

Lancaster County, PA

County · PA · Pennsylvania

SELLER'S MARKET

\$365K

MEDIAN SALE PRICE

+2.1%

1-YR CHANGE

6,537

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

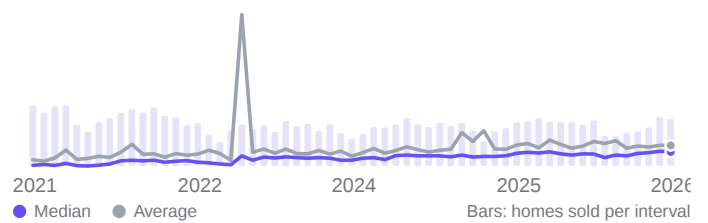
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$365K · Average \$416K

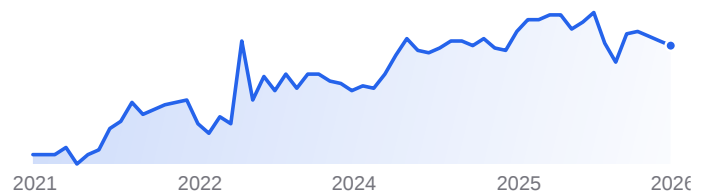
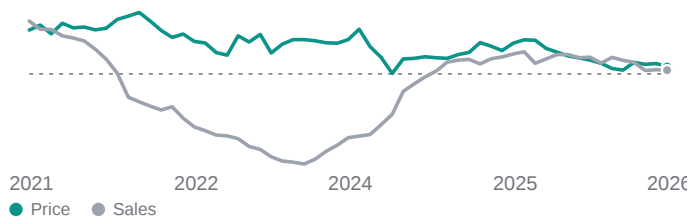


Growth (year over year)

Price +2.1% · Sales +1.0%

Price per square foot

\$212/ft²

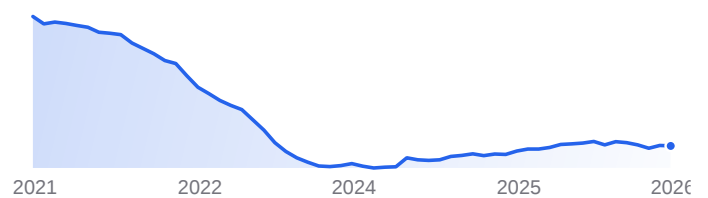
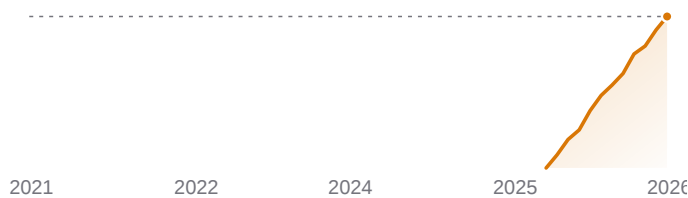


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

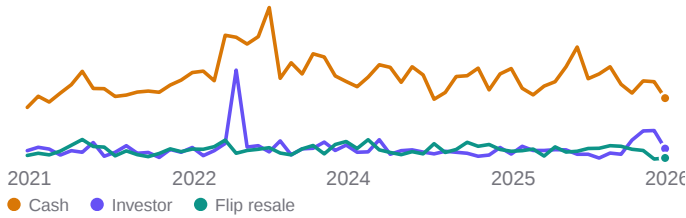
3.8%



BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 7.0% · Flip resale 4.2%



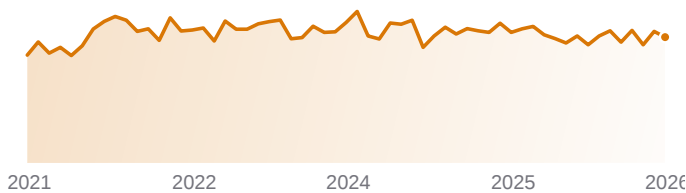
Sellers who sold at a gain

98%

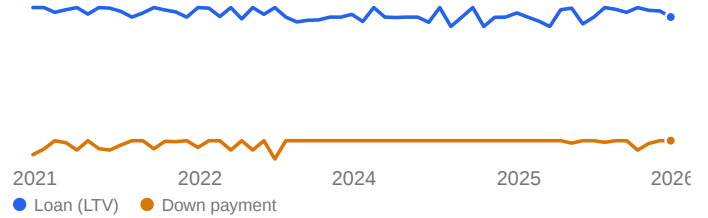


Median annualized return at resale

+6.5%

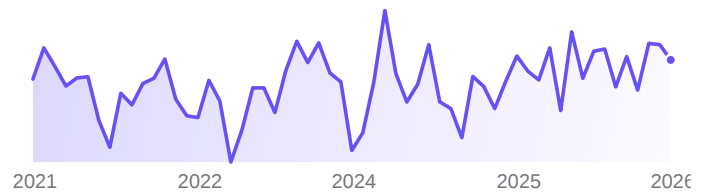


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



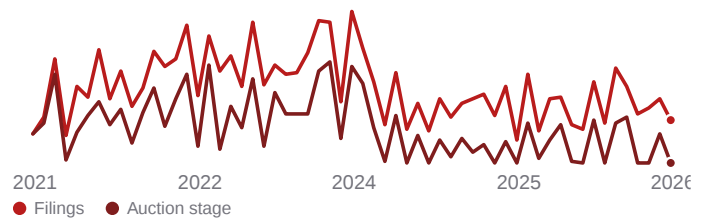
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 28 · Auction stage 0



HOUSING STOCK

Homes	172,416
Median value (AVM)	\$385K
Median size	1,605 ft²
Median bedrooms	3
Median year built	1976
Single family	65%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.1%
Owner occupied	95%
Company owned	5.6%
Median loan-to-value	47%

Typical ownership tenure

12.1 yrs

COMMUNITY

Population	564,947
Density	599 / mi²
Median household income	\$82K
Average household income	\$106K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	69
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	7.2%
Unemployment	0.9%
Average temp	52°F
Annual precip	44 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.