

Luzerne County, PA

County · PA · Pennsylvania

SELLER'S MARKET

\$211K

MEDIAN SALE PRICE

+7.2%

1-YR CHANGE

4,169

SALES (12 MO)

\$204K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



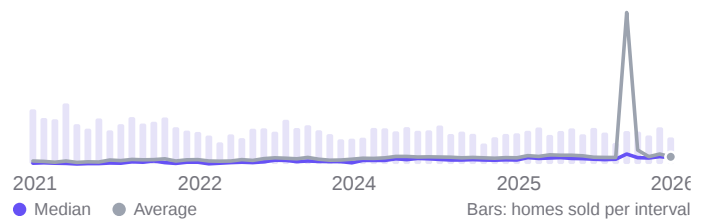
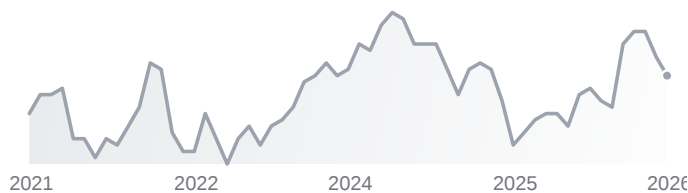
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$207K · Average \$219K

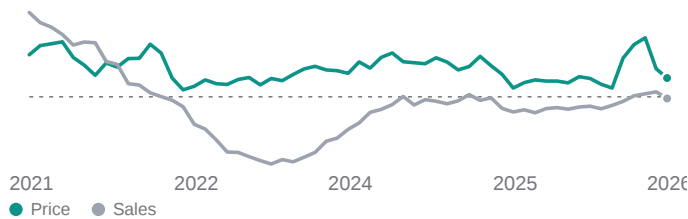


Growth (year over year)

Price +7.2% · Sales -0.7%

Price per square foot

\$117/ft²

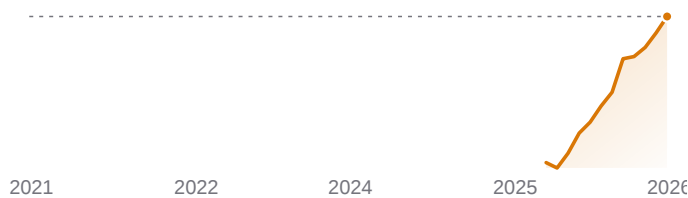


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

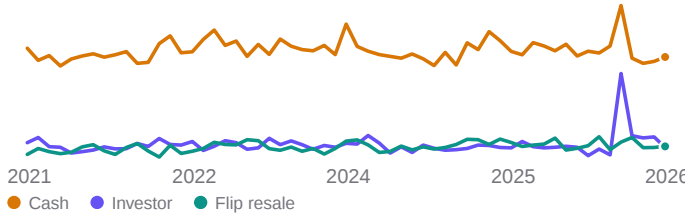
3.4%



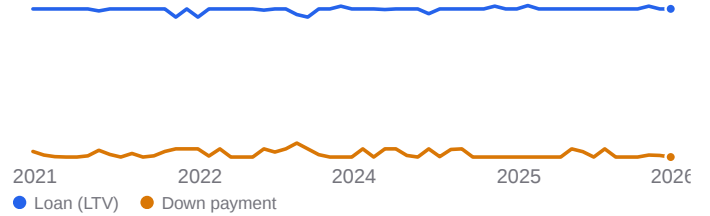
BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 5.4% · Flip resale 5.7%

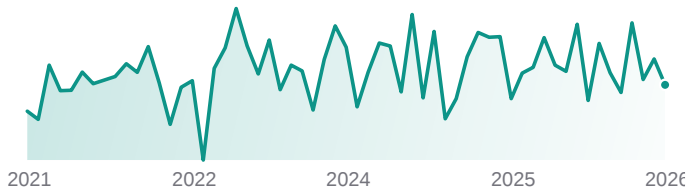


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Sellers who sold at a gain

91%



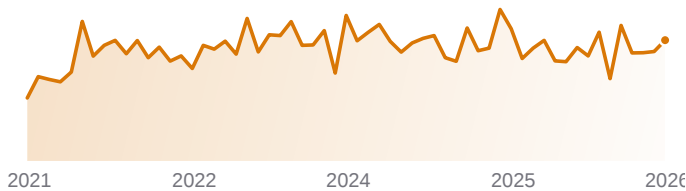
Typical hold before selling

5.8 yrs



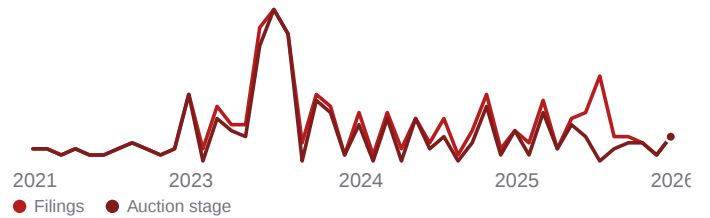
Median annualized return at resale

+9.6%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	122,005
Median value (AVM)	\$204K
Median size	1,584 ft²
Median year built	1940
Single family	81%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.0%
Owner occupied	75%
Company owned	7.5%
Median loan-to-value	37%
Typical ownership tenure	20.8 yrs

COMMUNITY

Population	332,530
Density	374 / mi²
Median household income	\$62K
Average household income	\$81K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	51
Homes occupied	91%
Bachelor's or higher	16%
Poverty rate	16.4%
Unemployment	1.3%
Average temp	48°F
Annual precip	43 in
Sunshine	51%

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.