

Fairfield 17320

ZIP code · PA · Pennsylvania > Adams County > Fairfield

BALANCED MARKET

\$373K

MEDIAN SALE PRICE

+15.7%

1-YR CHANGE

97

SALES (12 MO)

\$332K

MEDIAN VALUE (AVM)

Market temperature

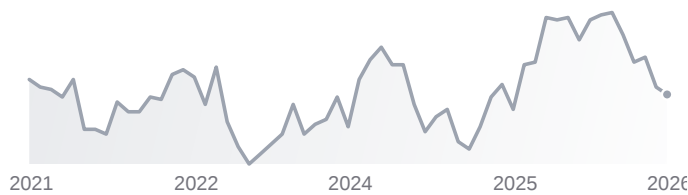
Balanced market · 46 / 100



MARKET TRENDS (5 YEARS)

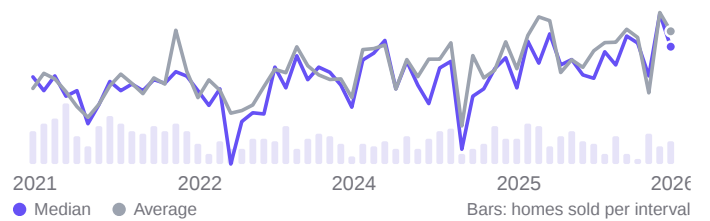
Market temperature (0–100)

46 / 100



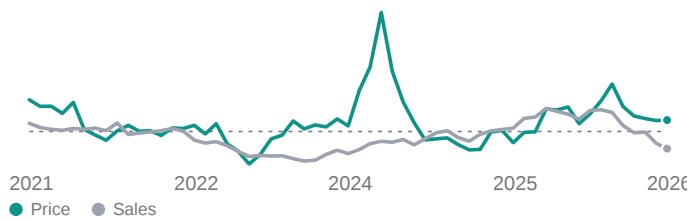
Sale prices

Median \$370K · Average \$412K



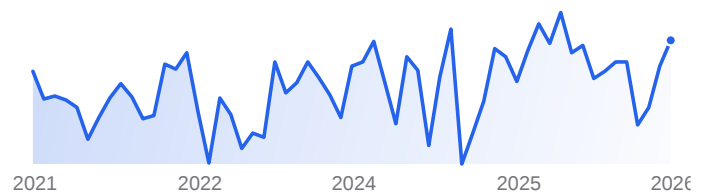
Growth (year over year)

Price +15.7% · Sales -23.6%



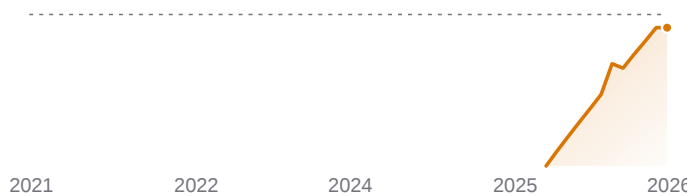
Price per square foot

\$227/ft²



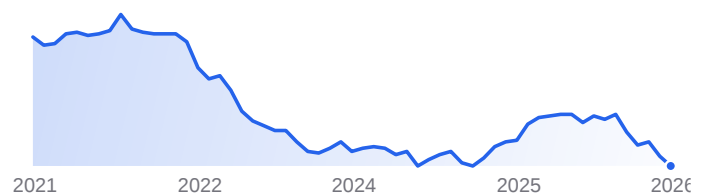
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

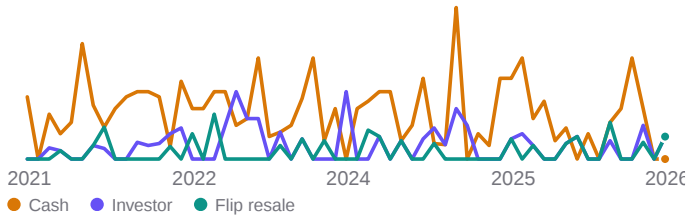
2.8%



BUYERS & OUTCOMES

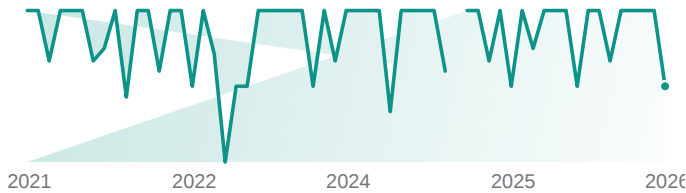
Buyer mix

Cash 0% · Investor 11% · Flip resale 11%



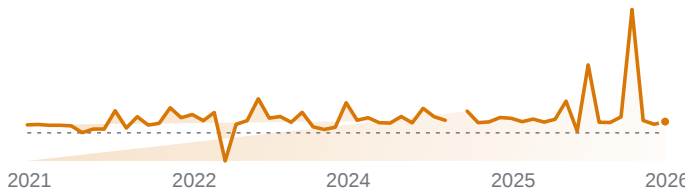
Sellers who sold at a gain

75%

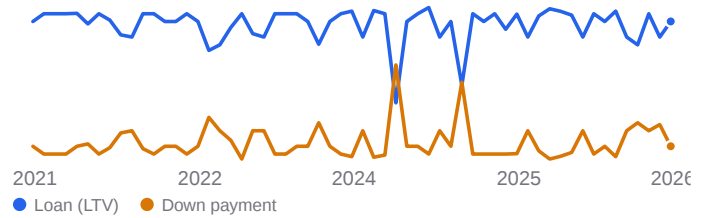


Median annualized return at resale

+5.2%

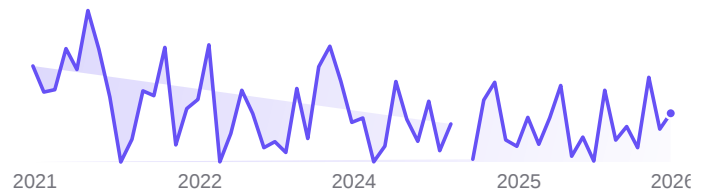


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



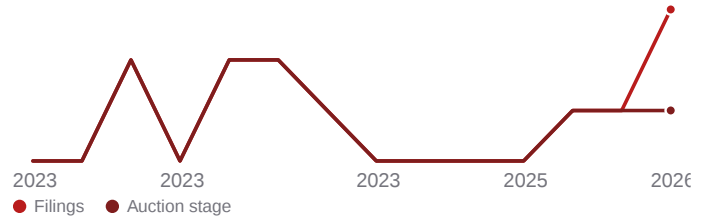
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	3,489
Median value (AVM)	\$332K
Median size	1,565 ft²
Median bedrooms	3
Median year built	1988
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.8%
Owner occupied	84%
Company owned	5.2%
Median loan-to-value	54%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	8,392
Density	147 / mi²
Median household income	\$86K
Average household income	\$100K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	39
Homes occupied	91%
Bachelor's or higher	16%
Poverty rate	7.9%
Unemployment	1.0%
Average temp	52°F
Annual precip	45 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.