

Glen Mills 19342

ZIP code · PA · Pennsylvania > Delaware County

BALANCED MARKET

\$757K

MEDIAN SALE PRICE

+11.5%

1-YR CHANGE

219

SALES (12 MO)

\$685K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



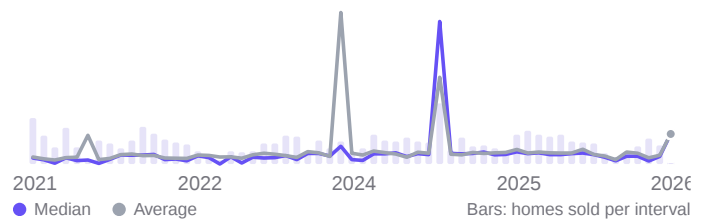
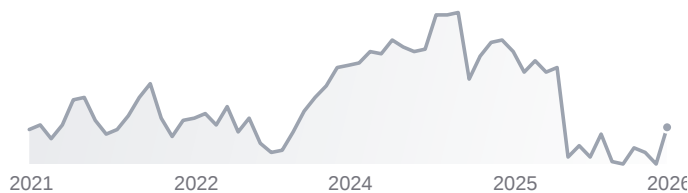
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$1.3M · Average \$1.3M

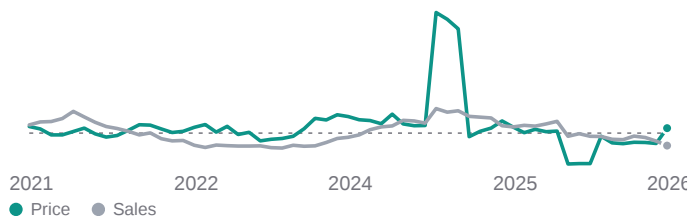


Growth (year over year)

Price +11.5% · Sales -28.4%

Price per square foot

\$224/ft²

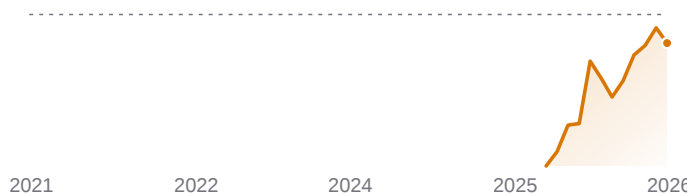


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

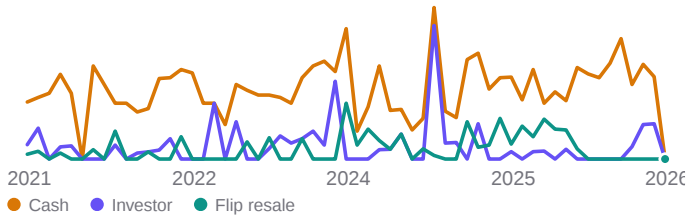
3.6%



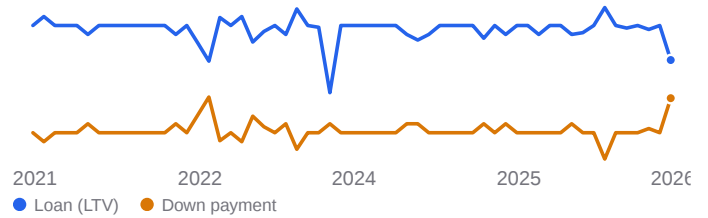
BUYERS & OUTCOMES

Buyer mix

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

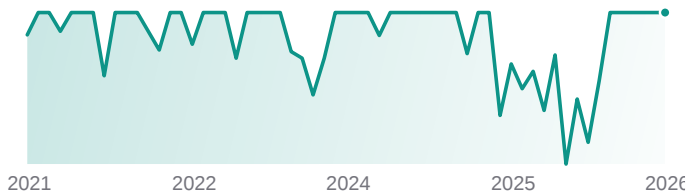


Financing (share of purchase price) Loan (LTV) 61% · Down payment 39%



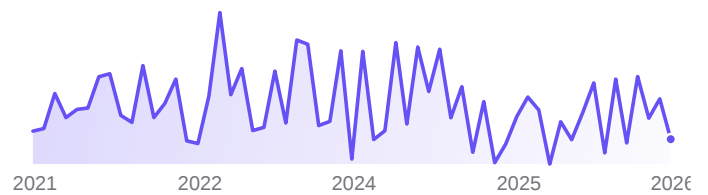
Sellers who sold at a gain

100%



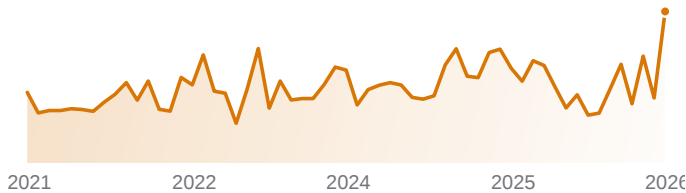
Typical hold before selling

6.0 yrs



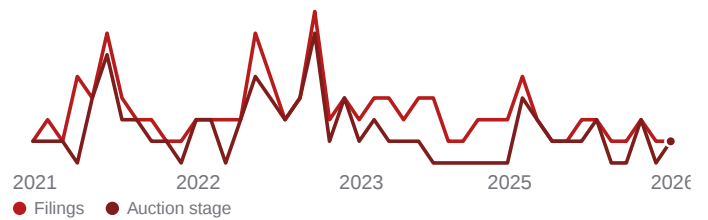
Median annualized return at resale

+9.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,118
Median value (AVM)	\$685K
Median size	2,564 ft²
Median bedrooms	3
Median year built	1990
Single family	81%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.2%
Owner occupied	86%
Company owned	4.7%
Median loan-to-value	47%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	21,043
Density	1,079 / mi²
Median household income	\$133K
Average household income	\$166K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	80
Homes occupied	92%
Bachelor's or higher	27%
Poverty rate	1.7%
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.