

Malvern 19355

ZIP code · PA · Pennsylvania > Chester County > Malvern

BALANCED MARKET

\$767K

MEDIAN SALE PRICE

-1.3%

1-YR CHANGE

362

SALES (12 MO)

\$761K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



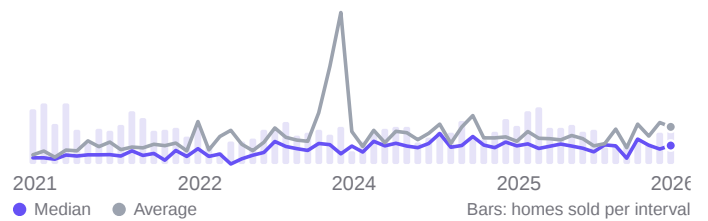
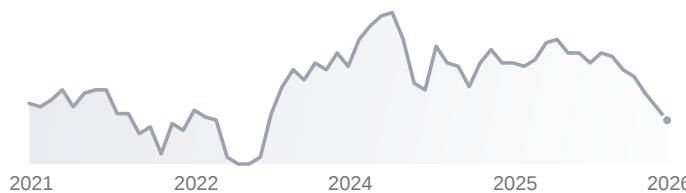
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$785K · Average \$1.1M

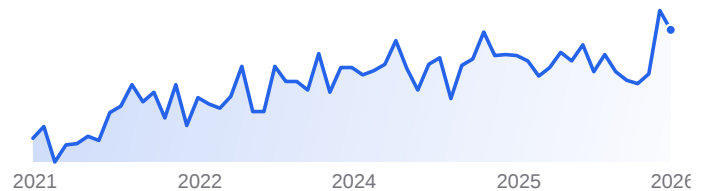
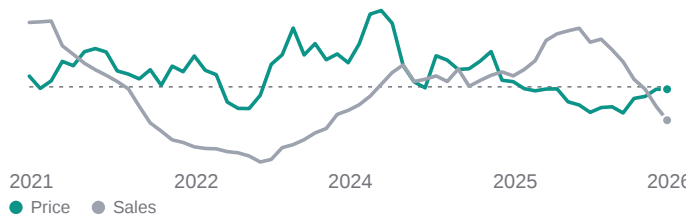


Growth (year over year)

Price -1.3% · Sales -17.5%

Price per square foot

\$324/ft²

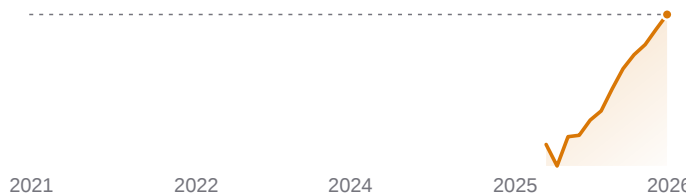


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

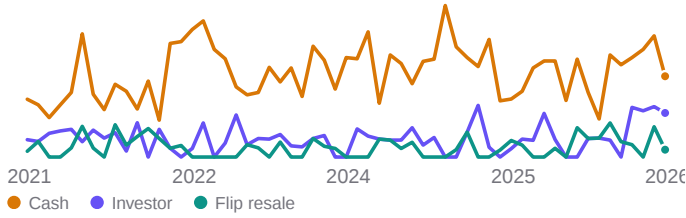
3.8%



BUYERS & OUTCOMES

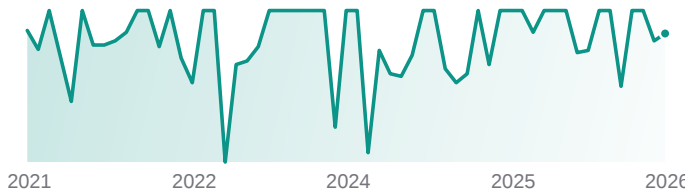
Buyer mix

Cash 25% · Investor 14% · Flip resale 2.3%



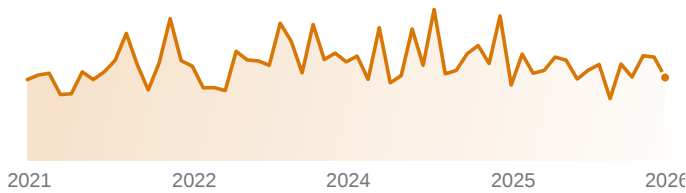
Sellers who sold at a gain

97%

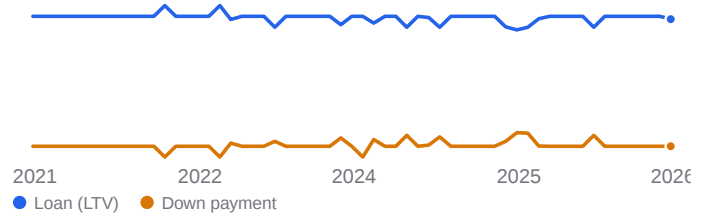


Median annualized return at resale

+4.2%

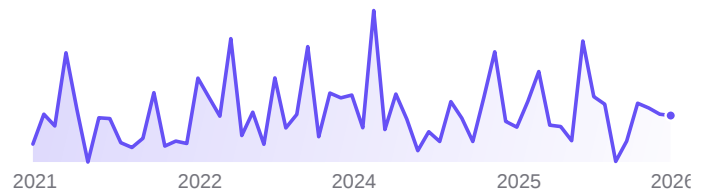


Financing (share of purchase price) Loan (LTV) 79% · Down payment 20%



Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,524
Median value (AVM)	\$761K
Median size	2,612 ft²
Median bedrooms	4
Median year built	1983
Single family	78%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.5%
Owner occupied	87%
Company owned	6.1%
Median loan-to-value	50%

Typical ownership tenure

12.1 yrs

COMMUNITY

Population	31,804
Density	841 / mi²
Median household income	\$153K
Average household income	\$189K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	83
Homes occupied	92%
Bachelor's or higher	36%
Poverty rate	3.2%
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.