

Elizabethtown 17022

ZIP code · PA · Pennsylvania › Lancaster County › Elizabethtown

BALANCED MARKET

\$312K

MEDIAN SALE PRICE

-6.4%

1-YR CHANGE

384

SALES (12 MO)

\$368K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



MARKET TRENDS (5 YEARS)

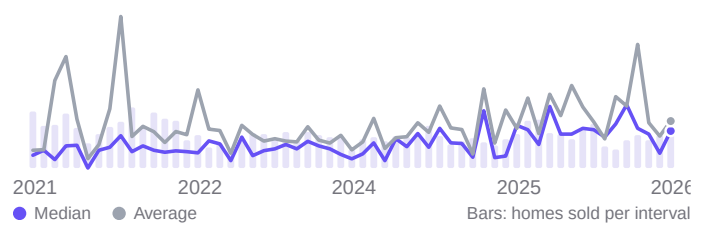
Market temperature (0–100)

53 / 100



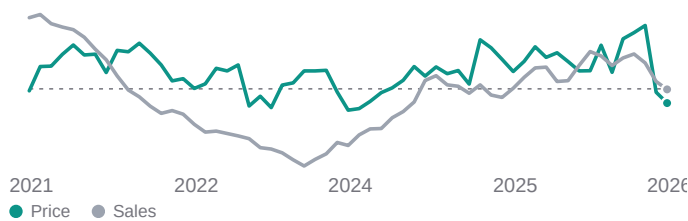
Sale prices

Median \$341K · Average \$375K



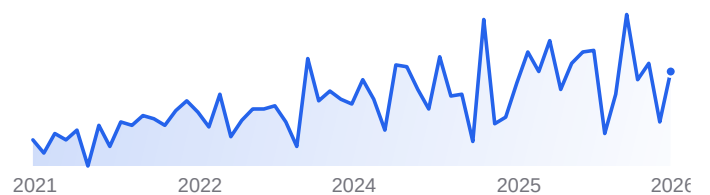
Growth (year over year)

Price -6.4% · Sales -0.3%



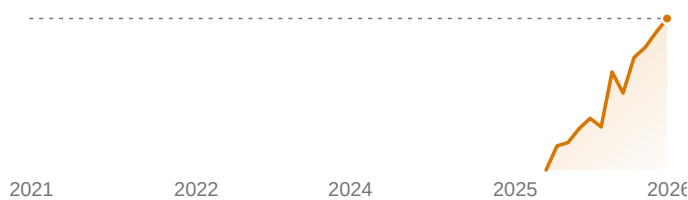
Price per square foot

\$210/ft²



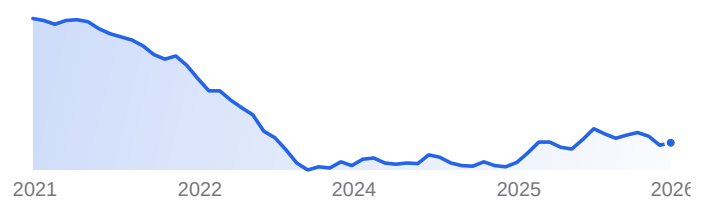
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

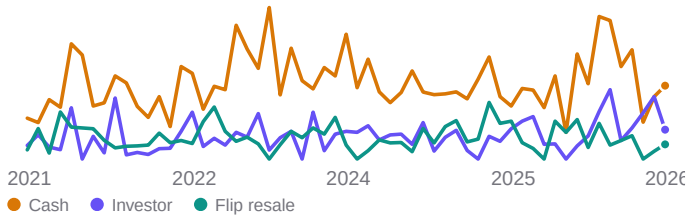
3.9%



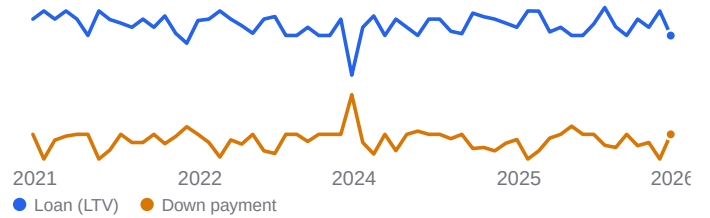
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 12% · Flip resale 5.9%

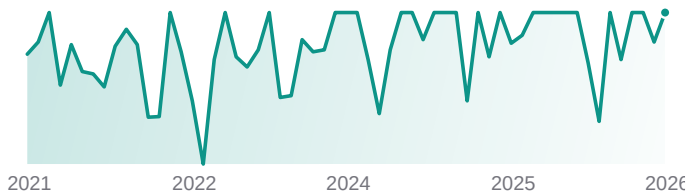


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



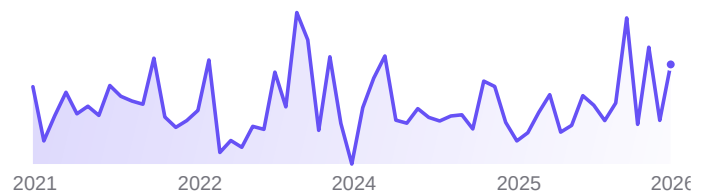
Sellers who sold at a gain

100%



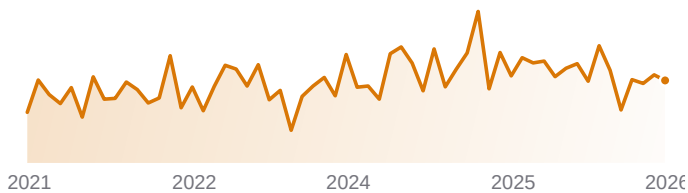
Typical hold before selling

9.6 yrs



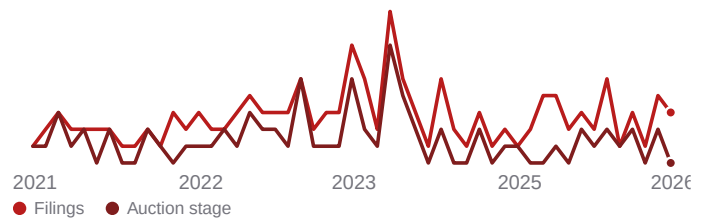
Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	9,843
Median value (AVM)	\$368K
Median size	1,540 ft²
Median bedrooms	3
Median year built	1983
Single family	70%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.4%
Owner occupied	95%
Company owned	5.3%
Median loan-to-value	48%

Typical ownership tenure

12.1 yrs

COMMUNITY

Population	32,213
Density	590 / mi²
Median household income	\$85K
Average household income	\$107K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	55
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	5.6%
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.