

Manchester 17345

ZIP code · PA · Pennsylvania > York County > Manchester

BALANCED MARKET

\$213K

MEDIAN SALE PRICE

-1.5%

1-YR CHANGE

114

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

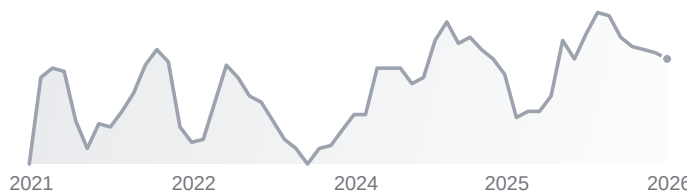
Balanced market · 58 / 100



MARKET TRENDS (5 YEARS)

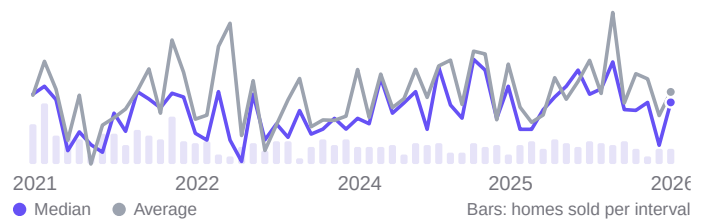
Market temperature (0–100)

58 / 100



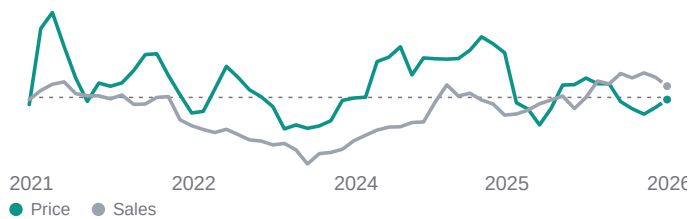
Sale prices

Median \$240K · Average \$259K



Growth (year over year)

Price -1.5% · Sales +7.5%



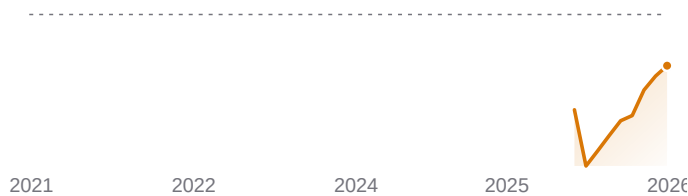
Price per square foot

\$166/ft²



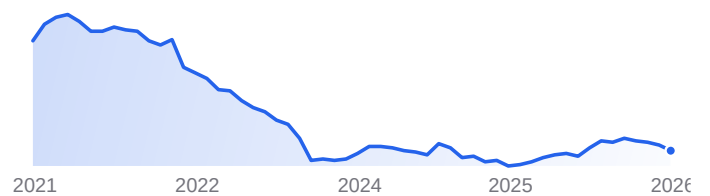
Sale premium vs estimated value

-1.6%



Annual turnover (share of homes sold)

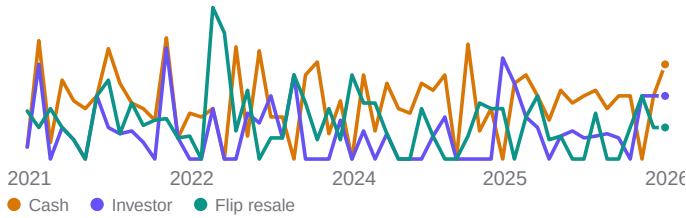
3.9%



BUYERS & OUTCOMES

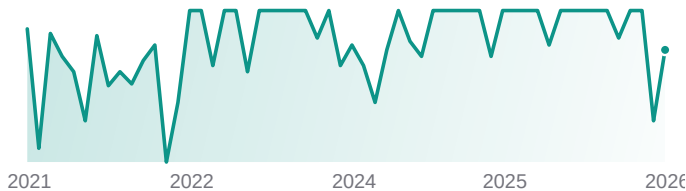
Buyer mix

Cash 38% · Investor 25% · Flip resale 13%



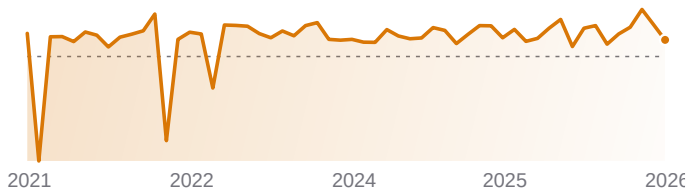
Sellers who sold at a gain

86%

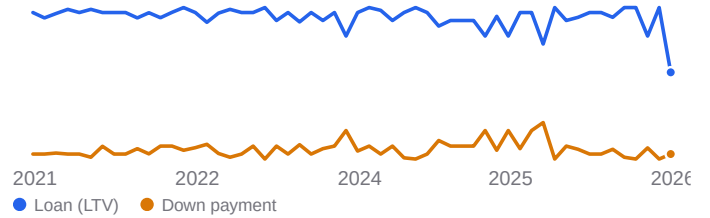


Median annualized return at resale

+4.6%

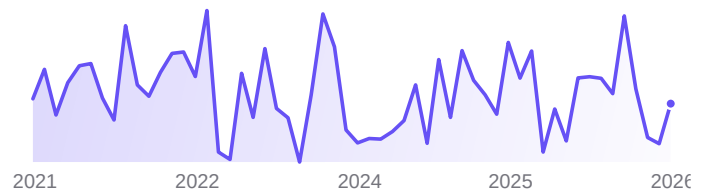


Financing (share of purchase price) Loan (LTV) 57% · Down payment 5.0%



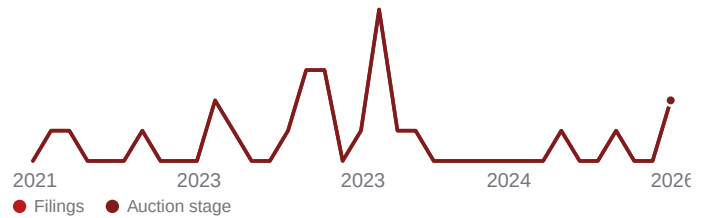
Typical hold before selling

3.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	2,910
Median value (AVM)	\$262K
Median size	1,434 ft²
Median bedrooms	3
Median year built	1980
Single family	75%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.2%
Owner occupied	84%
Company owned	5.0%
Median loan-to-value	57%

Typical ownership tenure

11.4 yrs

COMMUNITY

Population	5,941
Density	558 / mi²
Median household income	\$82K
Average household income	\$91K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	57
Homes occupied	96%
Bachelor's or higher	10%
Poverty rate	6.2%
Unemployment	1.2%
Average temp	53°F
Annual precip	41 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through April 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.