

Hanover 17331

ZIP code · PA · Pennsylvania > York County > Hanover

BALANCED MARKET

\$324K

MEDIAN SALE PRICE

+17.2%

1-YR CHANGE

744

SALES (12 MO)

\$291K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



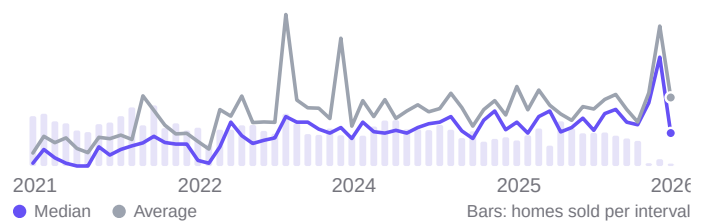
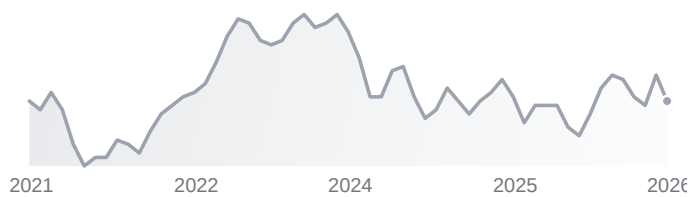
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$260K · Average \$325K

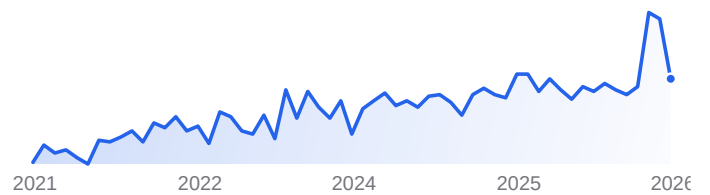
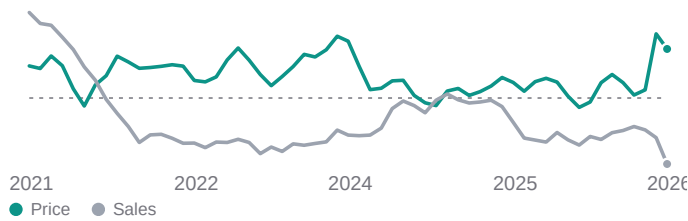


Growth (year over year)

Price +17.2% · Sales -23.2%

Price per square foot

\$179/ft²

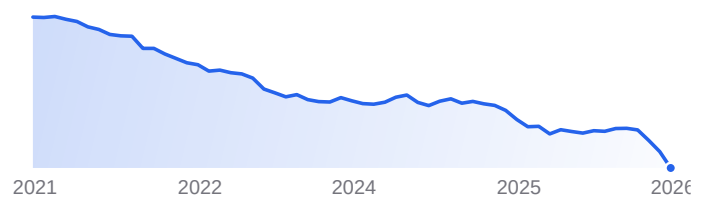
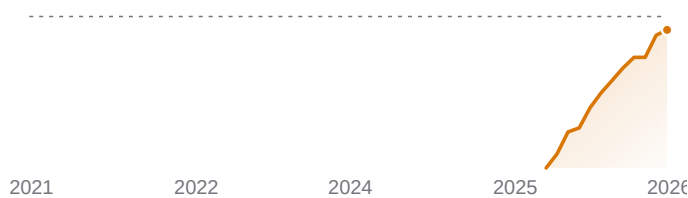


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

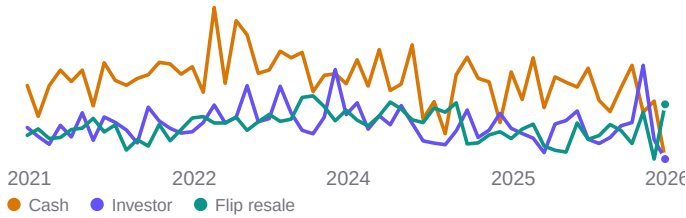
3.7%



BUYERS & OUTCOMES

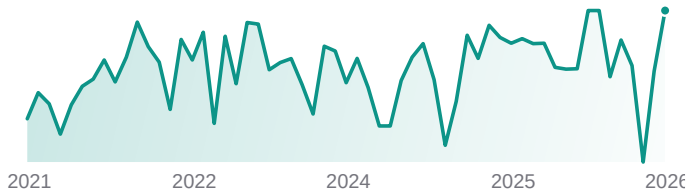
Buyer mix

Cash 0% · Investor 0% · Flip resale 17%



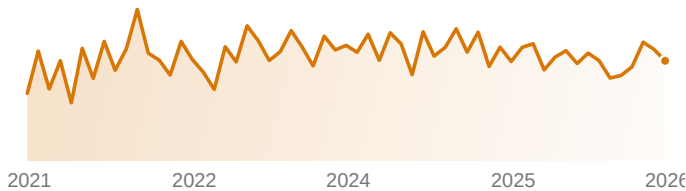
Sellers who sold at a gain

100%

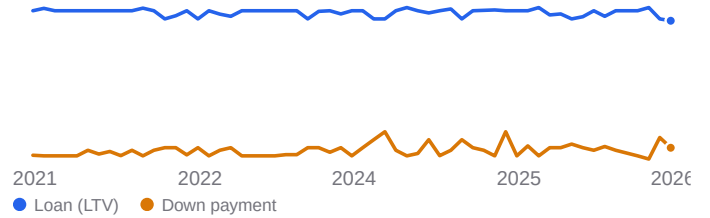


Median annualized return at resale

+5.6%

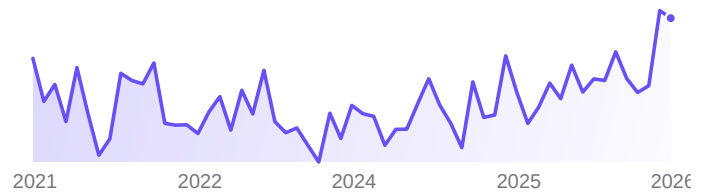


Financing (share of purchase price) Loan (LTV) 89% · Down payment 10%



Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	20,170
Median value (AVM)	\$291K
Median size	1,606 ft²
Median bedrooms	3
Median year built	1981
Single family	82%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.4%
Owner occupied	83%
Company owned	6.2%
Median loan-to-value	57%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	59,406
Density	759 / mi²
Median household income	\$79K
Average household income	\$95K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	43
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	6.7%
Unemployment	1.1%
Average temp	53°F
Annual precip	42 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.