

Berwyn 19312

ZIP code · PA · Pennsylvania > Chester County > Berwyn

BALANCED MARKET

\$990K

MEDIAN SALE PRICE

+7.6%

1-YR CHANGE

147

SALES (12 MO)

\$993K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



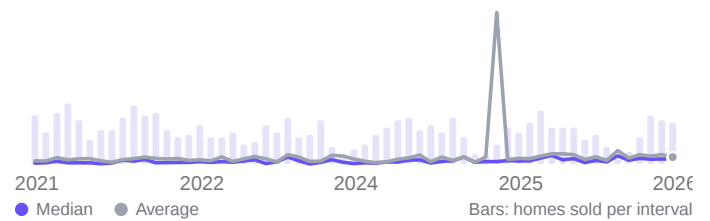
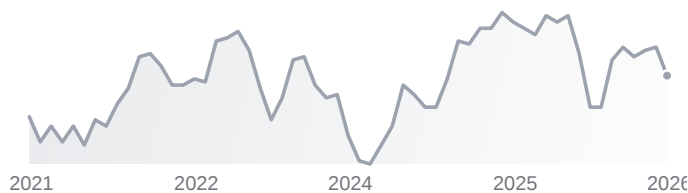
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$1M · Average \$1.1M

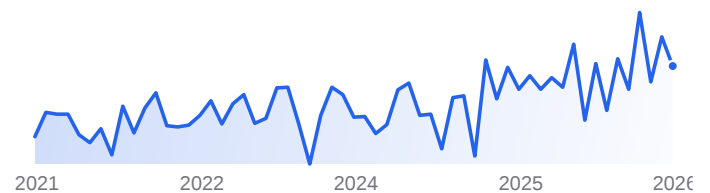
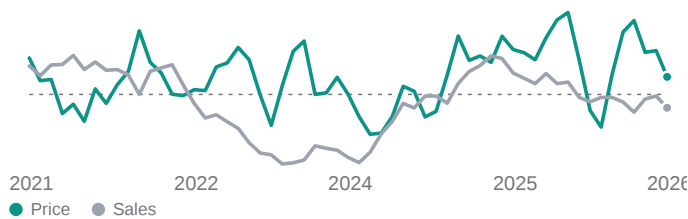


Growth (year over year)

Price +7.6% · Sales -5.8%

Price per square foot

\$374/ft²

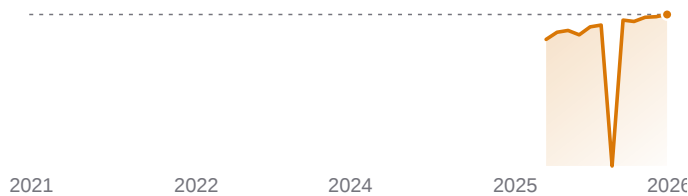


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

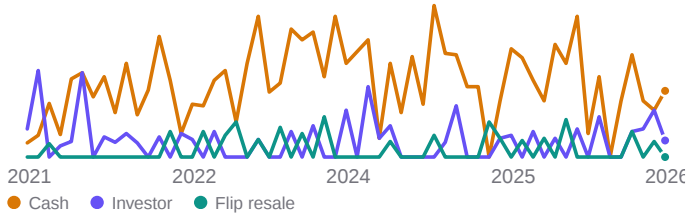
3.6%



BUYERS & OUTCOMES

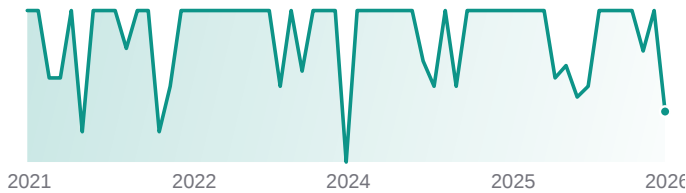
Buyer mix

Cash 24% · Investor 5.9% · Flip resale 0%



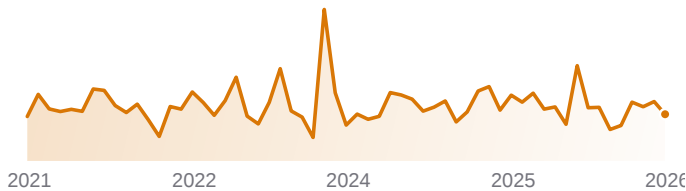
Sellers who sold at a gain

83%

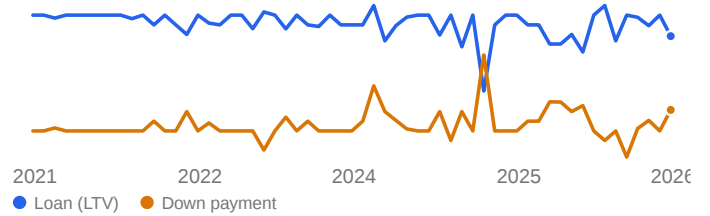


Median annualized return at resale

+3.8%

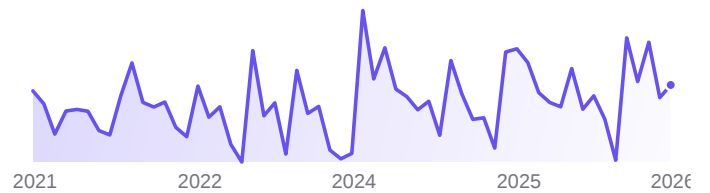


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



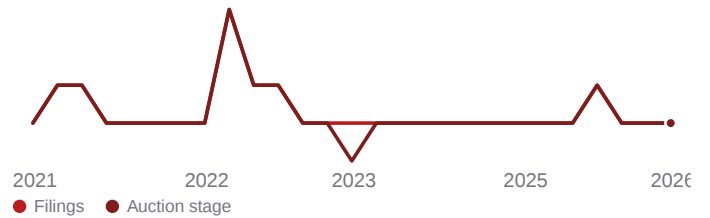
Typical hold before selling

12.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,032
Median value (AVM)	\$993K
Median size	2,772 ft²
Median bedrooms	4
Median year built	1965
Single family	85%
Condos	5.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.1%
Owner occupied	89%
Company owned	5.5%
Median loan-to-value	44%

Typical ownership tenure

14.8 yrs

COMMUNITY

Population	12,549
Density	1,250 / mi²
Median household income	\$197K
Average household income	\$235K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	85
Homes occupied	97%
Bachelor's or higher	36%
Poverty rate	4.9%
Unemployment	0.9%
Average temp	53°F
Annual precip	47 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.