

The Philadelphia Suburbs Relocation Guide

Main Line · Chester County · Montgomery County

2026 Edition

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Welcome to the Philadelphia Suburbs

If you're considering a move to the Philadelphia suburbs — whether you're relocating for a job at a King of Prussia headquarters, looking for a top-rated school district, or trading city life for tree-lined streets — this guide is the no-fluff briefing I wish every client had before they started touring homes.

Inside you'll find the anchor towns I work in every week, the school districts buyers ask about by name, realistic 2026 price bands, commute math, and the relocation checklist I walk my own clients through. Use it as a map — not a manual.

How to use this guide

- **Pages 3–4:** Anchor towns — character, who they fit, what to expect.
- **Page 5:** School districts — the four buyers ask about most.
- **Page 6:** 2026 price bands by home type and town.
- **Page 7:** Commutes, lifestyle, and what locals actually do on weekends.
- **Page 8:** The 6-step relocation checklist + how to reach me.

A note on pricing: All ranges in this guide are typical single-family sale-price bands observed across 2025 and early 2026, rounded for readability. Condition, lot, and exact township matter more than any average — text me a specific address for a real number.

Anchor Towns (1 of 2)

King of Prussia

The commercial engine of the western suburbs. Home to the King of Prussia Mall, a dense cluster of corporate HQs, and easy access to I-76, I-476, and the PA Turnpike. Best fit for buyers who want walkable shopping, short commutes, and a mix of townhomes, condos, and single-family options inside the Upper Merion School District.

Malvern

A walkable historic borough surrounded by Great Valley and Willistown townships. Strong draw for families targeting Great Valley schools, plus buyers who want newer construction in communities like Atwater and Spring Oak. Train access via the Paoli/Thorndale line.

Wayne

The classic Main Line address — Lancaster Avenue shops, Radnor schools, and a deep bench of century-old homes alongside newer luxury builds. Premium pricing reflects walkability to town, train, and one of the most-recognized districts in the region.

Chesterbrook

A planned community in Tredyffrin Township with townhomes, condos, and detached homes — a frequent entry point for buyers who want Tredyffrin/Easttown schools without a \$1M+ price tag. Quiet, amenity-rich, and convenient to both KoP and Great Valley corporate centers.

Anchor Towns (2 of 2)

Devon & Berwyn

Sister Main Line villages in the T/E district. Devon is known for the Devon Horse Show grounds and a tight inventory of stately homes; Berwyn offers a slightly more relaxed price point with the same train access and schools.

Paoli

The western terminus of SEPTA's Paoli/Thorndale line and a quiet, livable T/E option. Mix of mid-century single-families and newer townhome developments. Often the value play for buyers comparing against Wayne or Devon.

Phoenixville

Revitalized borough on the Schuylkill River with a buzzing Bridge Street — breweries, restaurants, and the Colonial Theatre. Phoenixville Area School District. Popular with first-time buyers and downsizers who want a walkable downtown without Main Line pricing.

Bryn Mawr & Ardmore

Lower Merion Township strongholds. Older housing stock with real character, top-tier schools, and a shorter run into Center City Philadelphia via the Paoli/Thorndale or Norristown High Speed Line. Strong long-term value retention.

Schools Buyers Ask About

School district is the single biggest pricing variable in the western suburbs. Township boundaries and district boundaries are not the same — always confirm the assigned school by exact address before writing an offer.

District	Anchor Towns	What buyers should know
Tredyffrin/Easttown (T/E)	Wayne, Devon, Berwyn, Paoli, Chesterbrook	Consistently top-ranked in PA. Conestoga HS is a major demand driver. Commands a clear price premium.
Great Valley	Malvern, Frazer, parts of East Whiteland	Strong academics, modern facilities, and steady new construction inside the district.
Lower Merion	Bryn Mawr, Ardmore, Wynnewood, Gladwyne, Penn Valley	Historic, well-funded district with two large high schools. Older housing stock, premium pricing.
Radnor	Wayne (Radnor Twp.), Villanova, Rosemont, St. Davids	Compact, high-performing district. Limited inventory keeps prices firm year-round.
Upper Merion	King of Prussia, Wayne (UM portion), Gulph Mills	Strong programs and the most attainable price points among the marquee western-suburb districts.
Phoenixville Area	Phoenixville, parts of Schuylkill & East Pikeland	Growing district with significant facility investment; value option vs. T/E and Lower Merion.

Rankings shift year to year; the relative ordering of these six districts has not. If a specific elementary feeder matters to you, tell me up front and I'll filter to it.

2026 Price Bands

Typical sale-price ranges observed across the past 12 months. Use as a directional starting point — your real number depends on exact street, condition, lot size, and the week you write an offer.

Town / Area	Townhome / Condo	Entry Single-Family	Move-In SFH	Premium SFH
King of Prussia	\$280–\$475K	\$525–\$700K	\$725–\$925K	\$950K–\$1.4M
Chesterbrook	\$325–\$525K	\$575–\$775K	\$800K–\$1.05M	\$1.1–\$1.5M
Malvern (Great Valley)	\$400–\$625K	\$625–\$850K	\$875K–\$1.25M	\$1.3–\$2.0M
Wayne (Radnor / T/E)	\$475–\$750K	\$725K–\$1.05M	\$1.1–\$1.75M	\$1.8–\$3.5M+
Devon / Berwyn	\$425–\$700K	\$700–\$975K	\$1.0–\$1.6M	\$1.6–\$3.0M
Paoli	\$350–\$575K	\$575–\$800K	\$825K–\$1.15M	\$1.2–\$1.8M
Phoenixville	\$275–\$450K	\$475–\$650K	\$675–\$875K	\$900K–\$1.3M
Bryn Mawr / Ardmore	\$375–\$650K	\$650–\$925K	\$950K–\$1.5M	\$1.5–\$3.0M+

Reading the bands: 'Entry SFH' = a livable single-family that will need cosmetic updates. 'Move-In' = recently updated, no major work. 'Premium' = larger lots, newer construction, or marquee streets.

Commutes & Lifestyle

Driving (typical off-peak / weekday AM)

From	To Center City	To KoP	To Malvern / 202 Corridor
King of Prussia	25 / 45 min	—	15 / 20 min
Chesterbrook	30 / 50 min	8 / 12 min	10 / 15 min
Malvern	35 / 55 min	15 / 25 min	—
Wayne	25 / 45 min	10 / 18 min	15 / 22 min
Paoli	35 / 55 min	15 / 22 min	10 / 15 min
Phoenixville	40 / 60 min	15 / 22 min	20 / 28 min

Train (SEPTA Paoli/Thorndale Regional Rail)

Stops at Paoli, Malvern, Berwyn, Devon, Wayne, Strafford, St. Davids, Radnor, Villanova, Rosemont, Bryn Mawr, Haverford, Ardmore, Wynnewood, and Overbrook before reaching 30th Street and Suburban Station. Plan for 35–60 minutes door-to-desk depending on stop.

Weekends in the suburbs

- Valley Forge National Historical Park — 35 miles of trails, road biking, and history a few minutes from KoP.
- Wilson Farm Park, Chesterbrook — fields, playgrounds, and summer concerts.
- Bridge Street, Phoenixville — independent restaurants, breweries, the Colonial Theatre.
- Eagleview Town Center, Exton — Thursday night summer concerts and family-friendly dining.
- Longwood Gardens, Kennett Square — 1,100 acres of gardens; a year-round destination.

Your 6-Step Relocation Checklist

1. Lock your search criteria.

Budget, must-have school district, max commute, and home type. Write these down before you tour.

2. Get fully underwritten — not just pre-qualified.

In a competitive offer, an underwritten pre-approval reads almost as strong as cash. Ask your lender for it.

3. Tour smart, not constantly.

Two focused half-days with the right agent beats six weekends of open houses. Compare 4–6 homes in the same band side-by-side.

4. Write offers that actually win.

Price is one lever. Inspection terms, settlement date flexibility, and appraisal language often decide it. We'll structure each one to your risk tolerance.

5. Inspect, don't panic.

Every 60-year-old home has findings. The job is to separate cosmetic from structural and negotiate the items that matter.

6. Plan the move + the first 30 days.

Utilities, school enrollment, voter registration, vehicle registration (PA), and a contractor short-list for the first round of updates.

Ready when you are.

I work with 4–6 relocating families at a time so every client gets real attention. If you're 30 days or 12 months out, the right next step is the same: a 20-minute call to map your search. No pressure, no list of properties dumped in your inbox.

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