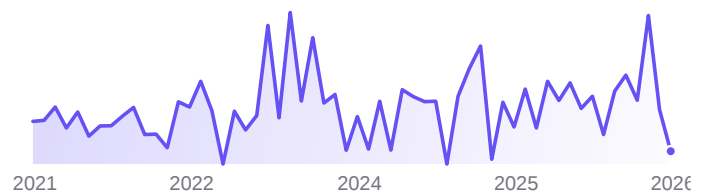


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

1.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,803
Median value (AVM)	\$495K
Median size	2,298 ft²
Median bedrooms	3
Median year built	1953
Single family	84%
Condos	8.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.6%
Owner occupied	79%
Company owned	5.1%
Median loan-to-value	50%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	8,982
Density	4,255 / mi²
Median household income	\$83K
Average household income	\$122K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	81
Homes occupied	90%
Bachelor's or higher	30%
Poverty rate	10.1%
Unemployment	0.8%
Average temp	54°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.