

Exton 19341

ZIP code · PA · Pennsylvania > Chester County > Exton

BALANCED MARKET

\$631K

MEDIAN SALE PRICE

+2.2%

1-YR CHANGE

202

SALES (12 MO)

\$621K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



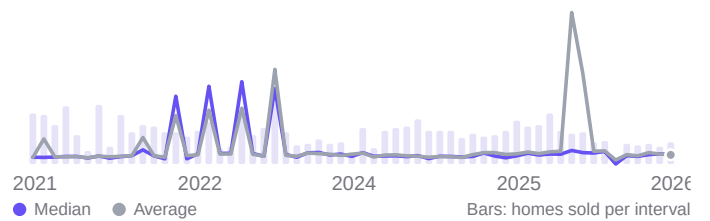
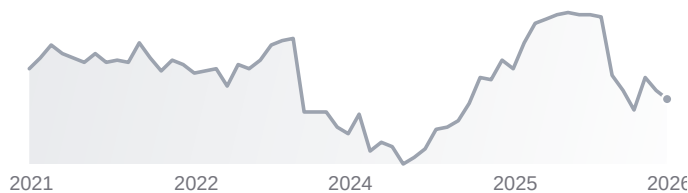
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$615K · Average \$608K

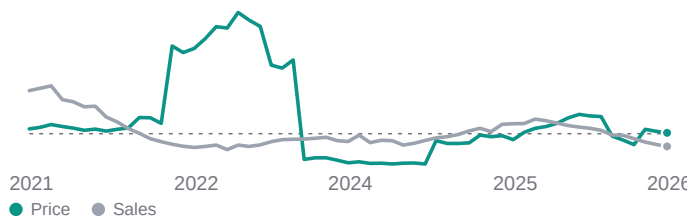


Growth (year over year)

Price +2.2% · Sales -28.9%

Price per square foot

\$303/ft²

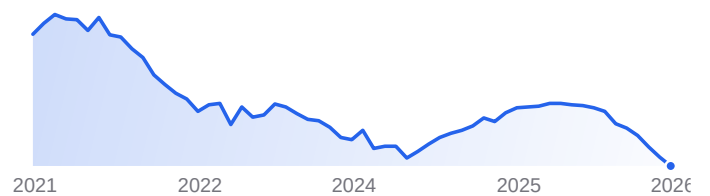
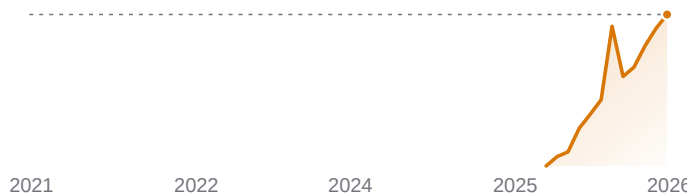


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

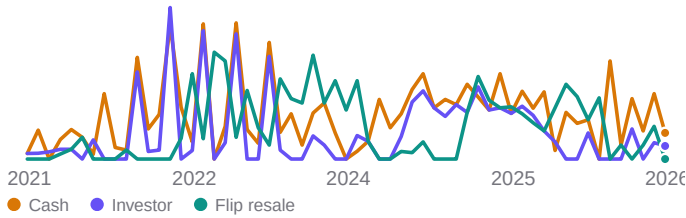
3.8%



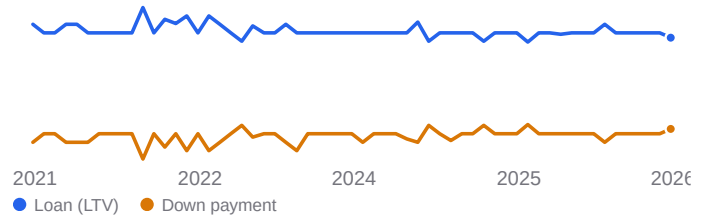
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 6.7% · Flip resale 0%

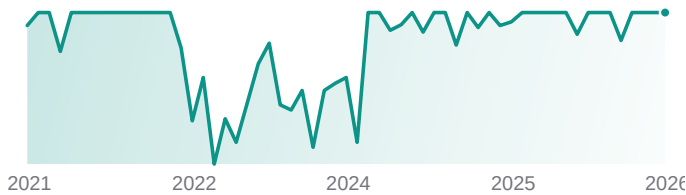


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



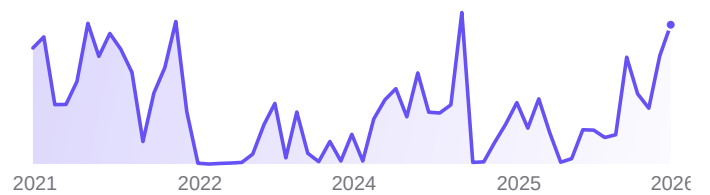
Sellers who sold at a gain

100%



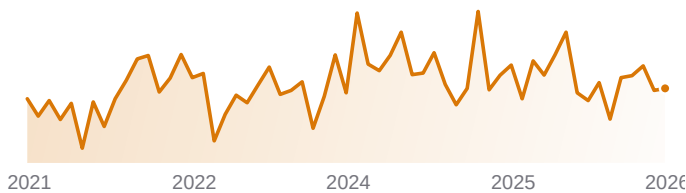
Typical hold before selling

16.9 yrs



Median annualized return at resale

+3.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,316
Median value (AVM)	\$621K
Median size	2,212 ft²
Median bedrooms	3
Median year built	1985
Single family	84%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	0.9%
Owner occupied	87%
Company owned	5.0%
Median loan-to-value	52%

Typical ownership tenure

14.8 yrs

COMMUNITY

Population	21,289
Density	1,506 / mi ²
Median household income	\$123K
Average household income	\$164K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	83
Homes occupied	88%
Bachelor's or higher	42%
Poverty rate	2.6%
Unemployment	1.0%
Average temp	52°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.