

Spring City 19475

ZIP code · PA · Pennsylvania > Chester County > Spring City

BALANCED MARKET

\$468K

MEDIAN SALE PRICE

-4.9%

1-YR CHANGE

144

SALES (12 MO)

\$546K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

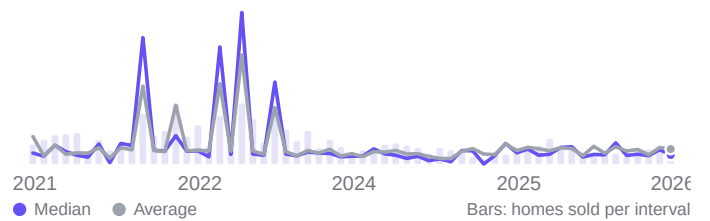
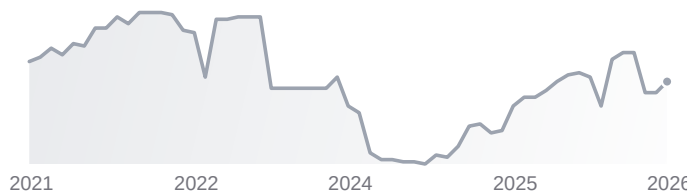
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

55 / 100

Sale prices

Median \$432K · Average \$564K

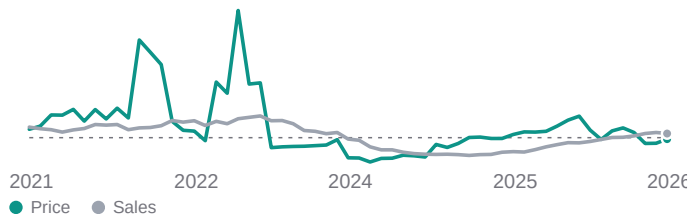


Growth (year over year)

Price -4.9% · Sales +13.4%

Price per square foot

\$271/ft²

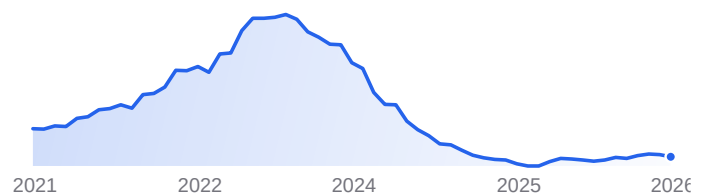


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

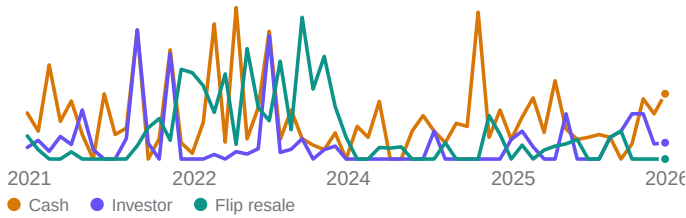
3.6%



BUYERS & OUTCOMES

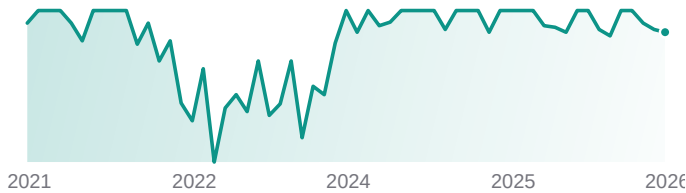
Buyer mix

Cash 33% · Investor 8.3% · Flip resale 0%



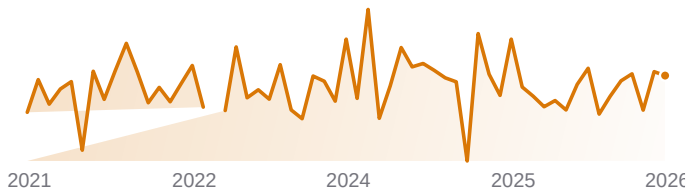
Sellers who sold at a gain

86%

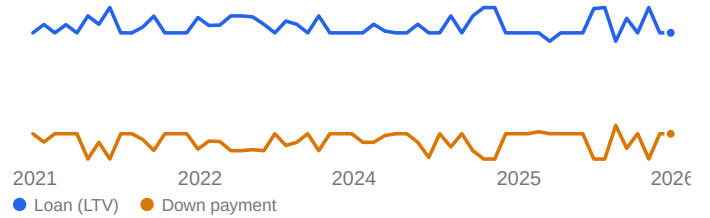


Median annualized return at resale

+6.6%

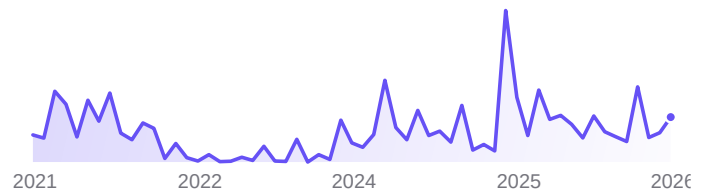


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,975
Median value (AVM)	\$546K
Median size	2,088 ft²
Median bedrooms	3
Median year built	1976
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.1%
Owner occupied	87%
Company owned	5.2%
Median loan-to-value	55%
Typical ownership tenure	15.8 yrs

COMMUNITY

Population	12,050
Density	789 / mi²
Median household income	\$108K
Average household income	\$129K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	74
Homes occupied	97%
Bachelor's or higher	35%
Poverty rate	10.6%
Unemployment	1.0%
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.