

Hickory

Community · PA · Pennsylvania › Washington County

STRONG SELLER'S MARKET

\$398K

MEDIAN SALE PRICE

+141.4%

1-YR CHANGE

23

SALES (12 MO)

\$245K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 91 / 100

Buyer's market

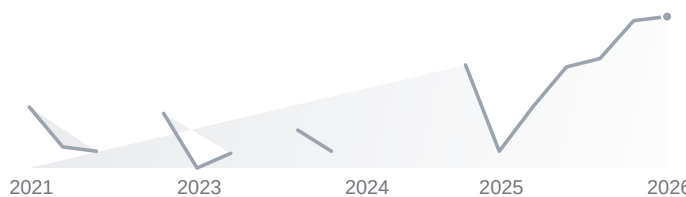
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

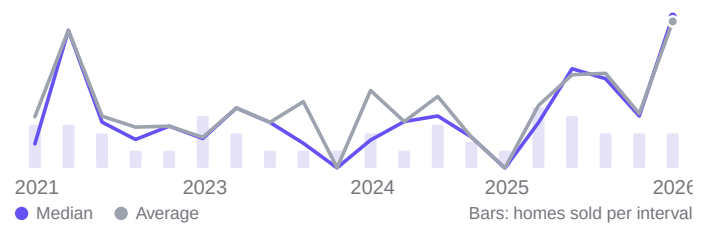
Market temperature (0–100)

91 / 100



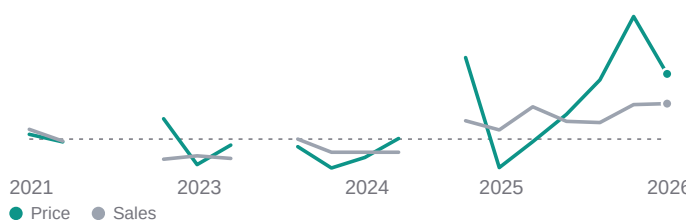
Sale prices

Median \$550K · Average \$534K



Growth (year over year)

Price +141.4% · Sales +76.9%



Price per square foot

\$296/ft²



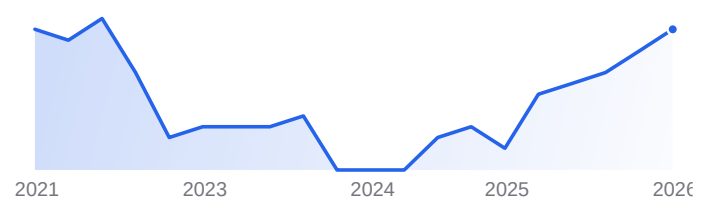
Sale premium vs estimated value

+60.1%



Annual turnover (share of homes sold)

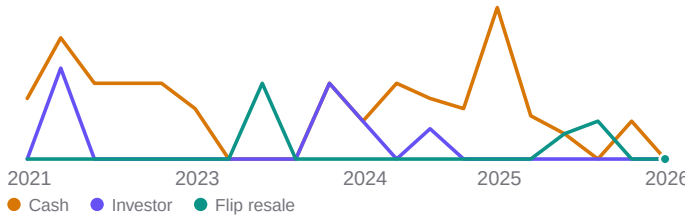
3.9%



BUYERS & OUTCOMES

Buyer mix

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



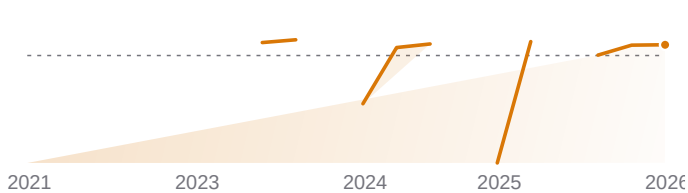
Sellers who sold at a gain

100%

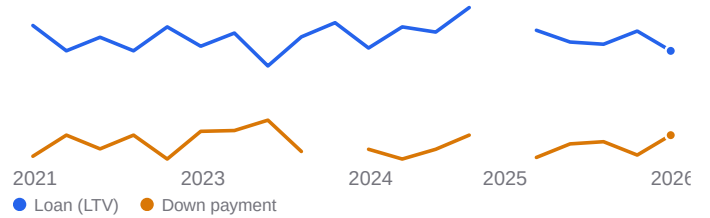


Median annualized return at resale

+4.1%

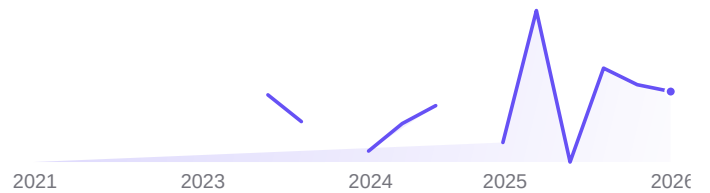


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



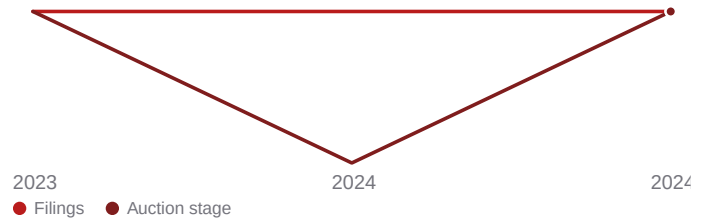
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	587
Median value (AVM)	\$245K
Median size	1,628 ft²
Median bedrooms	3
Median year built	1960
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.5%
Owner occupied	73%
Company owned	11%
Median loan-to-value	18%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	682
Density	240 / mi²
Median household income	\$93K
Average household income	\$118K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	29
Homes occupied	93%
Bachelor's or higher	24%
Poverty rate	5.4%
Unemployment	0.8%
Average temp	50°F
Annual precip	40 in
Sunshine	45%

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