

# 2023

## Q3 2023 MARKET REPORT

### PHILADELPHIA & SUBURBAN PHILADELPHIA



COMPASS RE

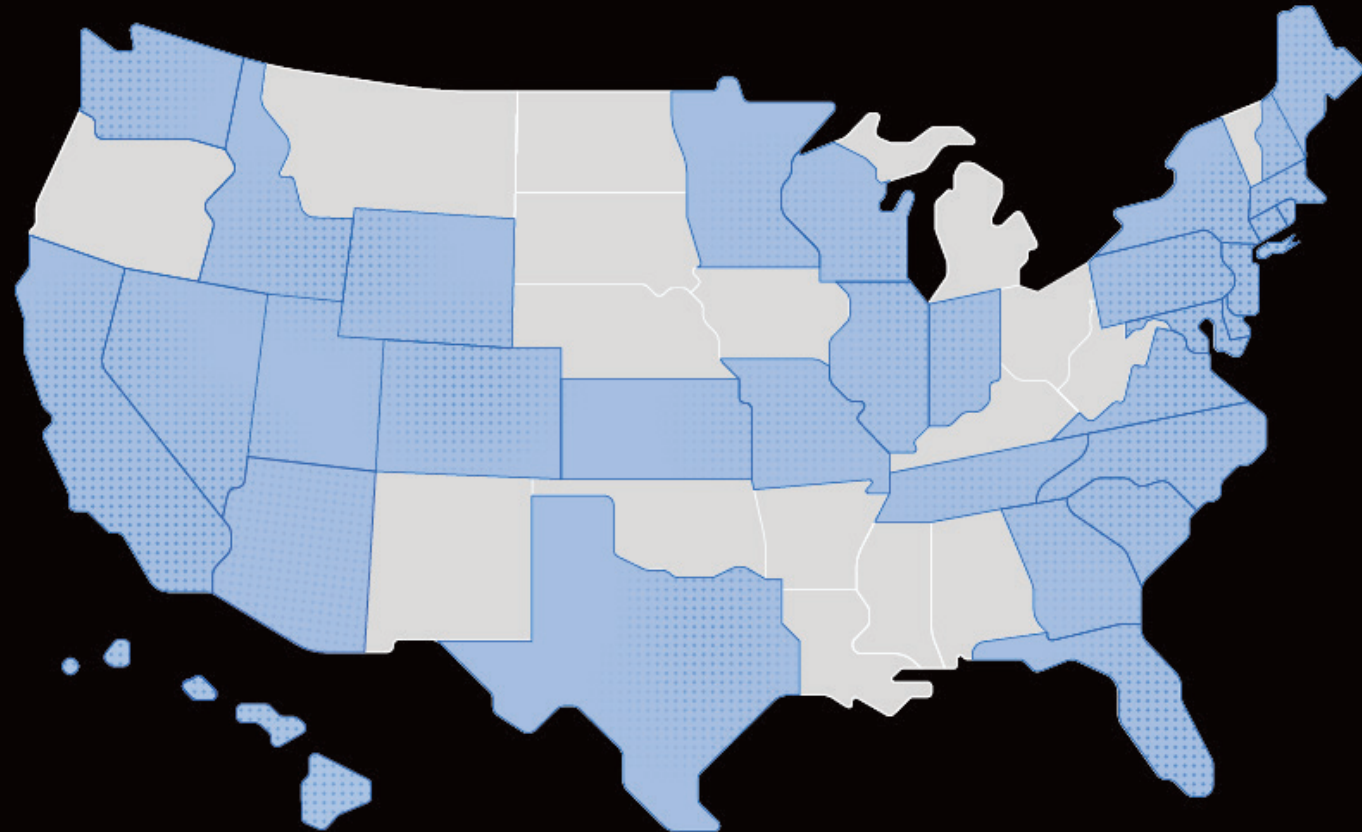






# GET TO KNOW COMPASS

Serving 70 markets across 350+ offices, Compass is now the #1 real estate brokerage in the US. Pairing a national network of top agents with the industry's best technology, we're delivering a seamless, flexible client experience.



## OUR PLATFORM

Developed entirely in-house, all of our technology is designed to sell your home faster and at a higher price point. We can track comparable properties, view your listing's traffic, gauge marketing performance — all at a moment's notice.

## OUR MARKETING

Our in-house marketing and advertising agency ensures that every home we represent is portrayed in its finest light across every platform — from stunning billboards and installations to eye-catching print materials and digital campaigns.

## OUR COMMUNITY

Locally, we are counted among the top five brokerages in every one of our core markets; meanwhile, our national presence and uniquely collaborative culture present agents with unlimited co-brokering and referral opportunities.

<sup>1</sup> As of 2022, Closed Sales Volume.  
Source: Realtrends 3/9/23

# #1

Largest brokerage  
in the US<sup>1</sup>

# 28K+

Agents nationwide

# Fortune 500

Listed on the Fortune 500®

Arizona	Hawaii	Massachusetts	North Carolina	Virginia
California	Idaho	Minnesota	Pennsylvania	Washington
Colorado	Illinois	Missouri	Rhode Island	Wisconsin
Connecticut	Indiana	Nevada	South Carolina	Wyoming
Delaware	Kansas	New Hampshire	Tennessee	
Florida	Maine	New Jersey	Texas	
Georgia	Maryland	New York	Utah	



# A LETTER TO OUR CLIENTS



# LET'S WORK TOGETHER

As we start to bring 2023 to a close, we're excited to reflect on the successes and exciting transactions within our region this past quarter. Despite this being a unique time for the real estate market, Compass agents are resilient, prepared, and ready to help you meet your real estate aspirations.

With access to the best tools in the industry and a true passion for helping their clients, Compass agents are ready to partner with you to make your goals a reality - whether that means finding your next dream home, or readying your home to list for maximum return as you enter your next chapter.

No matter your real estate goals, we're glad they brought you here. We hope the rest of this fall brings you hope, joy, and excitement to explore the incredible neighborhoods within our region.

Sincerely,  
Compass Greater Philadelphia



# METHODOLOGY

All data included represents a review of July - September 2023. Data was pulled from BrokerMetrics on October 4-5, 2023 for all residential criteria unless otherwise noted.

# TERMS DEFINED

## Sales

The total number of closed sales.

## Average Sales Price

The value of all closed sales divided by the number of properties sold.

## Days on Market

The total number of days the listing is active on the market.



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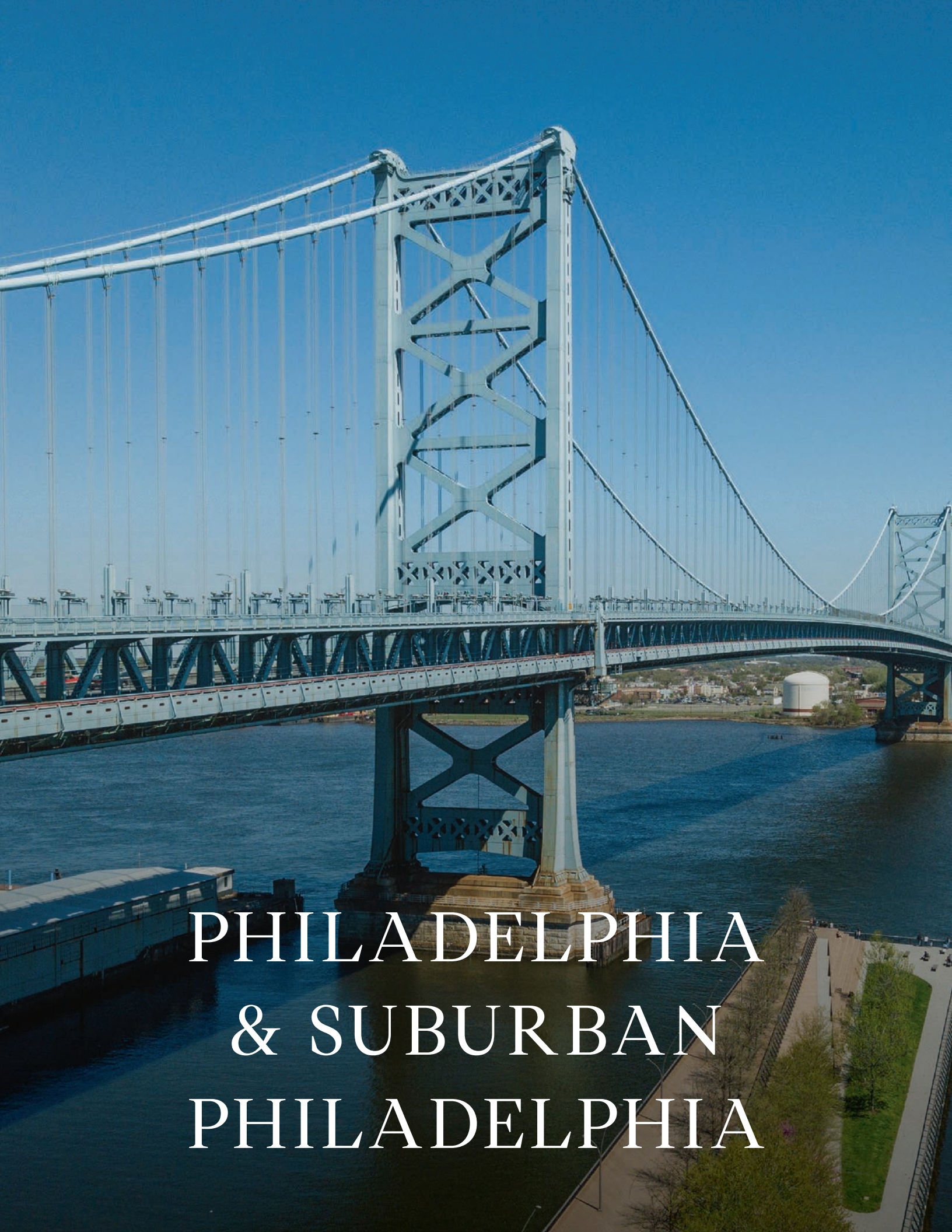
#### Philadelphia

14	CHESTNUT HILL
16	FAIRMOUNT
18	FISHTOWN
20	GERMANTOWN
22	GRADUATE HOSPITAL
24	MANAYUNK & ROXBOROUGH
26	MOUNT AIRY
28	NORTHERN LIBERTIES
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32	PASSYUNK SQUARE
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38	QUEEN VILLAGE
40	RITTENHOUSE SQUARE
42	SOCIETY HILL
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#### Suburban Philadelphia

50	ABINGTON	90	LANSDALE
52	AMBLER	92	MALVERN
54	ARDMORE	94	MEDIA
56	BALA CYNWYD	96	NARBERTH
58	BERWYN	98	NEW HOPE & SOLEBURY
60	BLUE BELL	100	NEWTOWN
62	BRYN MAWR	102	NEWTOWN SQUARE
64	BUCKINGHAM	104	NORRISTOWN
66	CONSHOHOCKEN	106	PHOENIXVILLE
68	DEVON	108	PLYMOUTH MEETING
70	DOYLESTOWN	110	SPRINGFIELD
72	DREXEL HILL	112	SWARTHMORE
74	ELKINS PARK	114	TINICUM TOWNSHIP
76	GLADWYNE	116	UPPER DARBY
78	GLEN MILLS	118	VILLANOVA
80	HAVERFORD	120	WAYNE
82	HAVERTOWN	122	WEST CHESTER
84	HUNTINGDON VALLEY	124	WHITEMARSH TOWNSHIP
86	JENKINTOWN	126	WYNDMOOR
88	KING OF PRUSSIA	128	WYNNEWOOD
		130	YARDLEY





# County Perspectives

## Q3 2023 MARKET REPORT

DOM DAYS ON MARKET  
 ASP AVERAGE SALES PRICE

COUNTY NAME	Q3 2022 SALES	Q3 2023 SALES	Q3 2022 ASP	Q3 2023 ASP	Q3 2022 DOM	Q3 2023 DOM
Bucks	2,136	1,622	\$537K	\$563K	18	17
Chester	1,919	1,527	\$555K	\$609K	16	16
Delaware	1,948	1,472	\$409K	\$437K	17	19
Montgomery	3,002	2,229	\$484K	\$519K	16	18
Philadelphia	4,218	3,480	\$324K	\$334K	35	43



PHILADELPHIA





POPULATION  
6,689

MEDIAN HOUSEHOLD INCOME  
\$122,216

MEDIAN HOME VALUE  
\$309,300

# CHESTNUT HILL

21

Q3 2022 SALES

\$668K

Q3 2022 AVERAGE SALES PRICE

26

Q3 2022 DOM

23

Q3 2023 SALES

\$911K

Q3 2023 AVERAGE SALES PRICE

22

Q3 2023 DOM







POPULATION  
29,378

MEDIAN HOUSEHOLD INCOME  
\$92,097

MEDIAN HOME VALUE  
\$431,400

63

Q3 2022 SALES

\$458K

Q3 2022 AVERAGE SALES PRICE

42

Q3 2022 DOM

# FAIRMOUNT

61

Q3 2023 SALES

\$505K

Q3 2023 AVERAGE SALES PRICE

29

Q3 2023 DOM





POPULATION  
12,138

MEDIAN HOUSEHOLD INCOME  
\$86,256

MEDIAN HOME VALUE  
\$387,400

# FISHTOWN

100

Q3 2022 SALES

\$451K

Q3 2022 AVERAGE SALES PRICE

31

Q3 2022 DOM

104

Q3 2023 SALES

\$458K

Q3 2023 AVERAGE SALES PRICE

38

Q3 2023 DOM



POPULATION  
46,854

MEDIAN HOUSEHOLD INCOME  
\$37,322

MEDIAN HOME VALUE  
\$193,200

# GERMANTOWN

47

Q3 2022 SALES

\$192K

Q3 2022 AVERAGE SALES PRICE

39

Q3 2022 DOM

38

Q3 2023 SALES

\$176K

Q3 2023 AVERAGE SALES PRICE

52

Q3 2023 DOM







POPULATION  
8,271

MEDIAN HOUSEHOLD INCOME  
\$123,073

MEDIAN HOME VALUE  
\$557,914

# GRADUATE HOSPITAL

87

Q3 2022 SALES

\$645K

Q3 2022 AVERAGE SALES PRICE

38

Q3 2022 DOM

52

Q3 2023 SALES

\$681K

Q3 2023 AVERAGE SALES PRICE

32

Q3 2023 DOM





POPULATION  
58,903

MEDIAN HOUSEHOLD INCOME  
\$81,042

MEDIAN HOME VALUE  
\$276,500

79

Q3 2022 SALES

\$342K

Q3 2022 AVERAGE SALES PRICE

26

Q3 2022 DOM

# MANAYUNK & ROXBOROUGH

53

Q3 2023 SALES

\$429K

Q3 2023 AVERAGE SALES PRICE

19

Q3 2023 DOM



POPULATION  
29,206

MEDIAN HOUSEHOLD INCOME  
\$72,685

MEDIAN HOME VALUE  
\$302,900

# MOUNT AIRY

98

Q3 2022 SALES

\$413K

Q3 2022 AVERAGE SALES PRICE

31

Q3 2022 DOM

57

Q3 2023 SALES

\$394K

Q3 2023 AVERAGE SALES PRICE

29

Q3 2023 DOM







POPULATION  
18,071

MEDIAN HOUSEHOLD INCOME  
\$83,008

MEDIAN HOME VALUE  
\$457,000

# NORTHERN LIBERTIES

82

Q3 2022 SALES

\$540K

Q3 2022 AVERAGE SALES PRICE

39

Q3 2022 DOM

58

Q3 2023 SALES

\$535K

Q3 2023 AVERAGE SALES PRICE

27

Q3 2023 DOM



POPULATION  
7,021

MEDIAN HOUSEHOLD INCOME  
\$104,648

MEDIAN HOME VALUE  
\$514,850

# OLD CITY

37

Q3 2022 SALES

\$578K

Q3 2022 AVERAGE SALES PRICE

61

Q3 2022 DOM

23

Q3 2023 SALES

\$470K

Q3 2023 AVERAGE SALES PRICE

35

Q3 2023 DOM







POPULATION  
39,335

MEDIAN HOUSEHOLD INCOME  
\$93,996

MEDIAN HOME VALUE  
\$459,200

# PASSYUNK SQUARE

48

Q3 2022 SALES

\$459K

Q3 2022 AVERAGE SALES PRICE

35

Q3 2022 DOM

46

Q3 2023 SALES

\$449K

Q3 2023 AVERAGE SALES PRICE

21

Q3 2023 DOM





POPULATION  
12,932

MEDIAN HOUSEHOLD INCOME  
\$72,794

MEDIAN HOME VALUE  
\$339,200

87

Q3 2022 SALES

\$345K

Q3 2022 AVERAGE SALES PRICE

39

Q3 2022 DOM

# POINT BREEZE

65

Q3 2023 SALES

\$356K

Q3 2023 AVERAGE SALES PRICE

53

Q3 2023 DOM



POPULATION  
23,377

MEDIAN HOUSEHOLD INCOME  
\$44,928

MEDIAN HOME VALUE  
\$145,100

# PORT RICHMOND

97

Q3 2022 SALES

\$239K

Q3 2022 AVERAGE SALES PRICE

37

Q3 2022 DOM

85

Q3 2023 SALES

\$220K

Q3 2023 AVERAGE SALES PRICE

61

Q3 2023 DOM







POPULATION  
16,564

MEDIAN HOUSEHOLD INCOME  
\$78,746

MEDIAN HOME VALUE  
\$359,350

31

Q3 2022 SALES

\$580K

Q3 2022 AVERAGE SALES PRICE

46

Q3 2022 DOM

# QUEEN VILLAGE

34

Q3 2023 SALES

\$671K

Q3 2023 AVERAGE SALES PRICE

70

Q3 2023 DOM





POPULATION  
13,432

MEDIAN HOUSEHOLD INCOME  
\$86,372

MEDIAN HOME VALUE  
\$492,400

# RITTENHOUSE SQUARE

72

Q3 2022 SALES

\$778K

Q3 2022 AVERAGE SALES PRICE

92

Q3 2022 DOM

86

Q3 2023 SALES

\$1.0M

Q3 2023 AVERAGE SALES PRICE

99

Q3 2023 DOM



POPULATION  
4,749

MEDIAN HOUSEHOLD INCOME  
\$110,142

MEDIAN HOME VALUE  
\$515,950

# SOCIETY HILL

43

Q3 2022 SALES

\$487K

Q3 2022 AVERAGE SALES PRICE

36

Q3 2022 DOM

40

Q3 2023 SALES

\$671K

Q3 2023 AVERAGE SALES PRICE

34

Q3 2023 DOM







POPULATION  
52,126

MEDIAN HOUSEHOLD INCOME  
\$30,734

MEDIAN HOME VALUE  
\$286,100

20

Q3 2022 SALES

\$583K

Q3 2022 AVERAGE SALES PRICE

28

Q3 2022 DOM

# UNIVERSITY CITY

11

Q3 2023 SALES

\$492K

Q3 2023 AVERAGE SALES PRICE

55

Q3 2023 DOM





POPULATION  
7,216

MEDIAN HOUSEHOLD INCOME  
\$78,138

MEDIAN HOME VALUE  
\$448,550

# WASHINGTON SQUARE WEST

22

Q3 2022 SALES

\$661K

Q3 2022 AVERAGE SALES PRICE

25

Q3 2022 DOM

21

Q3 2023 SALES

\$606K

Q3 2023 AVERAGE SALES PRICE

49

Q3 2023 DOM



SUBURBAN



PHILADELPHIA



POPULATION  
58,502

MEDIAN HOUSEHOLD INCOME  
\$98,204

MEDIAN HOME VALUE  
\$305,300

# ABINGTON

57

Q3 2022 SALES

\$393K

Q3 2022 AVERAGE SALES PRICE

15

Q3 2022 DOM

36

Q3 2023 SALES

\$414K

Q3 2023 AVERAGE SALES PRICE

13

Q3 2023 DOM







POPULATION  
6,807

MEDIAN HOUSEHOLD INCOME  
\$74,868

MEDIAN HOME VALUE  
\$314,800

# AMBLER

128

Q3 2022 SALES

\$681K

Q3 2022 AVERAGE SALES PRICE

21

Q3 2022 DOM

113

Q3 2023 SALES

\$728K

Q3 2023 AVERAGE SALES PRICE

30

Q3 2023 DOM



POPULATION  
13,566

MEDIAN HOUSEHOLD INCOME  
\$107,087

MEDIAN HOME VALUE  
\$353,900

# ARDMORE

49

Q3 2022 SALES

\$586K

Q3 2022 AVERAGE SALES PRICE

15

Q3 2022 DOM

26

Q3 2023 SALES

\$657K

Q3 2023 AVERAGE SALES PRICE

9

Q3 2023 DOM







POPULATION  
9,285

MEDIAN HOUSEHOLD INCOME  
\$128,945

MEDIAN HOME VALUE  
\$568,200

32

Q3 2022 SALES

\$636K

Q3 2022 AVERAGE SALES PRICE

15

Q3 2022 DOM

# BALA CYNWYD

36

Q3 2023 SALES

\$666K

Q3 2023 AVERAGE SALES PRICE

27

Q3 2023 DOM





POPULATION  
3,620

MEDIAN HOUSEHOLD INCOME  
\$120,000

MEDIAN HOME VALUE  
\$563,000

# BERWYN

43

Q3 2022 SALES

\$1.1M

Q3 2022 AVERAGE SALES PRICE

20

Q3 2022 DOM

34

Q3 2023 SALES

\$1.2M

Q3 2023 AVERAGE SALES PRICE

10

Q3 2023 DOM



POPULATION  
6,506

MEDIAN HOUSEHOLD INCOME  
\$134,241

MEDIAN HOME VALUE  
\$483,700

# BLUE BELL

79

Q3 2022 SALES

\$717K

Q3 2022 AVERAGE SALES PRICE

22

Q3 2022 DOM

51

Q3 2023 SALES

\$602K

Q3 2023 AVERAGE SALES PRICE

12

Q3 2023 DOM







POPULATION  
5,879

MEDIAN HOUSEHOLD INCOME  
\$87,625

MEDIAN HOME VALUE  
\$378,000

# BRYN MAWR

58

Q3 2022 SALES

\$930K

Q3 2022 AVERAGE SALES PRICE

15

Q3 2022 DOM

54

Q3 2023 SALES

\$1.0M

Q3 2023 AVERAGE SALES PRICE

37

Q3 2023 DOM





POPULATION  
20,851

MEDIAN HOUSEHOLD INCOME  
\$166,369

MEDIAN HOME VALUE  
\$549,800

103

Q3 2022 SALES

\$763K

Q3 2022 AVERAGE SALES PRICE

17

Q3 2022 DOM

# BUCKINGHAM

69

Q3 2023 SALES

\$721K

Q3 2023 AVERAGE SALES PRICE

32

Q3 2023 DOM





POPULATION  
9,261

MEDIAN HOUSEHOLD INCOME  
\$112,212

MEDIAN HOME VALUE  
\$344,800

# CONSHOHOCKEN

52

Q3 2022 SALES

\$435K

Q3 2022 AVERAGE SALES PRICE

15

Q3 2022 DOM

38

Q3 2023 SALES

\$447K

Q3 2023 AVERAGE SALES PRICE

12

Q3 2023 DOM



POPULATION  
1,981

MEDIAN HOUSEHOLD INCOME  
\$197,820

MEDIAN HOME VALUE  
\$650,900

# DEVON

28

Q3 2022 SALES

\$797K

Q3 2022 AVERAGE SALES PRICE

7

Q3 2022 DOM

21

Q3 2023 SALES

\$997K

Q3 2023 AVERAGE SALES PRICE

14

Q3 2023 DOM







POPULATION  
26,271

MEDIAN HOUSEHOLD INCOME  
\$110,201

MEDIAN HOME VALUE  
\$479,200

# DOYLESTOWN

95

Q3 2022 SALES

\$640K

Q3 2022 AVERAGE SALES PRICE

14

Q3 2022 DOM

65

Q3 2023 SALES

\$786K

Q3 2023 AVERAGE SALES PRICE

17

Q3 2023 DOM





POPULATION  
29,181

MEDIAN HOUSEHOLD INCOME  
\$76,403

MEDIAN HOME VALUE  
\$190,700

124

Q3 2022 SALES

\$278K

Q3 2022 AVERAGE SALES PRICE

15

Q3 2022 DOM

# DREXEL HILL

104

Q3 2023 SALES

\$319K

Q3 2023 AVERAGE SALES PRICE

14

Q3 2023 DOM



POPULATION  
6,901

MEDIAN HOUSEHOLD INCOME  
\$111,826

MEDIAN HOME VALUE  
\$309,400

# ELKINS PARK

78

Q3 2022 SALES

\$341K

Q3 2022 AVERAGE SALES PRICE

20

Q3 2022 DOM

55

Q3 2023 SALES

\$395K

Q3 2023 AVERAGE SALES PRICE

29

Q3 2023 DOM







POPULATION  
3,956

MEDIAN HOUSEHOLD INCOME  
\$250,001

MEDIAN HOME VALUE  
\$1,108,800

# GLADWYNE

15

Q3 2022 SALES

\$2.2M

Q3 2022 AVERAGE SALES PRICE

48

Q3 2022 DOM

11

Q3 2023 SALES

\$1.9M

Q3 2023 AVERAGE SALES PRICE

12

Q3 2023 DOM





POPULATION  
22,006

MEDIAN HOUSEHOLD INCOME  
\$124,895

MEDIAN HOME VALUE  
\$491,200

64

Q3 2022 SALES

\$577K

Q3 2022 AVERAGE SALES PRICE

16

Q3 2022 DOM

# GLEN MILLS

60

Q3 2023 SALES

\$601K

Q3 2023 AVERAGE SALES PRICE

10

Q3 2023 DOM



POPULATION  
50,431

MEDIAN HOUSEHOLD INCOME  
\$114,554

MEDIAN HOME VALUE  
\$360,000

# HAVERFORD

17

Q3 2022 SALES

\$1.2M

Q3 2022 AVERAGE SALES PRICE

41

Q3 2022 DOM

16

Q3 2023 SALES

\$946K

Q3 2023 AVERAGE SALES PRICE

13

Q3 2023 DOM







POPULATION  
36,901

MEDIAN HOUSEHOLD INCOME  
\$108,665

MEDIAN HOME VALUE  
\$356,600

110

Q3 2022 SALES

\$457K

Q3 2022 AVERAGE SALES PRICE

11

Q3 2022 DOM

# HAVERTOWN

98

Q3 2023 SALES

\$472K

Q3 2023 AVERAGE SALES PRICE

11

Q3 2023 DOM





POPULATION  
23,337

MEDIAN HOUSEHOLD INCOME  
\$110,430

MEDIAN HOME VALUE  
\$440,300

# HUNTINGDON VALLEY

61

Q3 2022 SALES

\$632K

Q3 2022 AVERAGE SALES PRICE

13

Q3 2022 DOM

70

Q3 2023 SALES

\$630K

Q3 2023 AVERAGE SALES PRICE

30

Q3 2023 DOM



POPULATION  
4,681

MEDIAN HOUSEHOLD INCOME  
\$120,172

MEDIAN HOME VALUE  
\$337,000

# JENKINTOWN

64

Q3 2022 SALES

\$551K

Q3 2022 AVERAGE SALES PRICE

15

Q3 2022 DOM

50

Q3 2023 SALES

\$497K

Q3 2023 AVERAGE SALES PRICE

29

Q3 2023 DOM







POPULATION  
24,695

MEDIAN HOUSEHOLD INCOME  
\$98,517

MEDIAN HOME VALUE  
\$335,200

64

Q3 2022 SALES

\$433K

Q3 2022 AVERAGE SALES PRICE

19

Q3 2022 DOM

# KING OF PRUSSIA

63

Q3 2023 SALES

\$491K

Q3 2023 AVERAGE SALES PRICE

37

Q3 2023 DOM



POPULATION  
18,773

MEDIAN HOUSEHOLD INCOME  
\$77,416

MEDIAN HOME VALUE  
\$253,100

# LANSDALE

189

Q3 2022 SALES

\$481K

Q3 2022 AVERAGE SALES PRICE

15

Q3 2022 DOM

132

Q3 2023 SALES

\$483K

Q3 2023 AVERAGE SALES PRICE

12

Q3 2023 DOM







POPULATION  
3,368

MEDIAN HOUSEHOLD INCOME  
\$110,179

MEDIAN HOME VALUE  
\$377,400

# MALVERN

93

Q3 2022 SALES

\$808K

Q3 2022 AVERAGE SALES PRICE

21

Q3 2022 DOM

89

Q3 2023 SALES

\$997K

Q3 2023 AVERAGE SALES PRICE

22

Q3 2023 DOM



POPULATION  
5,901

MEDIAN HOUSEHOLD INCOME  
\$77,750

MEDIAN HOME VALUE  
\$354,600

# MEDIA

144

Q3 2022 SALES

\$631K

Q3 2022 AVERAGE SALES PRICE

21

Q3 2022 DOM

108

Q3 2023 SALES

\$660K

Q3 2023 AVERAGE SALES PRICE

26

Q3 2023 DOM







POPULATION  
4,467

MEDIAN HOUSEHOLD INCOME  
\$128,889

MEDIAN HOME VALUE  
\$578,600

9

Q3 2022 SALES

\$507K

Q3 2022 AVERAGE SALES PRICE

7

Q3 2022 DOM

# NARBERTH

8

Q3 2023 SALES

\$984K

Q3 2023 AVERAGE SALES PRICE

20

Q3 2023 DOM





POPULATION  
16,721

MEDIAN HOUSEHOLD INCOME  
\$133,952

MEDIAN HOME VALUE  
\$621,600

# NEW HOPE & SOLEBURY

59

Q3 2022 SALES

\$1.0M

Q3 2022 AVERAGE SALES PRICE

28

Q3 2022 DOM

47

Q3 2023 SALES

\$1.0M

Q3 2023 AVERAGE SALES PRICE

48

Q3 2023 DOM



POPULATION  
19,895

MEDIAN HOUSEHOLD INCOME  
\$139,191

MEDIAN HOME VALUE  
\$451,800

# NEWTOWN



102

Q3 2022 SALES

\$638K

Q3 2022 AVERAGE SALES PRICE

14

Q3 2022 DOM

69

Q3 2023 SALES

\$764K

Q3 2023 AVERAGE SALES PRICE

20

Q3 2023 DOM





POPULATION  
20,756

MEDIAN HOUSEHOLD INCOME  
\$120,833

MEDIAN HOME VALUE  
\$498,600

# NEWTOWN SQUARE

98

Q3 2022 SALES

\$784K

Q3 2022 AVERAGE SALES PRICE

16

Q3 2022 DOM

73

Q3 2023 SALES

\$942K

Q3 2023 AVERAGE SALES PRICE

16

Q3 2023 DOM





POPULATION  
35,748

MEDIAN HOUSEHOLD INCOME  
\$55,354

MEDIAN HOME VALUE  
\$168,100

# NORRISTOWN

109

Q3 2022 SALES

\$211K

Q3 2022 AVERAGE SALES PRICE

18

Q3 2022 DOM

68

Q3 2023 SALES

\$233K

Q3 2023 AVERAGE SALES PRICE

23

Q3 2023 DOM



POPULATION  
18,602

MEDIAN HOUSEHOLD INCOME  
\$86,747

MEDIAN HOME VALUE  
\$270,900

# PHOENIXVILLE

174

Q3 2022 SALES

\$478K

Q3 2022 AVERAGE SALES PRICE

15

Q3 2022 DOM

141

Q3 2023 SALES

\$514K

Q3 2023 AVERAGE SALES PRICE

12

Q3 2023 DOM







POPULATION  
7,452

MEDIAN HOUSEHOLD INCOME  
\$114,861

MEDIAN HOME VALUE  
\$384,600

# PLYMOUTH MEETING

49

Q3 2022 SALES

\$498K

Q3 2022 AVERAGE SALES PRICE

16

Q3 2022 DOM

36

Q3 2023 SALES

\$509K

Q3 2023 AVERAGE SALES PRICE

17

Q3 2023 DOM





POPULATION  
25,070

MEDIAN HOUSEHOLD INCOME  
\$123,280

MEDIAN HOME VALUE  
\$329,400

72

Q3 2022 SALES

\$429K

Q3 2022 AVERAGE SALES PRICE

14

Q3 2022 DOM

# SPRINGFIELD

60

Q3 2023 SALES

\$491K

Q3 2023 AVERAGE SALES PRICE

12

Q3 2023 DOM





POPULATION  
6,543

MEDIAN HOUSEHOLD INCOME  
\$128,995

MEDIAN HOME VALUE  
\$443,000

# SWARTHMORE

37

Q3 2022 SALES

\$571K

Q3 2022 AVERAGE SALES PRICE

10

Q3 2022 DOM

39

Q3 2023 SALES

\$463K

Q3 2023 AVERAGE SALES PRICE

11

Q3 2023 DOM



POPULATION  
3,834

MEDIAN HOUSEHOLD INCOME  
\$102,875

MEDIAN HOME VALUE  
\$492,800

# TINICUM TOWNSHIP

19

Q3 2022 SALES

\$732K

Q3 2022 AVERAGE SALES PRICE

26

Q3 2022 DOM

10

Q3 2023 SALES

\$735K

Q3 2023 AVERAGE SALES PRICE

15

Q3 2023 DOM







POPULATION  
85,681

MEDIAN HOUSEHOLD INCOME  
\$61,950

MEDIAN HOME VALUE  
\$157,700

# UPPER DARBY

103

Q3 2022 SALES

\$181K

Q3 2022 AVERAGE SALES PRICE

24

Q3 2022 DOM

65

Q3 2023 SALES

\$190K

Q3 2023 AVERAGE SALES PRICE

28

Q3 2023 DOM



POPULATION  
8,213

MEDIAN HOUSEHOLD INCOME  
\$250,000+

MEDIAN HOME VALUE  
\$780,200

# VILLANOVA

29

Q3 2022 SALES

\$1.3M

Q3 2022 AVERAGE SALES PRICE

26

Q3 2022 DOM

12

Q3 2023 SALES

\$1.4M

Q3 2023 AVERAGE SALES PRICE

8

Q3 2023 DOM







POPULATION  
7,160

MEDIAN HOUSEHOLD INCOME  
\$106,590

MEDIAN HOME VALUE  
\$562,000

# WAYNE

47

Q3 2022 SALES

\$1.0M

Q3 2022 AVERAGE SALES PRICE

26

Q3 2022 DOM

32

Q3 2023 SALES

\$1.2M

Q3 2023 AVERAGE SALES PRICE

27

Q3 2023 DOM





POPULATION  
18,671

MEDIAN HOUSEHOLD INCOME  
\$65,027

MEDIAN HOME VALUE  
\$406,400

**375**

Q3 2022 SALES

**\$615K**

Q3 2022 AVERAGE SALES PRICE

**15**

Q3 2022 DOM

# WEST CHESTER

**294**

Q3 2023 SALES

**\$653K**

Q3 2023 AVERAGE SALES PRICE

**17**

Q3 2023 DOM





POPULATION  
19,707

MEDIAN HOUSEHOLD INCOME  
\$128,522

MEDIAN HOME VALUE  
\$435,400

# WHITEMARSH TOWNSHIP

62

Q3 2022 SALES

\$580K

Q3 2022 AVERAGE SALES PRICE

12

Q3 2022 DOM

53

Q3 2023 SALES

\$693K

Q3 2023 AVERAGE SALES PRICE

7

Q3 2023 DOM



POPULATION  
5,853

MEDIAN HOUSEHOLD INCOME  
\$122,500

MEDIAN HOME VALUE  
\$377,300

# WYNDMOOR

15

Q3 2022 SALES

\$926K

Q3 2022 AVERAGE SALES PRICE

56

Q3 2022 DOM

8

Q3 2023 SALES

\$519K

Q3 2023 AVERAGE SALES PRICE

8

Q3 2023 DOM







POPULATION  
15,107

MEDIAN HOUSEHOLD INCOME  
\$149,830

MEDIAN HOME VALUE  
\$631,800

# WYNNEWOOD

57

Q3 2022 SALES

\$702K

Q3 2022 AVERAGE SALES PRICE

13

Q3 2022 DOM

45

Q3 2023 SALES

\$652K

Q3 2023 AVERAGE SALES PRICE

15

Q3 2023 DOM



POPULATION  
52,862

MEDIAN HOUSEHOLD INCOME  
\$118,427

MEDIAN HOME VALUE  
\$404,700

# YARDLEY

167

Q3 2022 SALES

\$586K

Q3 2022 AVERAGE SALES PRICE

20

Q3 2022 DOM

108

Q3 2023 SALES

\$684K

Q3 2023 AVERAGE SALES PRICE

19

Q3 2023 DOM

DATA REPRESENTS YARDLEY  
BOROUGH & LOWER  
130 MAKEFIELD TOWNSHIP





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