

Mount Gretna 17064

ZIP code · PA · Pennsylvania > Lebanon County > Mount Gretna

SELLER'S MARKET

\$515K

MEDIAN SALE PRICE

+54.5%

1-YR CHANGE

19

SALES (12 MO)

\$427K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

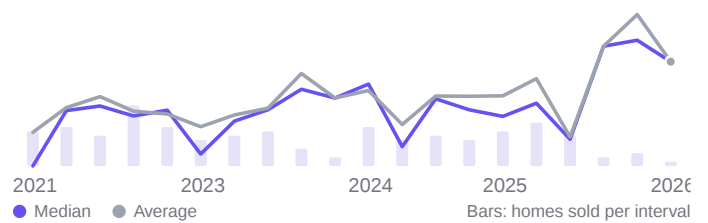
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$480K · Average \$480K

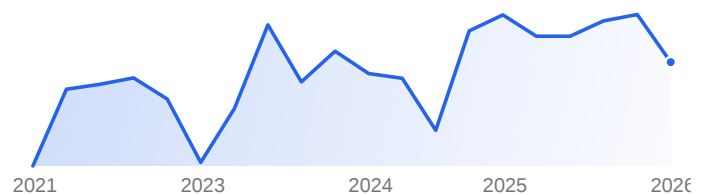
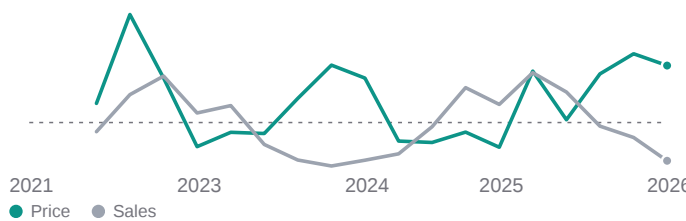


Growth (year over year)

Price +54.5% · Sales -36.7%

Price per square foot

\$268/ft²

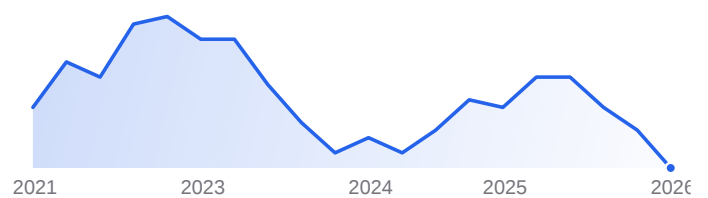
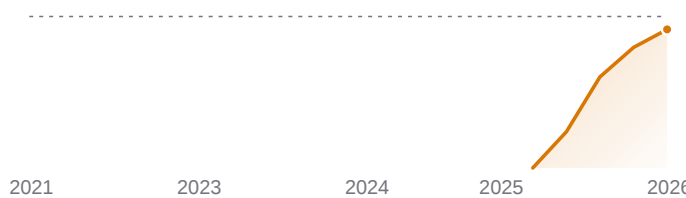


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

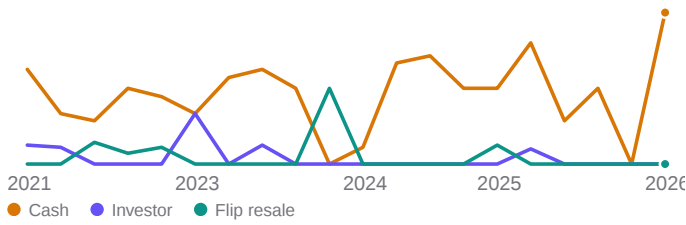
4.9%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



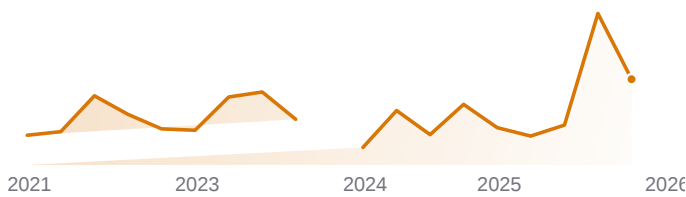
Sellers who sold at a gain

100%

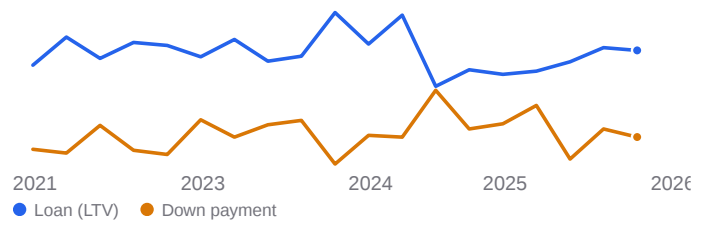


Median annualized return at resale

+17.9%

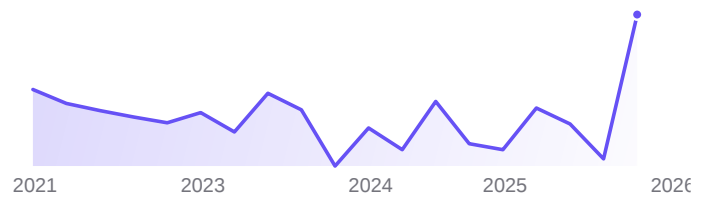


Financing (share of purchase price) Loan (LTV) 73% · Down payment 20%



Typical hold before selling

11.9 yrs



HOUSING STOCK

Homes	390
Median value (AVM)	\$427K
Median size	1,504 ft²
Median bedrooms	3
Median year built	1930
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.6%
Owner occupied	31%
Company owned	9.0%
Median loan-to-value	34%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	172
Density	172 / mi²
Median household income	\$75K
Average household income	\$90K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	68
Homes occupied	82%
Bachelor's or higher	23%
Poverty rate	6.4%
Unemployment	0.9%
Average temp	51°F
Annual precip	44 in
Sunshine	57%

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.