

Cecil 15321

ZIP code · PA · Pennsylvania > Washington County

SELLER'S MARKET

\$287K

MEDIAN SALE PRICE

+14.1%

1-YR CHANGE

23

SALES (12 MO)

\$278K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

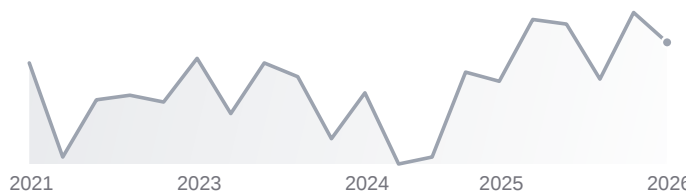
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

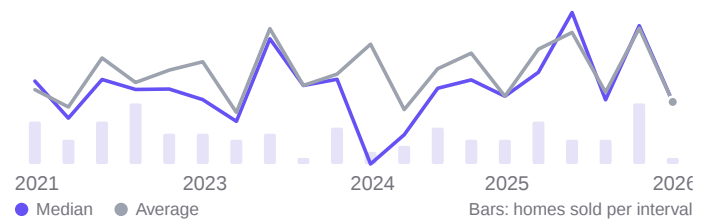
Market temperature (0–100)

69 / 100



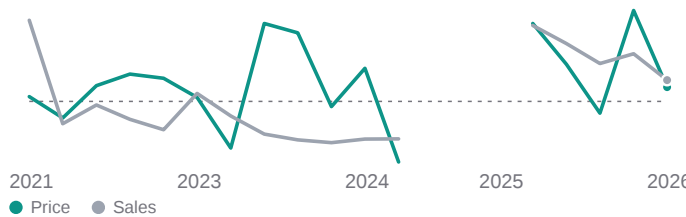
Sale prices

Median \$185K · Average \$185K



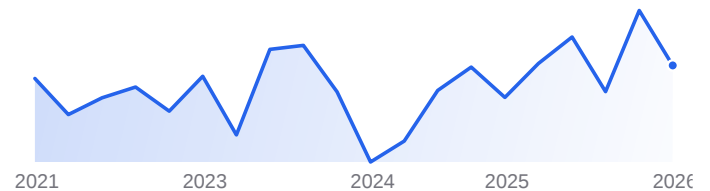
Growth (year over year)

Price +14.1% · Sales +21.1%



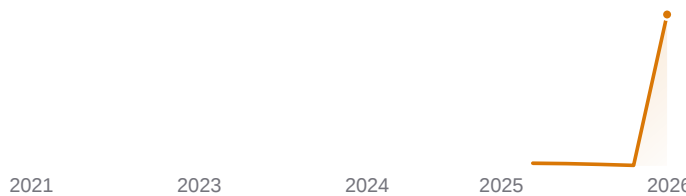
Price per square foot

\$186/ft²



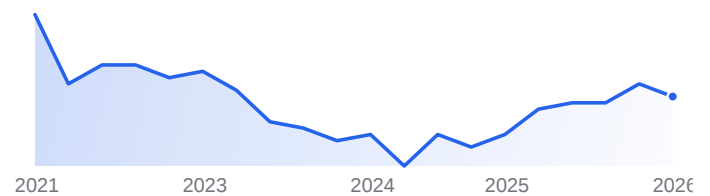
Sale premium vs estimated value

+48.1%



Annual turnover (share of homes sold)

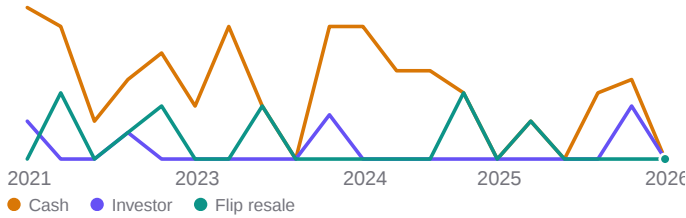
3.4%



BUYERS & OUTCOMES

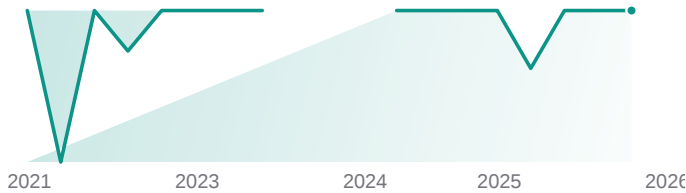
Buyer mix

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



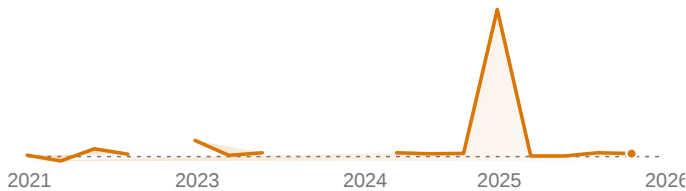
Sellers who sold at a gain

100%

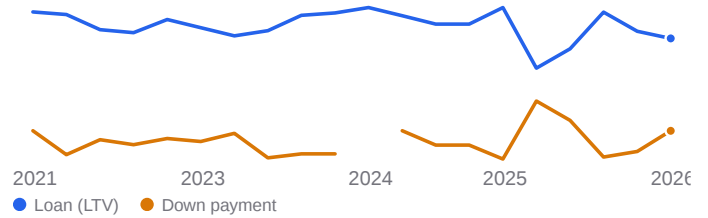


Median annualized return at resale

+5.3%

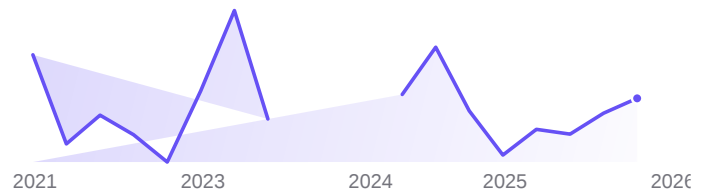


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



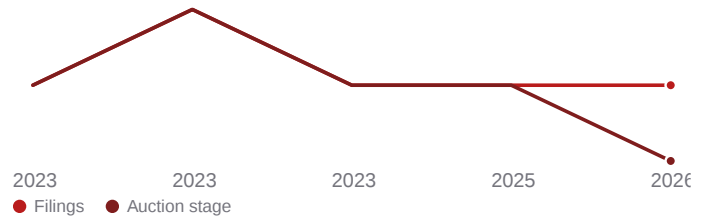
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	678
Median value (AVM)	\$278K
Median size	1,346 ft²
Median bedrooms	3
Median year built	1973
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.1%
Owner occupied	80%
Company owned	8.6%
Median loan-to-value	35%
Typical ownership tenure	24.3 yrs

COMMUNITY

Population	1,501
Density	1,421 / mi²
Median household income	\$103K
Average household income	\$112K
Crime index (US avg 100)	19
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	30
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	3.1%
Unemployment	1.4%
Average temp	51°F
Annual precip	39 in
Sunshine	45%

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