

Boiling Springs 17007

ZIP code · PA · Pennsylvania > Cumberland County > Boiling Springs

BALANCED MARKET

\$409K

MEDIAN SALE PRICE

+8.3%

1-YR CHANGE

63

SALES (12 MO)

\$416K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



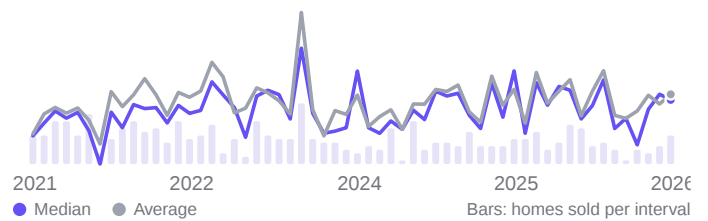
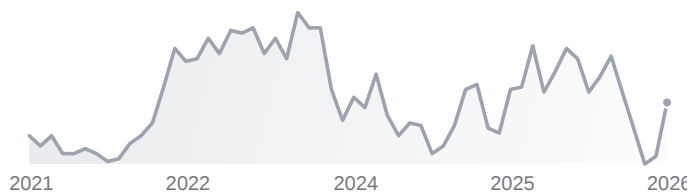
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$415K · Average \$444K

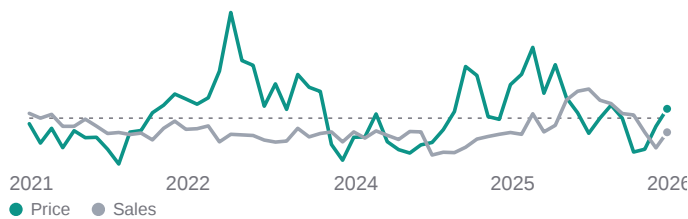


Growth (year over year)

Price +8.3% · Sales -12.5%

Price per square foot

\$231/ft²

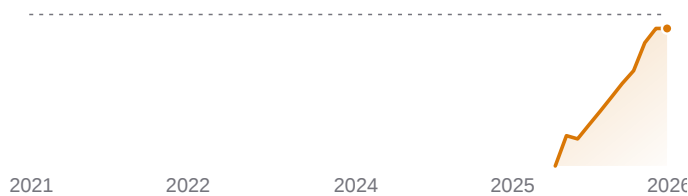


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

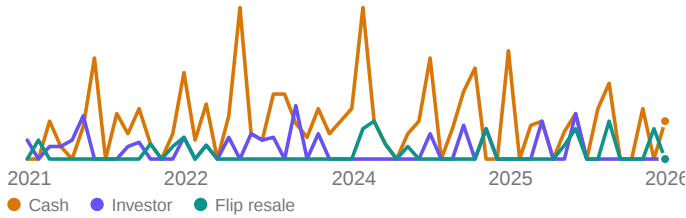
2.9%



BUYERS & OUTCOMES

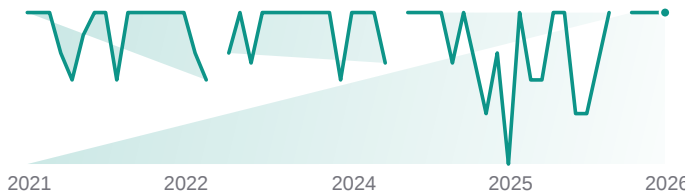
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



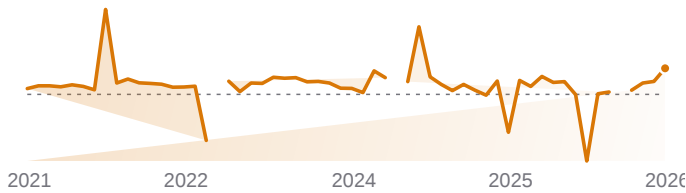
Sellers who sold at a gain

100%

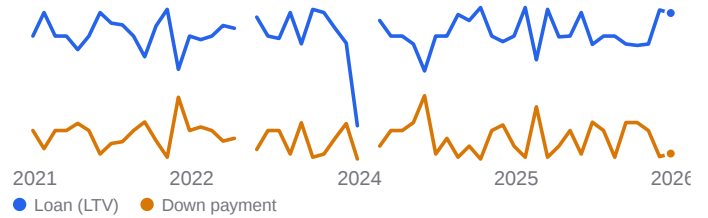


Median annualized return at resale

+14.6%

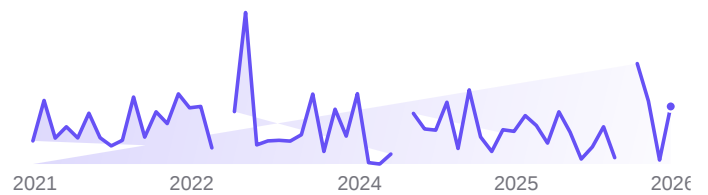


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.3%



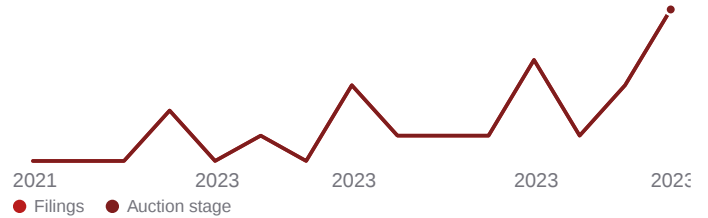
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	2,190
Median value (AVM)	\$416K
Median size	2,100 ft²
Median bedrooms	3
Median year built	1979
Single family	96%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	0.7%
Owner occupied	91%
Company owned	3.7%
Median loan-to-value	50%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	6,559
Density	320 / mi²
Median household income	\$104K
Average household income	\$119K
Crime index (US avg 100)	40
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	39
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	4.6%
Unemployment	0.9%
Average temp	52°F
Annual precip	43 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.