

Freeland

City · PA · Pennsylvania · Luzerne County

BUYER'S MARKET

\$137K

MEDIAN SALE PRICE

-15.0%

1-YR CHANGE

97

SALES (12 MO)

\$132K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



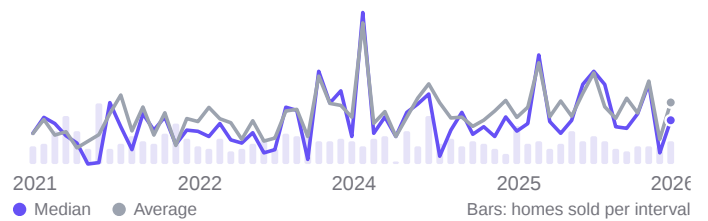
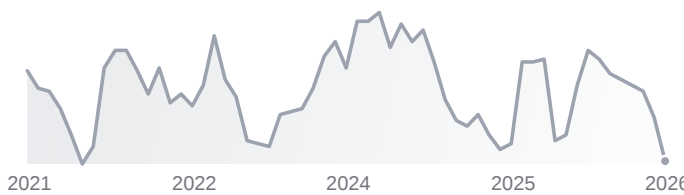
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$135K · Average \$162K

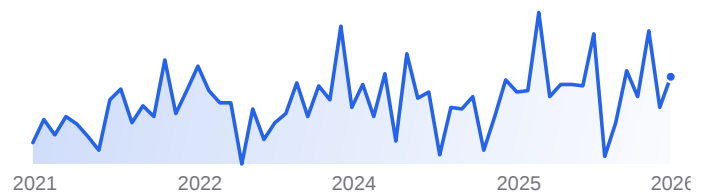
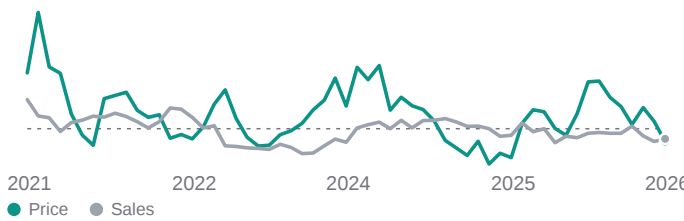


Growth (year over year)

Price -15.0% · Sales -11.8%

Price per square foot

\$92/ft²

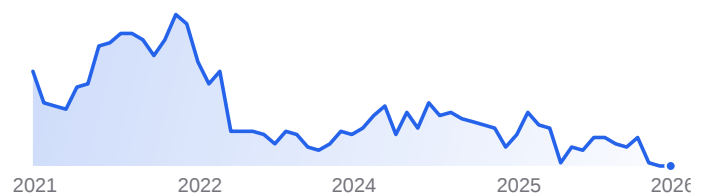
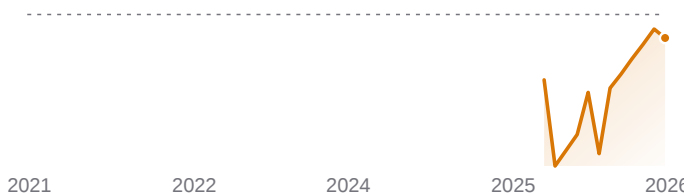


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

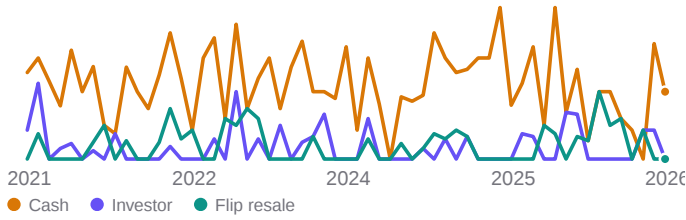
3.5%



BUYERS & OUTCOMES

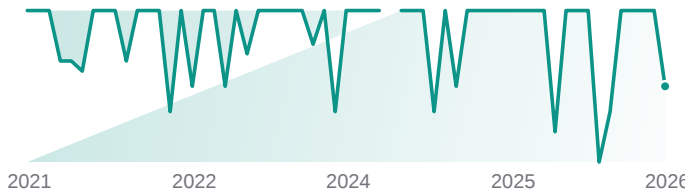
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



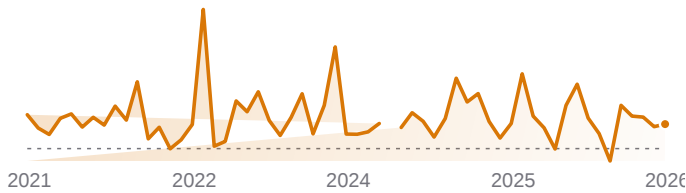
Sellers who sold at a gain

75%

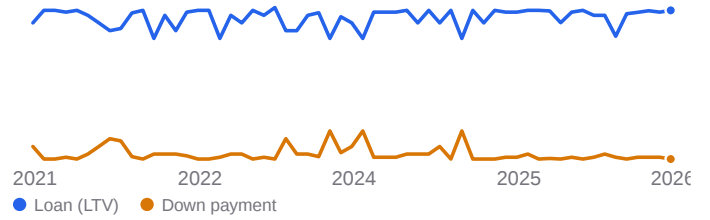


Median annualized return at resale

+10.2%

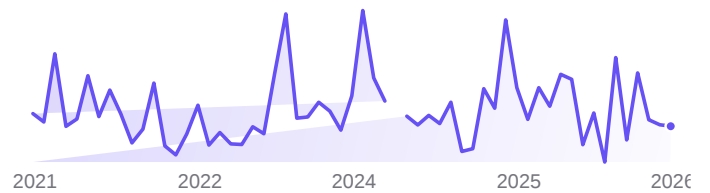


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



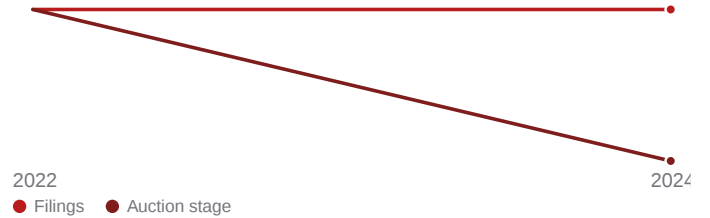
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,749
Median value (AVM)	\$132K
Median size	1,493 ft²
Median year built	1920
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.8%
Owner occupied	70%
Company owned	5.7%
Median loan-to-value	23%
Typical ownership tenure	19.2 yrs

COMMUNITY

Population	3,962
Density	5,868 / mi²
Median household income	\$61K
Average household income	\$70K
Crime index (US avg 100)	178
Air pollution index (US avg 100)	124
Earthquake index (US avg 100)	53
Homes occupied	90%
Bachelor's or higher	17%
Poverty rate	17.6%
Unemployment	1.2%
Average temp	47°F
Annual precip	49 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.