

Lehigh County, PA

County · PA · Pennsylvania

BALANCED MARKET

\$357K

MEDIAN SALE PRICE

+3.0%

1-YR CHANGE

4,264

SALES (12 MO)

\$341K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



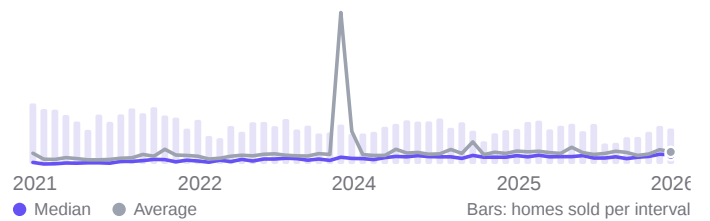
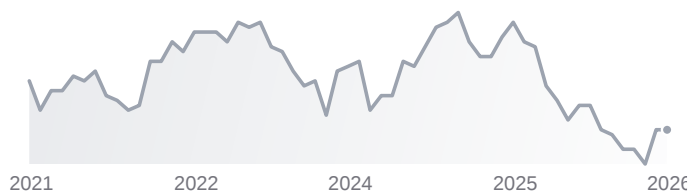
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$360K · Average \$399K

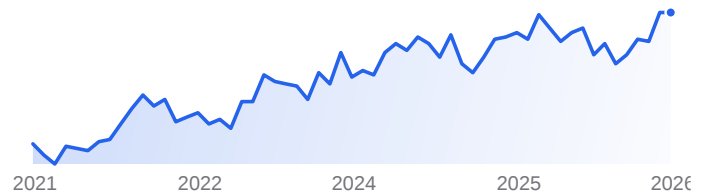
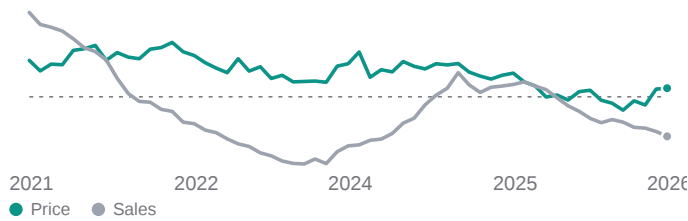


Growth (year over year)

Price +3.0% · Sales -13.8%

Price per square foot

\$222/ft²

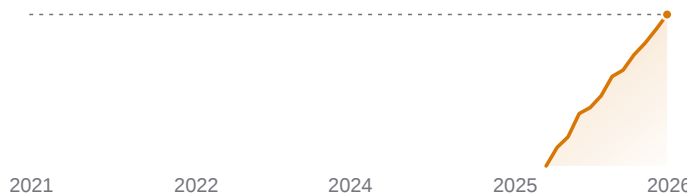


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

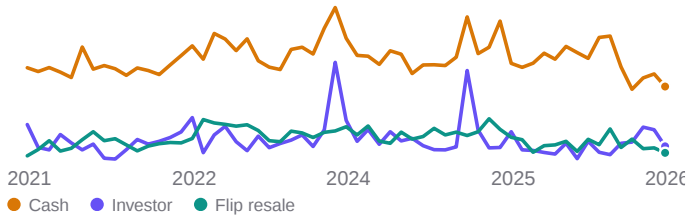
3.6%



BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 5.4% · Flip resale 3.8%



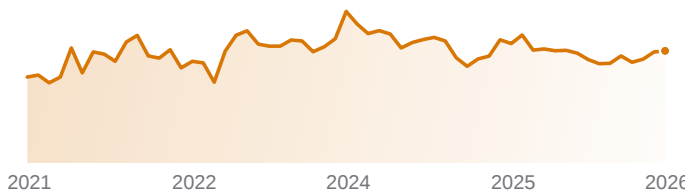
Sellers who sold at a gain

98%

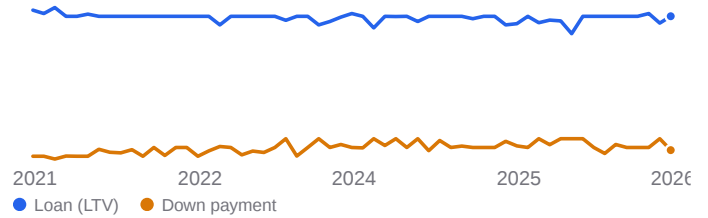


Median annualized return at resale

+6.5%

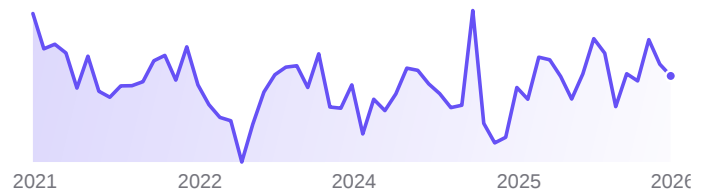


Financing (share of purchase price) Loan (LTV) 90% · Down payment 14%



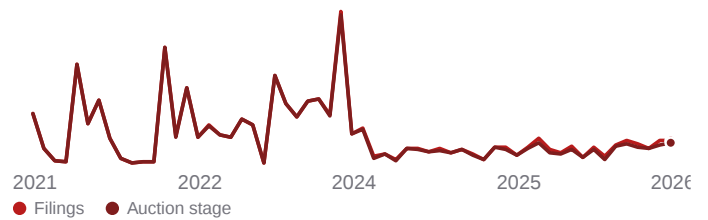
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 21 · Auction stage 19



HOUSING STOCK

Homes	117,582
Median value (AVM)	\$341K
Median size	1,684 ft²
Median bedrooms	3
Median year built	1966
Single family	71%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.2%
Owner occupied	81%
Company owned	6.7%
Median loan-to-value	48%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	386,220
Density	1,118 / mi²
Median household income	\$74K
Average household income	\$103K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	72
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	10.1%
Unemployment	1.2%
Average temp	51°F
Annual precip	46 in
Sunshine	53%

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.