

Simpson

Community · PA · Pennsylvania > Lackawanna County

SELLER'S MARKET

\$102K

MEDIAN SALE PRICE

-9.5%

1-YR CHANGE

26

SALES (12 MO)

\$136K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

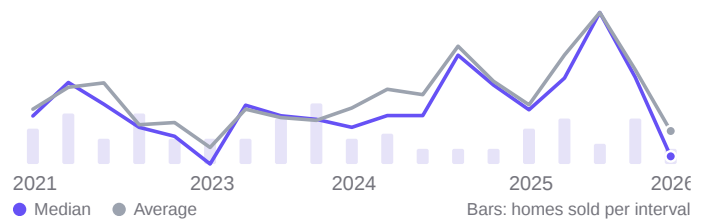
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$53K · Average \$89K

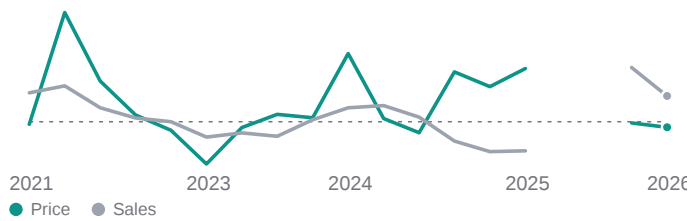


Growth (year over year)

Price -9.5% · Sales +44.4%

Price per square foot

\$41/ft²



Sale premium vs estimated value

-52.7%

Annual turnover (share of homes sold)

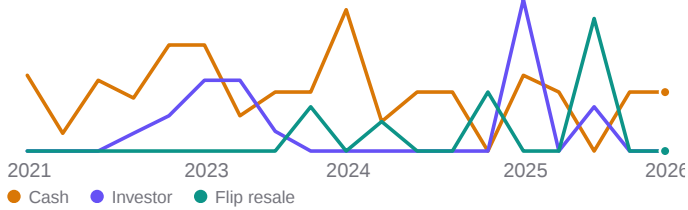
5.0%



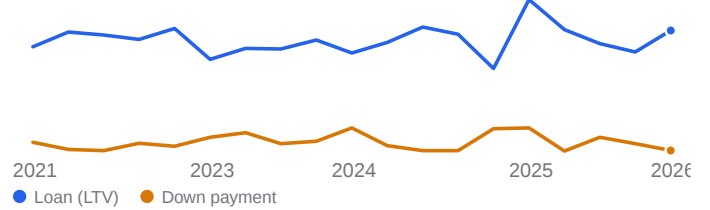
BUYERS & OUTCOMES

Buyer mix

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

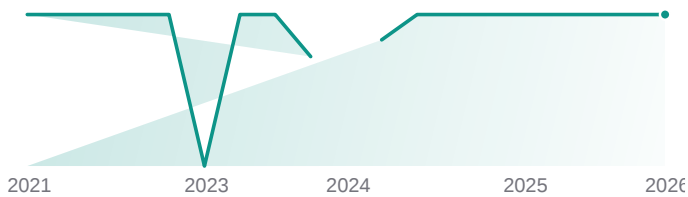


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.9%



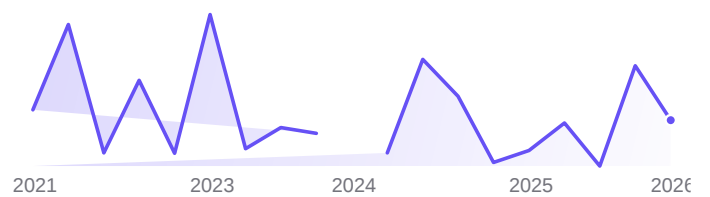
Sellers who sold at a gain

100%



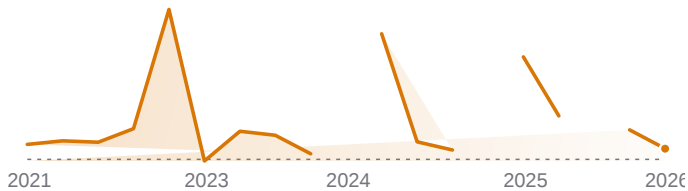
Typical hold before selling

3.9 yrs



Median annualized return at resale

+6.0%



HOUSING STOCK

Homes	525
Median value (AVM)	\$136K
Median size	1,560 ft²
Median year built	1940
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.1%
Owner occupied	75%
Company owned	11%
Median loan-to-value	24%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	1,321
Density	1,496 / mi²
Median household income	\$63K
Average household income	\$86K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	46
Homes occupied	87%
Bachelor's or higher	23%
Poverty rate	15.2%
Unemployment	1.2%
Average temp	45°F
Annual precip	45 in
Sunshine	51%

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