

Frederick 19435

ZIP code · PA · Pennsylvania > Montgomery County

\$351K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$408K

MEDIAN VALUE (AVM)

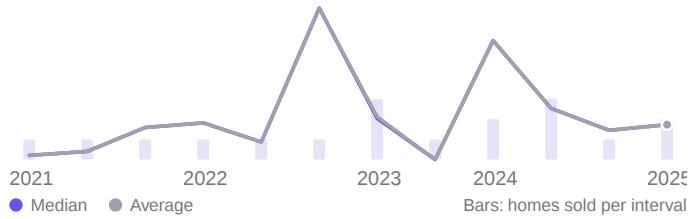
MARKET TRENDS (5 YEARS)

Sale prices

Median \$351K · Average \$351K

Growth (year over year)

Price -24.1% · Sales -71.4%

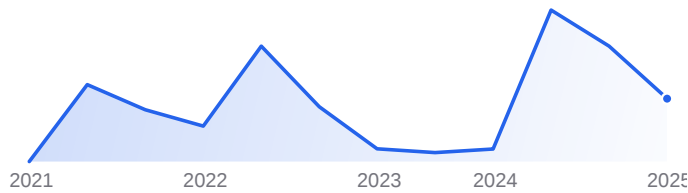


Price per square foot

\$231/ft²

Sale premium vs estimated value

-3.2%



Annual turnover (share of homes sold)

3.2%



BUYERS & OUTCOMES

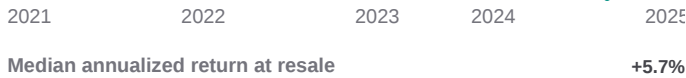
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%

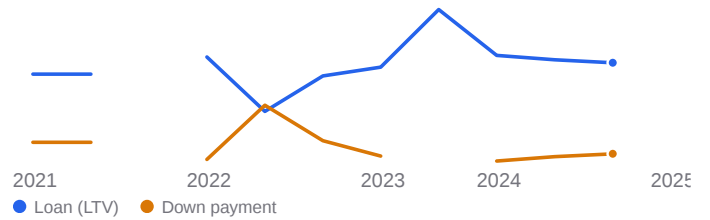


Sellers who sold at a gain

100%



Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

8.2 yrs



HOUSING STOCK

Homes	94
Median value (AVM)	\$408K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1955
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0%
Owner occupied	74%
Company owned	4.3%
Median loan-to-value	40%
Typical ownership tenure	20.7 yrs

COMMUNITY

Population	189
Density	151 / mi²
Median household income	\$109K
Average household income	\$114K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	74
Homes occupied	99%
Bachelor's or higher	19%
Poverty rate	8.0%
Unemployment	1.1%
Average temp	53°F
Annual precip	46 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.