

Lansdale 19446

ZIP code · PA · Pennsylvania > Montgomery County > Lansdale

BALANCED MARKET

\$532K

MEDIAN SALE PRICE

+15.1%

1-YR CHANGE

527

SALES (12 MO)

\$502K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

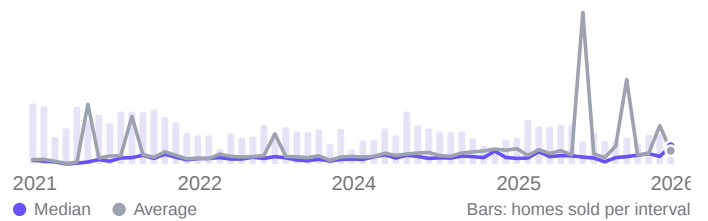
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

57 / 100

Sale prices

Median \$637K · Average \$557K

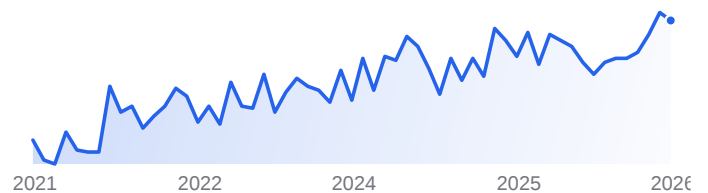
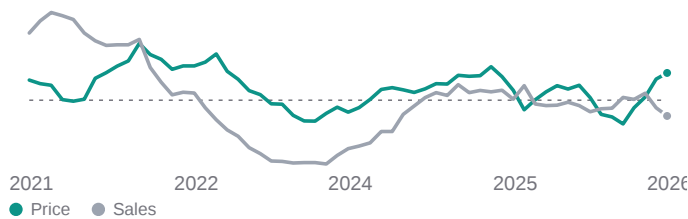


Growth (year over year)

Price +15.1% · Sales -8.8%

Price per square foot

\$266/ft²

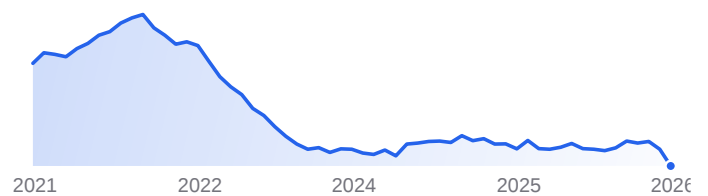
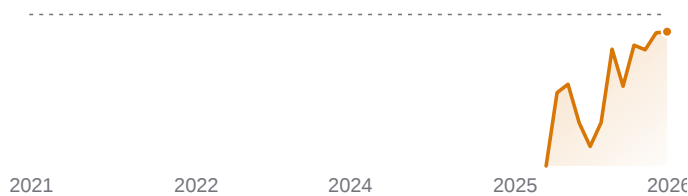


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

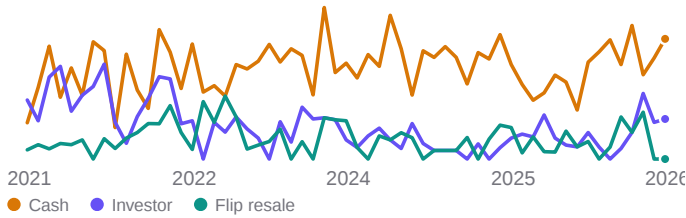
3.1%



BUYERS & OUTCOMES

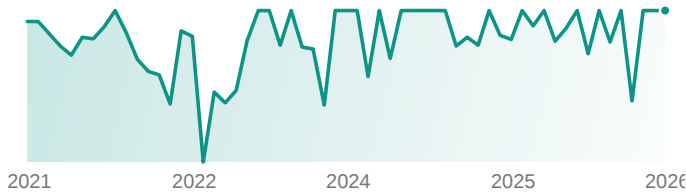
Buyer mix

Cash 27% · Investor 9.1% · Flip resale 0%



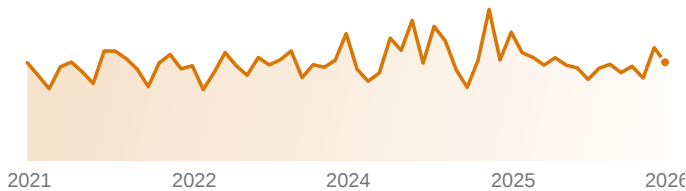
Sellers who sold at a gain

100%

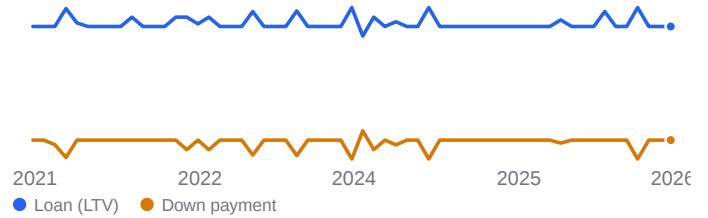


Median annualized return at resale

+4.9%

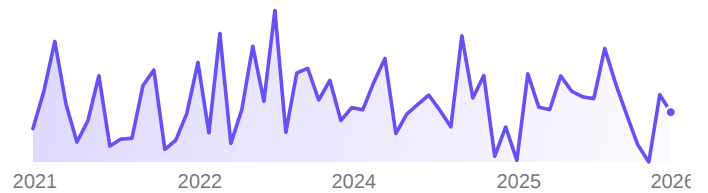


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



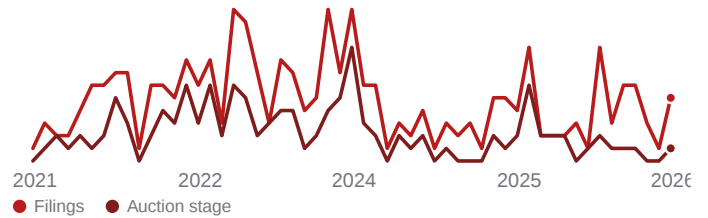
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	17,071
Median value (AVM)	\$502K
Median size	2,028 ft²
Median bedrooms	3
Median year built	1977
Single family	78%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	6.0%
Median loan-to-value	49%

Typical ownership tenure

16.2 yrs

COMMUNITY

Population	59,224
Density	2,687 / mi²
Median household income	\$108K
Average household income	\$138K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	83
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	6.1%
Unemployment	1.0%
Average temp	53°F
Annual precip	47 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.