

Gwynedd Valley 19437

ZIP code · PA · Pennsylvania > Montgomery County

\$1.5M

MEDIAN SALE PRICE

+14.8%

1-YR CHANGE

6

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

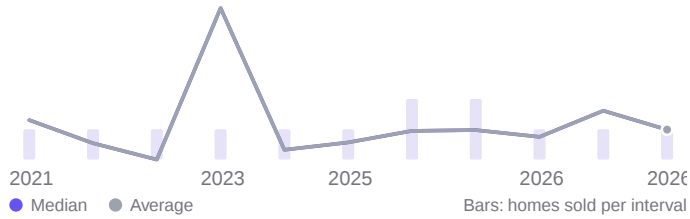
MARKET TRENDS (5 YEARS)

Sale prices

Median \$1.3M · Average \$1.3M

Growth (year over year)

Price +14.8% · Sales +200.0%

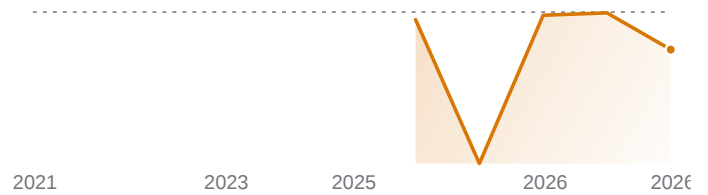


Price per square foot

\$312/ft²

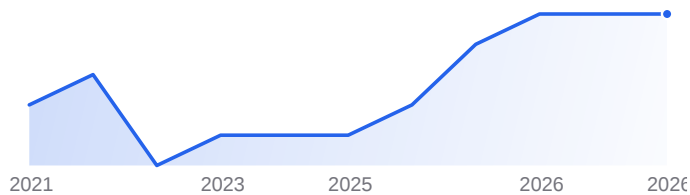
Sale premium vs estimated value

-11.1%



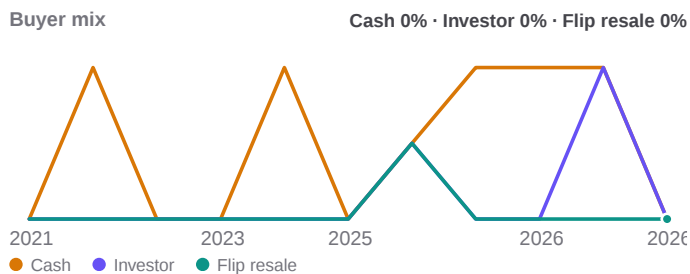
Annual turnover (share of homes sold)

3.3%



BUYERS & OUTCOMES

Buyer mix

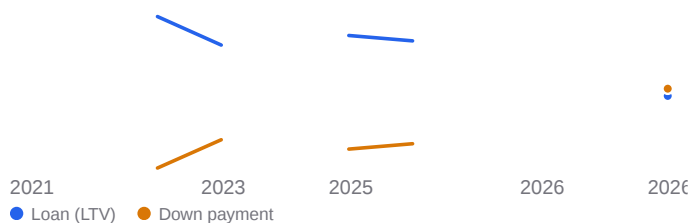


Sellers who sold at a gain

100%

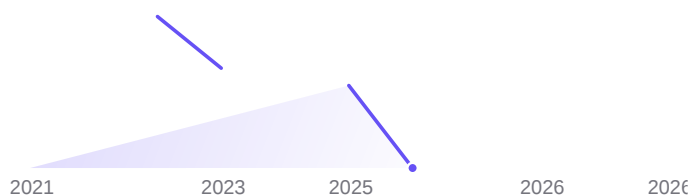


Financing (share of purchase price) Loan (LTV) 48% · Down payment 52%



Typical hold before selling

9.5 yrs



HOUSING STOCK

Homes	184
Median value (AVM)	\$1.2M
Median size	3,857 ft²
Median bedrooms	4
Median year built	1983
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.9%
Owner occupied	90%
Company owned	7.6%
Median loan-to-value	39%
Typical ownership tenure	28.4 yrs

COMMUNITY

Population	17
Density	952 / mi²
Median household income	\$160K
Average household income	\$183K
Crime index (US avg 100)	0
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	80
Homes occupied	97%
Bachelor's or higher	50%
Poverty rate	2.3%
Unemployment	0.8%
Average temp	53°F
Annual precip	48 in
Sunshine	56%

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