

Modena 19358

ZIP code · PA · Pennsylvania > Chester County > Modena

\$182K

MEDIAN SALE PRICE

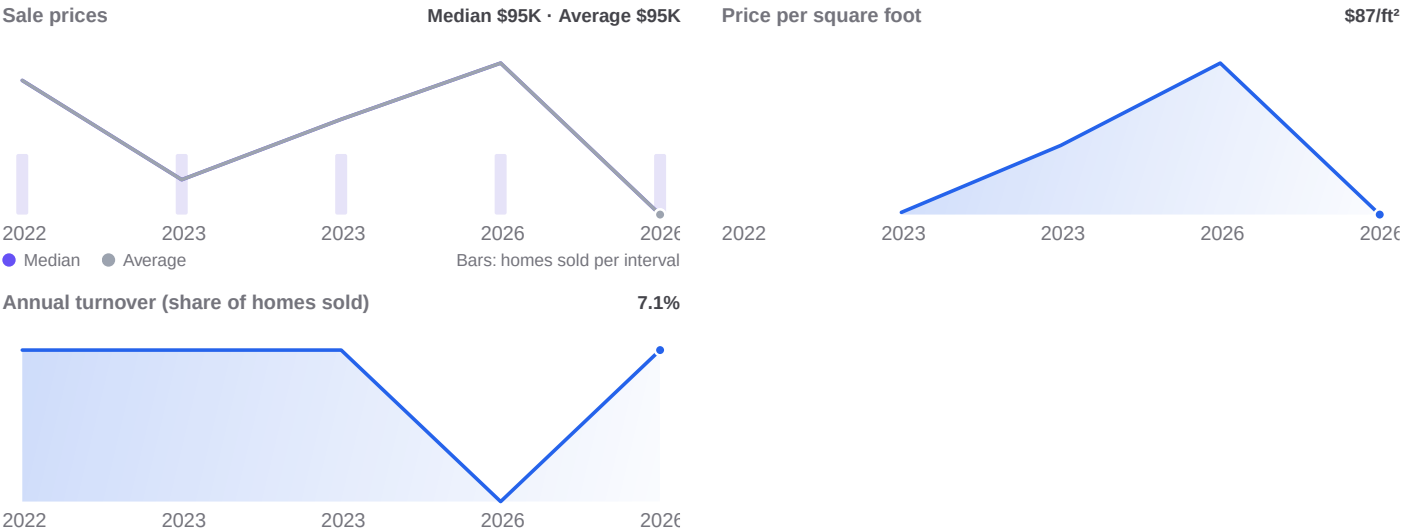
2

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

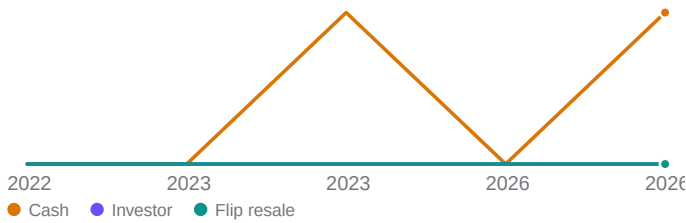
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

0%

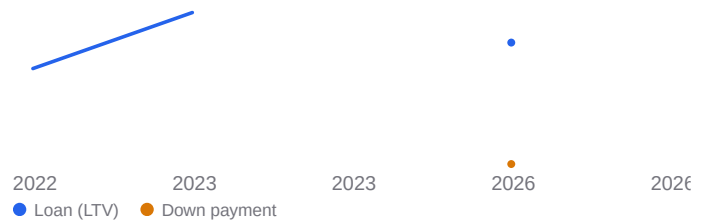


Median annualized return at resale

-1.1%

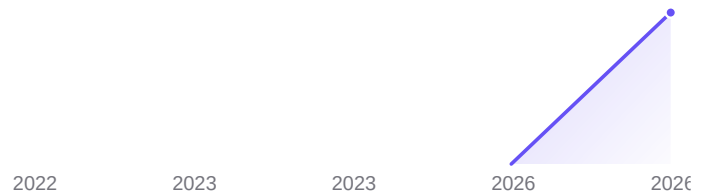


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



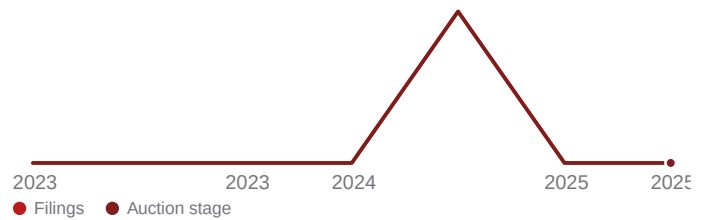
Typical hold before selling

17.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	28
Median value (AVM)	\$262K
Median size	1,330 ft²
Median bedrooms	3
Median year built	1900
Single family	43%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0%
Owner occupied	71%
Company owned	14%
Median loan-to-value	45%
Typical ownership tenure	18.1 yrs

COMMUNITY

Population	131
Density	1,072 / mi²
Median household income	\$63K
Average household income	\$90K
Crime index (US avg 100)	186
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	83
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	15.9%
Unemployment	0.9%
Average temp	52°F
Annual precip	48 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.