

Blue Bell 19422

ZIP code · PA · Pennsylvania > Montgomery County > Blue Bell

BUYER'S MARKET

\$644K

MEDIAN SALE PRICE

-9.7%

1-YR CHANGE

182

SALES (12 MO)

\$705K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



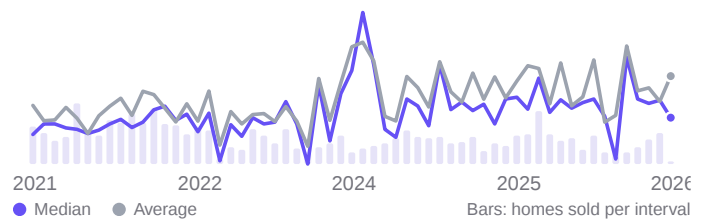
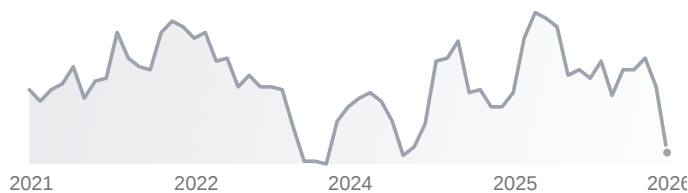
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$585K · Average \$818K

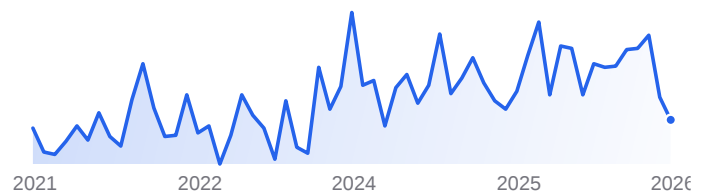
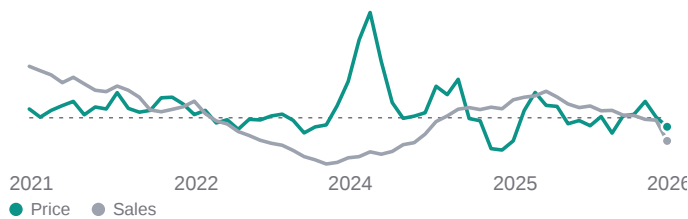


Growth (year over year)

Price -9.7% · Sales -24.8%

Price per square foot

\$233/ft²

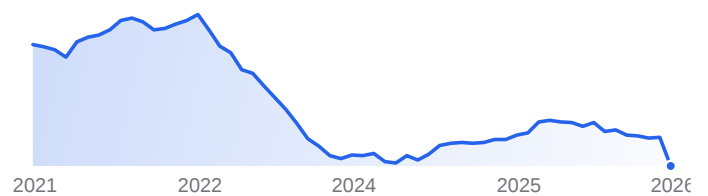
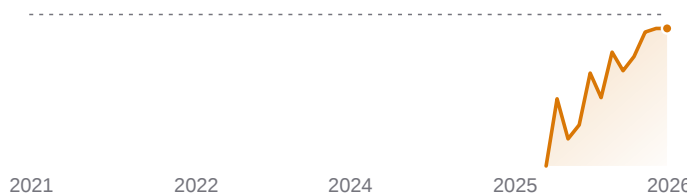


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

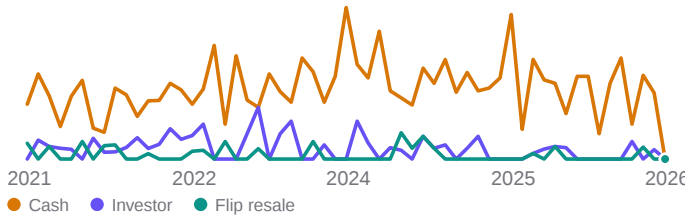
2.7%



BUYERS & OUTCOMES

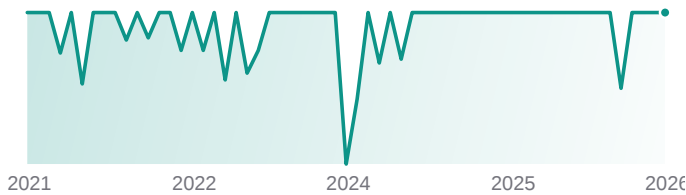
Buyer mix

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



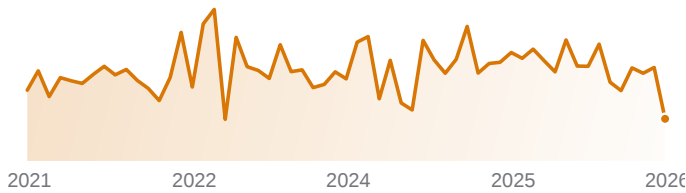
Sellers who sold at a gain

100%

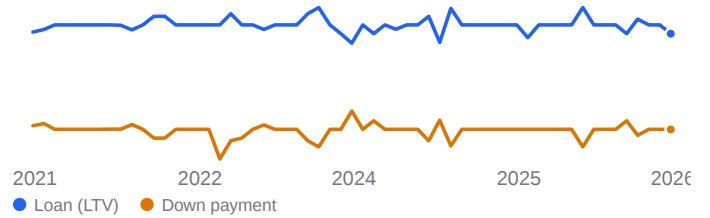


Median annualized return at resale

+2.0%

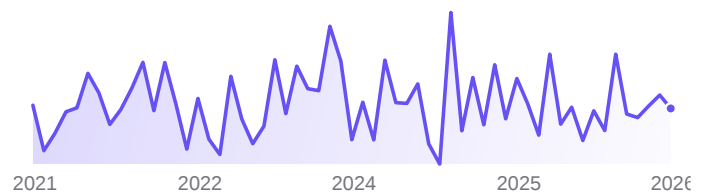


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



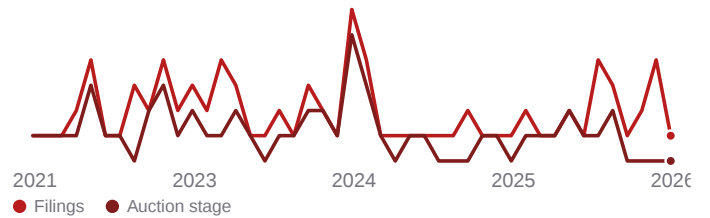
Typical hold before selling

10.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,827
Median value (AVM)	\$705K
Median size	2,576 ft²
Median bedrooms	3
Median year built	1984
Single family	87%
Condos	9.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.1%
Owner occupied	84%
Company owned	5.2%
Median loan-to-value	45%

Typical ownership tenure

15.3 yrs

COMMUNITY

Population	21,200
Density	1,656 / mi²
Median household income	\$152K
Average household income	\$192K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	78
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	4.5%
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.