

New Cumberland 17070

ZIP code · PA · Pennsylvania · York County · New Cumberland

BALANCED MARKET

\$255K

MEDIAN SALE PRICE

-3.9%

1-YR CHANGE

227

SALES (12 MO)

\$282K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

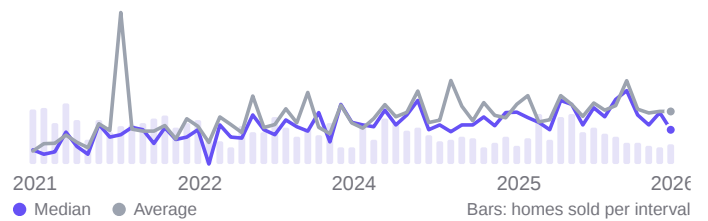
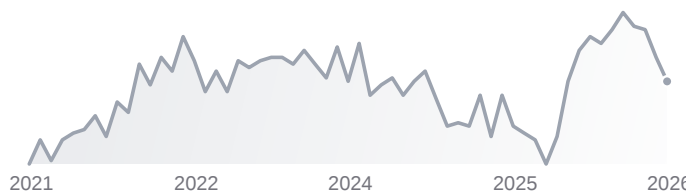
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$240K · Average \$277K

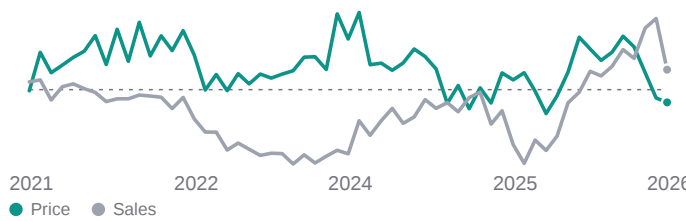


Growth (year over year)

Price -3.9% · Sales +6.1%

Price per square foot

\$173/ft²

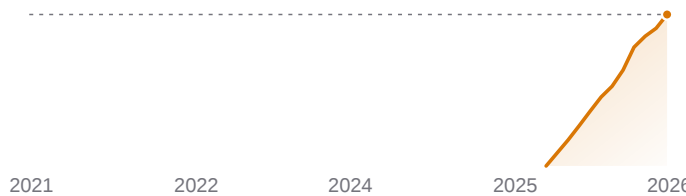


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

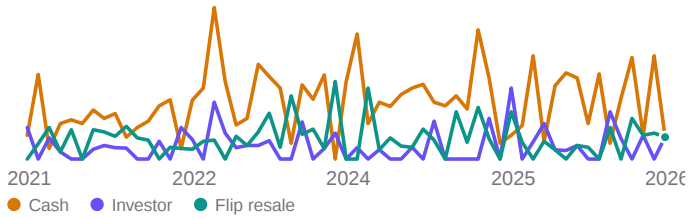
3.5%



BUYERS & OUTCOMES

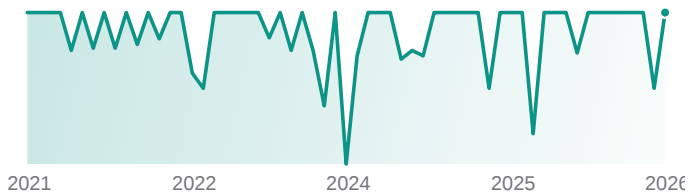
Buyer mix

Cash 7.7% · Investor 7.7% · Flip resale 7.7%



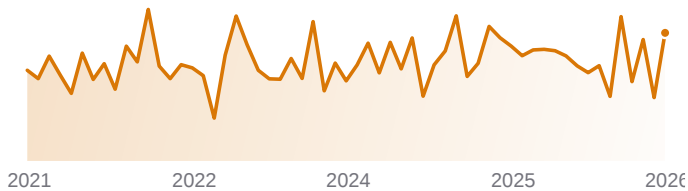
Sellers who sold at a gain

100%

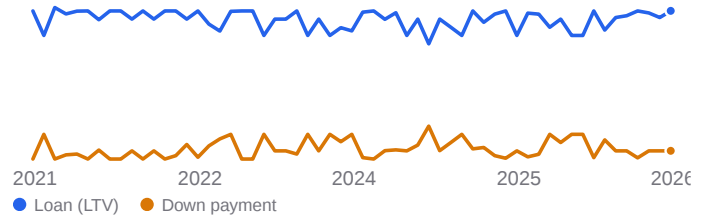


Median annualized return at resale

+8.1%

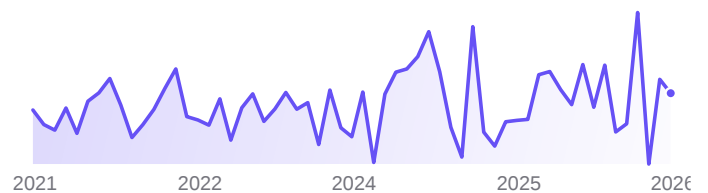


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,395
Median value (AVM)	\$282K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1960
Single family	85%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.3%
Owner occupied	85%
Company owned	6.5%
Median loan-to-value	55%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	18,674
Density	1,147 / mi²
Median household income	\$87K
Average household income	\$106K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	47
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	8.3%
Unemployment	1.0%
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.