

Kennett Square 19348

ZIP code · PA · Pennsylvania > Chester County > Kennett Square

BALANCED MARKET

\$618K

MEDIAN SALE PRICE

+2.2%

1-YR CHANGE

260

SALES (12 MO)

\$613K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

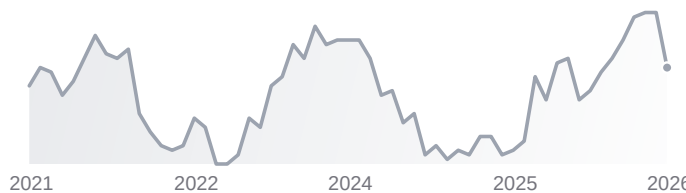
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

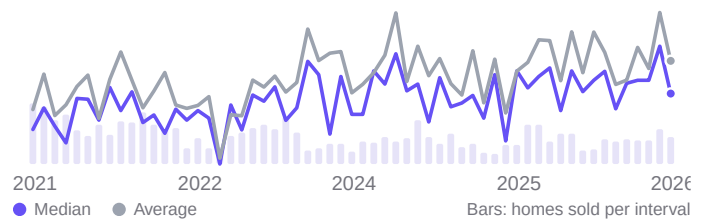
Market temperature (0–100)

59 / 100



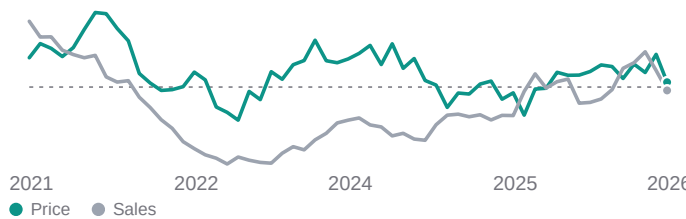
Sale prices

Median \$565K · Average \$651K



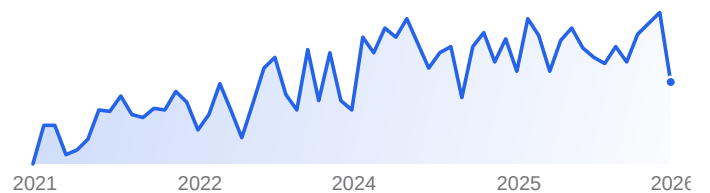
Growth (year over year)

Price +2.2% · Sales -1.5%



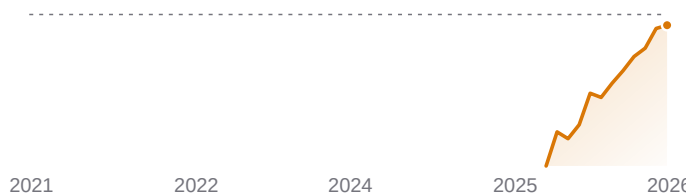
Price per square foot

\$225/ft²



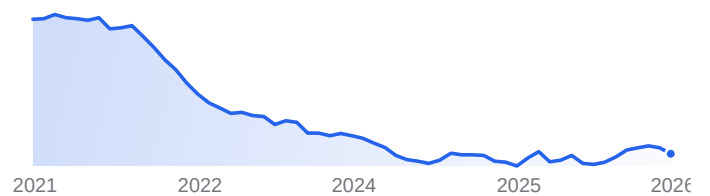
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

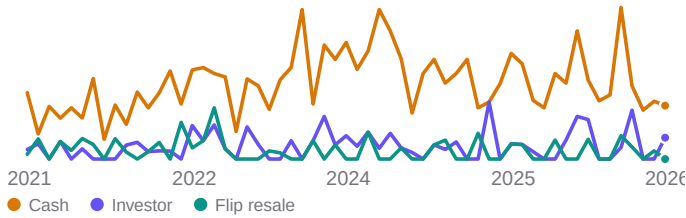
3.6%



BUYERS & OUTCOMES

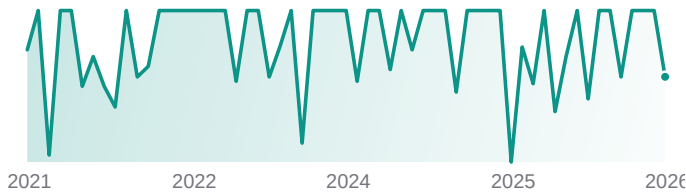
Buyer mix

Cash 21% · Investor 8.3% · Flip resale 0%



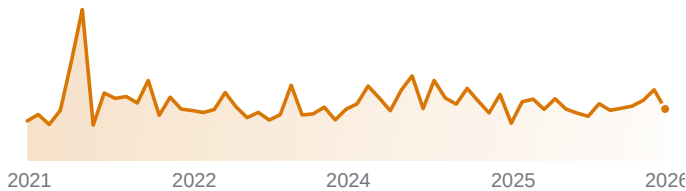
Sellers who sold at a gain

94%

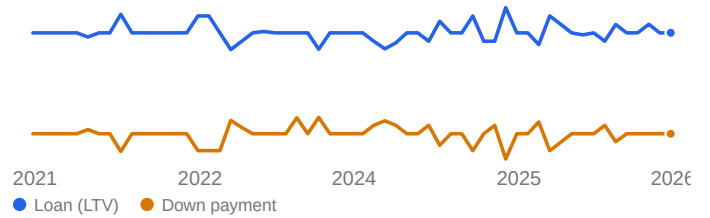


Median annualized return at resale

+4.5%

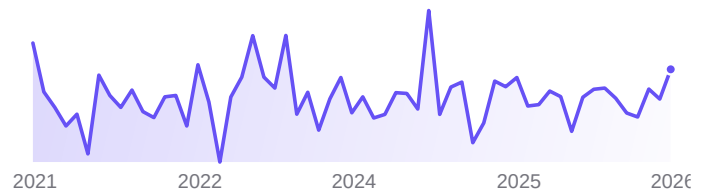


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

11.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,126
Median value (AVM)	\$613K
Median size	2,461 ft²
Median bedrooms	3
Median year built	1988
Single family	84%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.2%
Owner occupied	83%
Company owned	7.5%
Median loan-to-value	48%

Typical ownership tenure

13.6 yrs

COMMUNITY

Population	24,379
Density	635 / mi²
Median household income	\$121K
Average household income	\$162K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	83
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	4.0%
Unemployment	0.9%
Average temp	53°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.