

Paradise

Community · PA · Pennsylvania › Lancaster County

BALANCED MARKET

\$553K

MEDIAN SALE PRICE

+47.0%

1-YR CHANGE

34

SALES (12 MO)

\$456K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



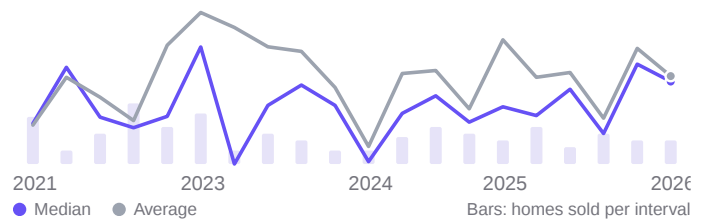
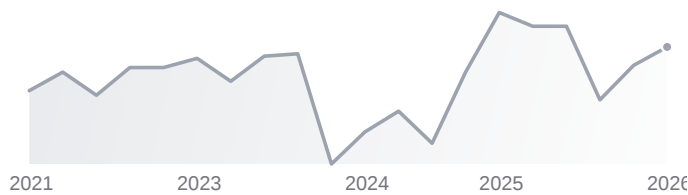
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$430K · Average \$447K

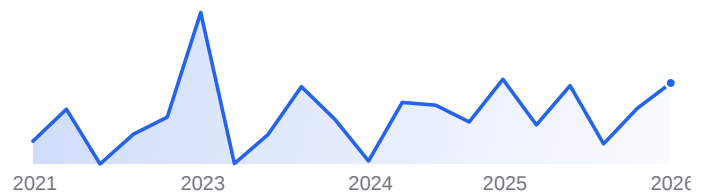
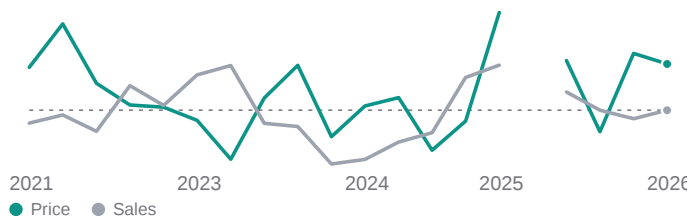


Growth (year over year)

Price +47.0% · Sales +0.0%

Price per square foot

\$245/ft²

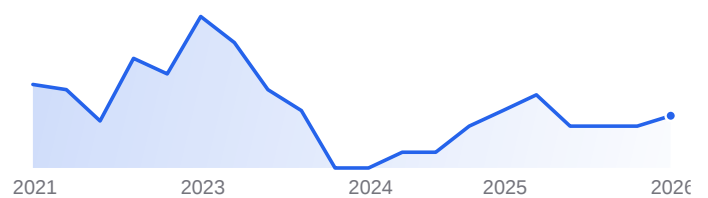


Sale premium vs estimated value

+1.3%

Annual turnover (share of homes sold)

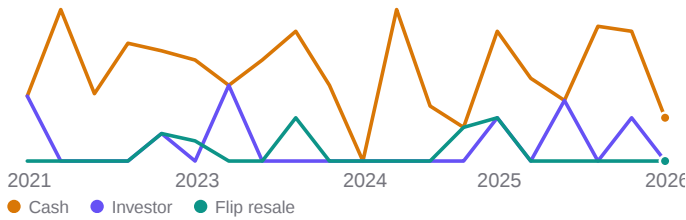
2.8%



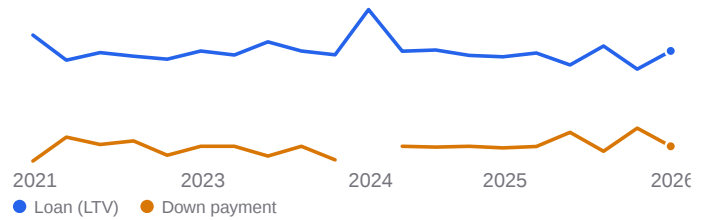
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 0% · Flip resale 0%

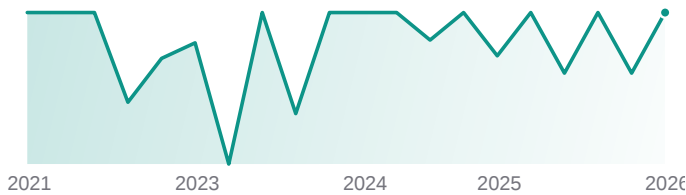


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



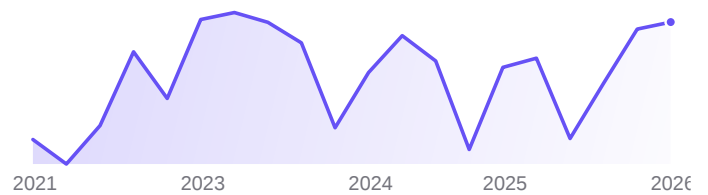
Sellers who sold at a gain

100%



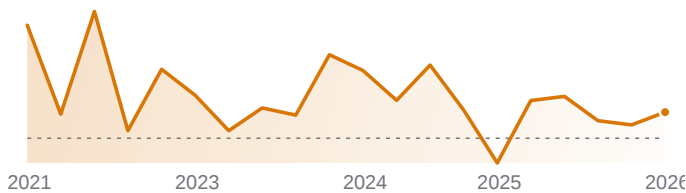
Typical hold before selling

9.8 yrs



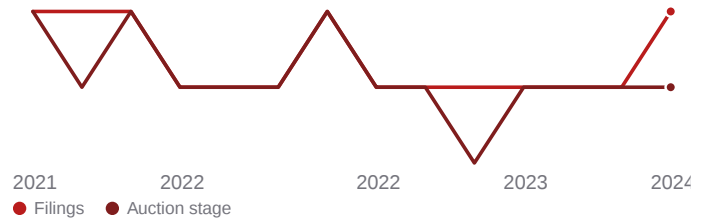
Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,214
Median value (AVM)	\$456K
Median size	1,854 ft²
Median bedrooms	3
Median year built	1971
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	4.8%
Owner occupied	93%
Company owned	7.7%
Median loan-to-value	47%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	1,353
Density	1,162 / mi²
Median household income	\$118K
Average household income	\$121K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	76
Homes occupied	96%
Bachelor's or higher	8%
Poverty rate	7.8%
Unemployment	1.0%
Average temp	52°F
Annual precip	45 in
Sunshine	57%

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.