

Dauphin County, PA

County · PA · Pennsylvania

SELLER'S MARKET

\$256K

MEDIAN SALE PRICE

+2.6%

1-YR CHANGE

4,075

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

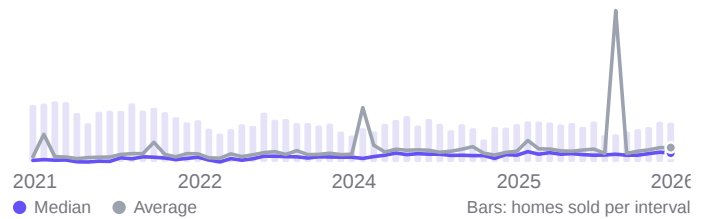
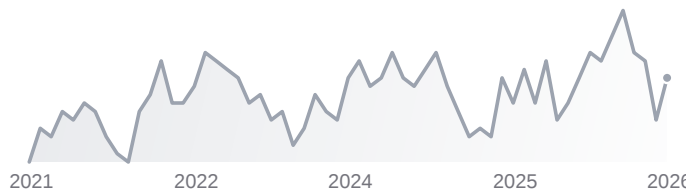
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$255K · Average \$308K

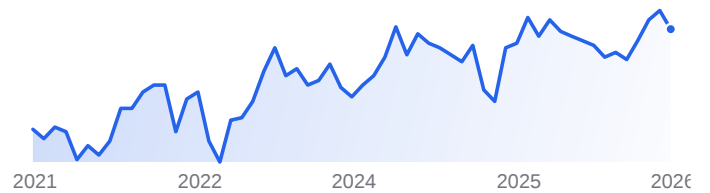
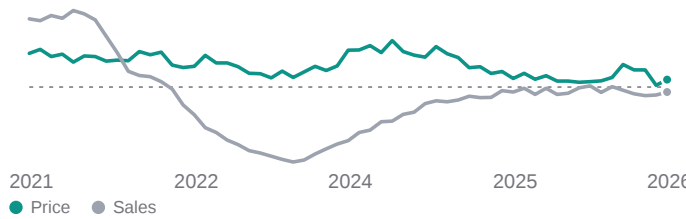


Growth (year over year)

Price +2.6% · Sales -1.8%

Price per square foot

\$169/ft²

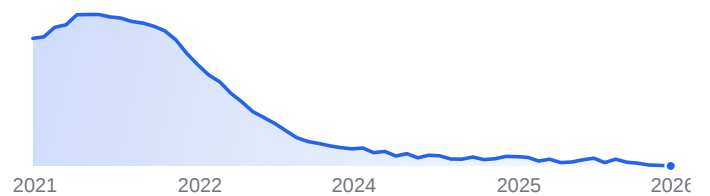
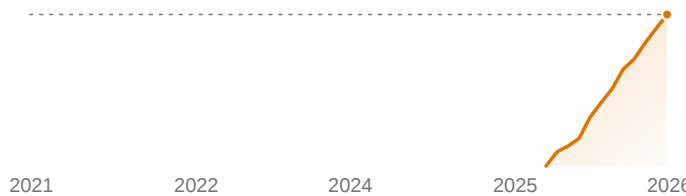


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

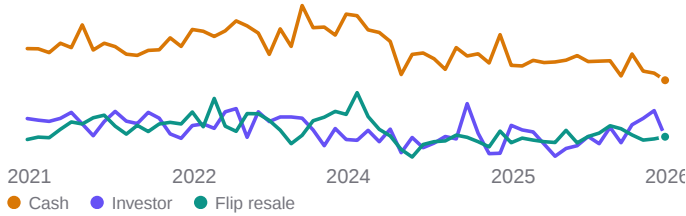
4.4%



BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 8.5% · Flip resale 8.5%



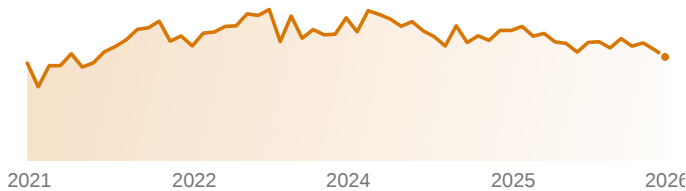
Sellers who sold at a gain

93%

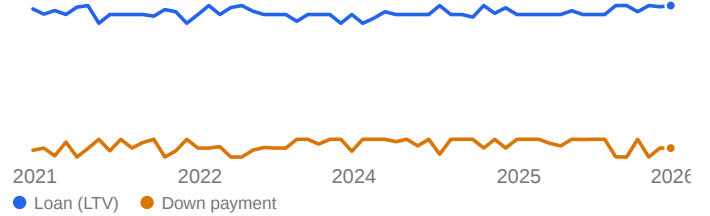


Median annualized return at resale

+5.4%

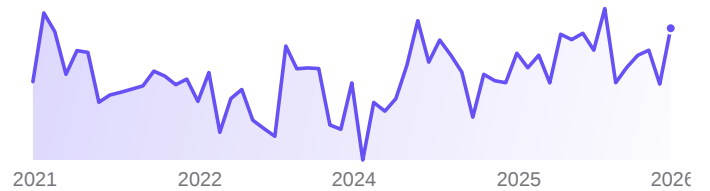


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



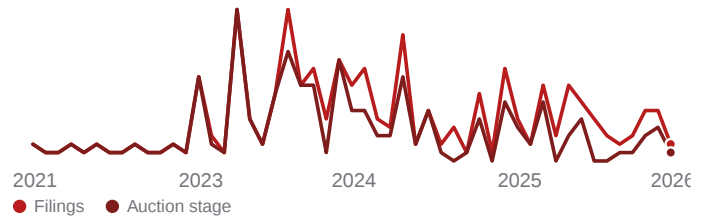
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	93,081
Median value (AVM)	\$268K
Median size	1,559 ft²
Median bedrooms	3
Median year built	1966
Single family	87%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.0%
Owner occupied	79%
Company owned	8.0%
Median loan-to-value	49%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	293,667
Density	560 / mi²
Median household income	\$72K
Average household income	\$98K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	50
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	12.2%
Unemployment	1.0%
Average temp	52°F
Annual precip	43 in
Sunshine	57%

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