

Spring Run 17262

ZIP code · PA · Pennsylvania > Franklin County

STRONG SELLER'S MARKET

\$362K

MEDIAN SALE PRICE

26

SALES (12 MO)

\$248K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 90 / 100



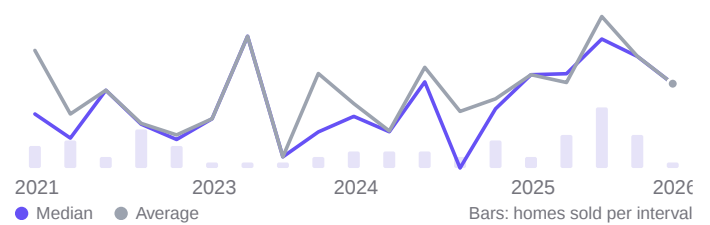
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

90 / 100

Sale prices

Median \$270K · Average \$270K

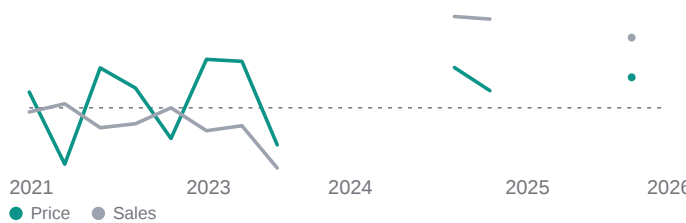


Growth (year over year)

Price +40.1% · Sales +92.3%

Price per square foot

\$169/ft²



Sale premium vs estimated value

+0.0%

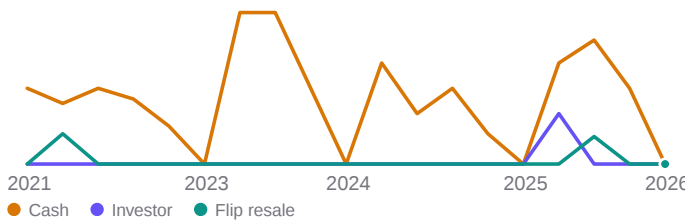
Annual turnover (share of homes sold)

5.5%

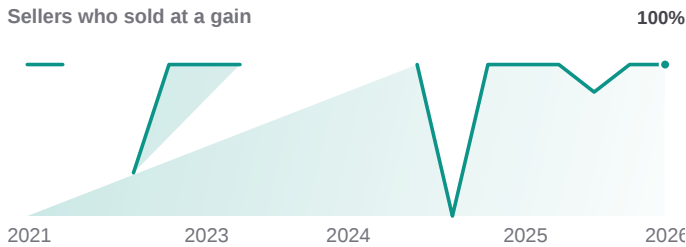


BUYERS & OUTCOMES

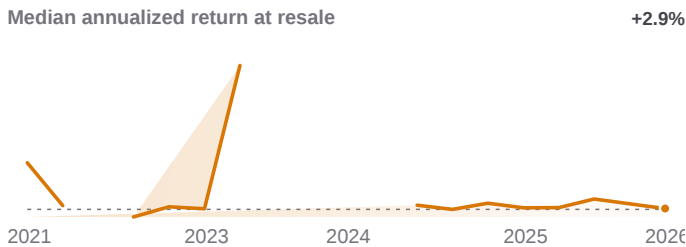
Buyer mix



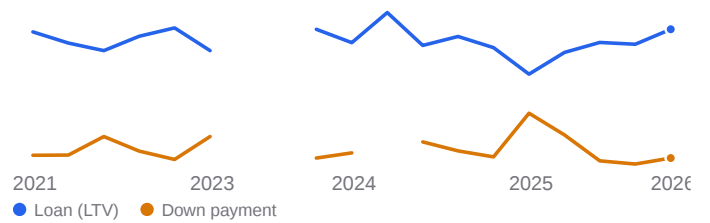
Sellers who sold at a gain



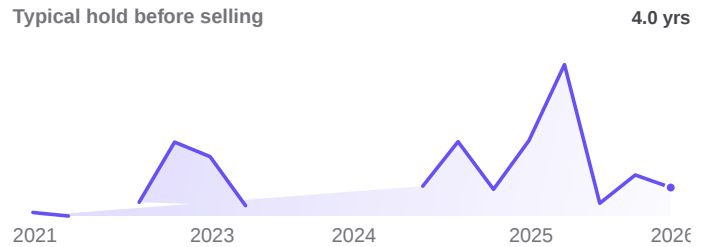
Median annualized return at resale



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling



HOUSING STOCK

Homes	472
Median value (AVM)	\$248K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1986
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.4%
Owner occupied	67%
Company owned	4.0%
Median loan-to-value	43%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,311
Density	36 / mi²
Median household income	\$59K
Average household income	\$65K
Crime index (US avg 100)	162
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	43
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	11.5%
Unemployment	1.1%
Average temp	51°F
Annual precip	42 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.