

Norristown 19403

ZIP code · PA · Pennsylvania > Montgomery County > Norristown

BALANCED MARKET

\$445K

MEDIAN SALE PRICE

-2.5%

1-YR CHANGE

435

SALES (12 MO)

\$445K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



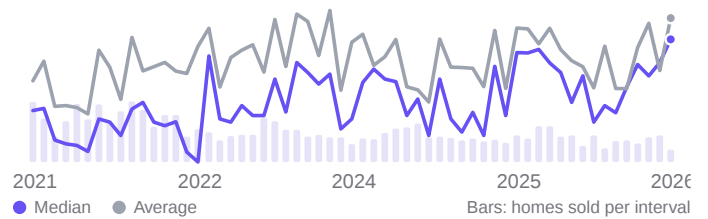
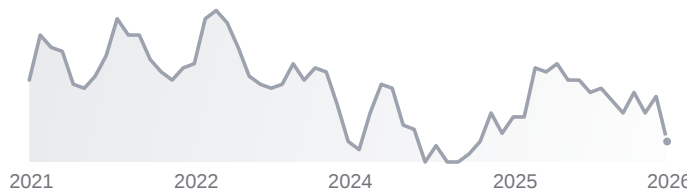
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$475K · Average \$507K

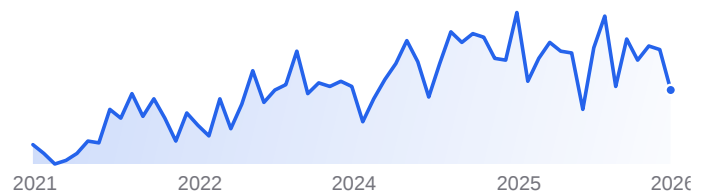
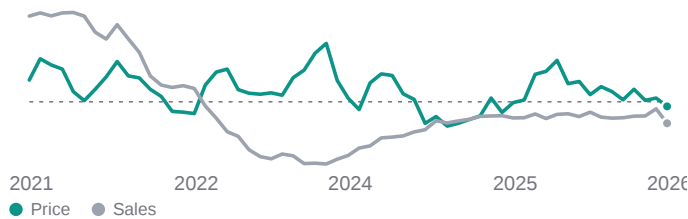


Growth (year over year)

Price -2.5% · Sales -11.9%

Price per square foot

\$216/ft²

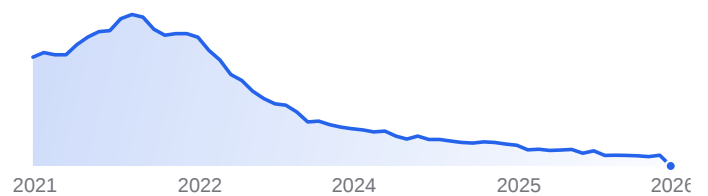
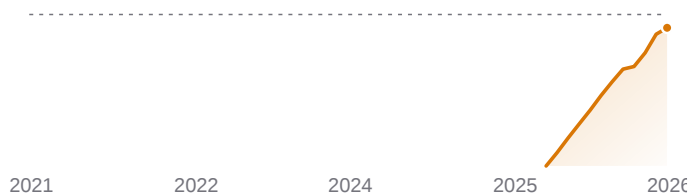


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

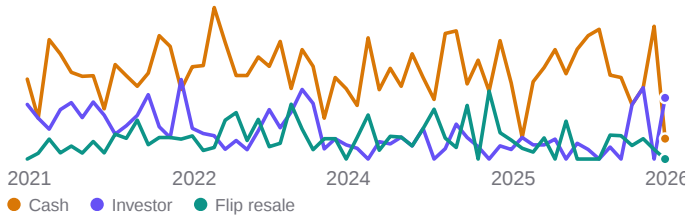
2.9%



BUYERS & OUTCOMES

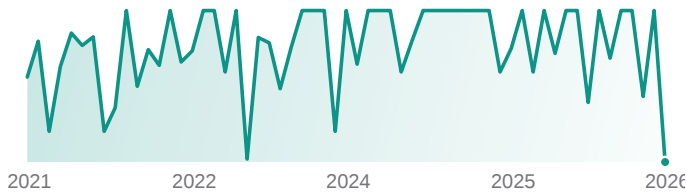
Buyer mix

Cash 5.0% · Investor 15% · Flip resale 0%



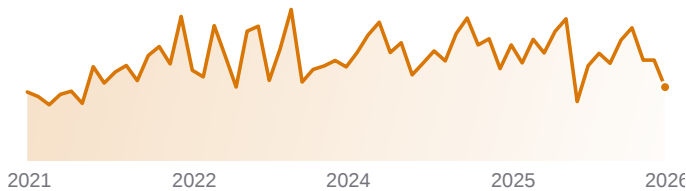
Sellers who sold at a gain

88%

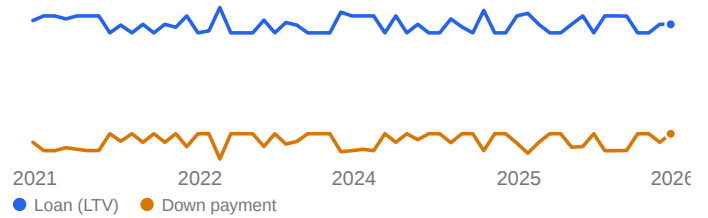


Median annualized return at resale

+3.8%

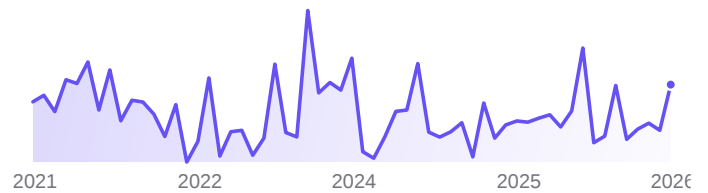


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



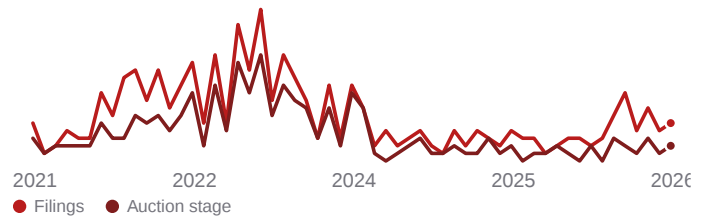
Typical hold before selling

11.2 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	15,088
Median value (AVM)	\$445K
Median size	1,924 ft²
Median bedrooms	3
Median year built	1973
Single family	82%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.2%
Owner occupied	81%
Company owned	4.8%
Median loan-to-value	49%

Typical ownership tenure

16.7 yrs

COMMUNITY

Population	45,713
Density	1,922 / mi²
Median household income	\$106K
Average household income	\$129K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	83
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	6.4%
Unemployment	0.9%
Average temp	53°F
Annual precip	46 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.