

Seven Valleys 17360

ZIP code · PA · Pennsylvania > York County > Seven Valleys

SELLER'S MARKET

\$350K

MEDIAN SALE PRICE

+33.2%

1-YR CHANGE

90

SALES (12 MO)

\$363K

MEDIAN VALUE (AVM)

Market temperature

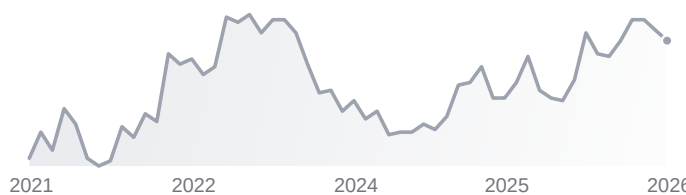
Seller's market · 70 / 100



MARKET TRENDS (5 YEARS)

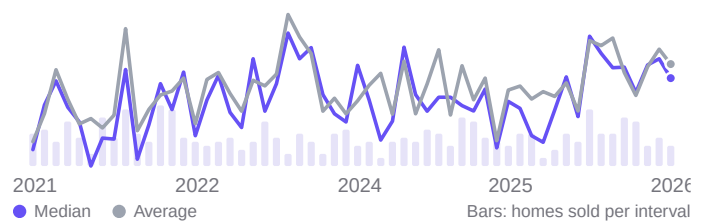
Market temperature (0–100)

70 / 100



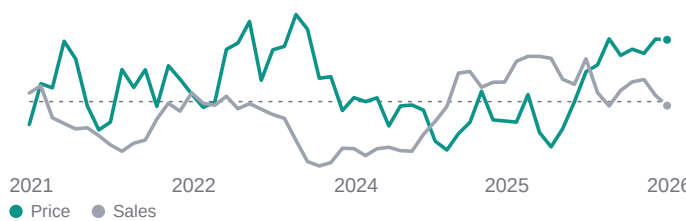
Sale prices

Median \$330K · Average \$355K



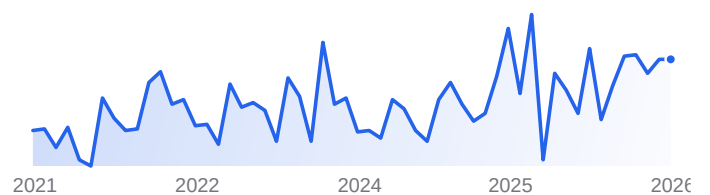
Growth (year over year)

Price +33.2% · Sales -2.2%



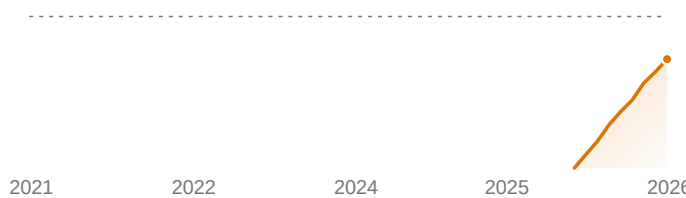
Price per square foot

\$177/ft²



Sale premium vs estimated value

-1.7%



Annual turnover (share of homes sold)

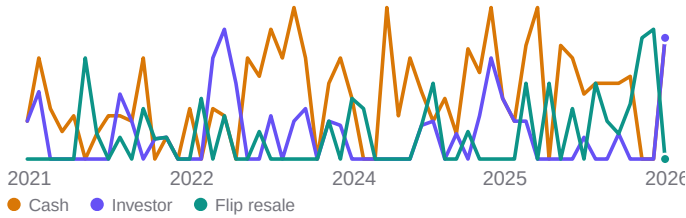
4.1%



BUYERS & OUTCOMES

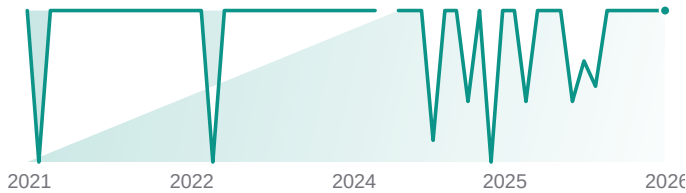
Buyer mix

Cash 40% · Investor 40% · Flip resale 0%



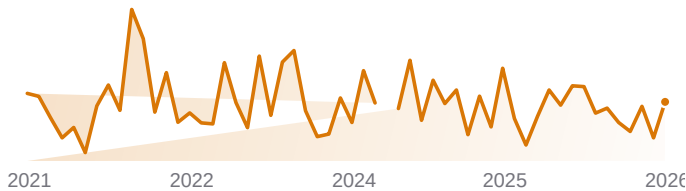
Sellers who sold at a gain

100%

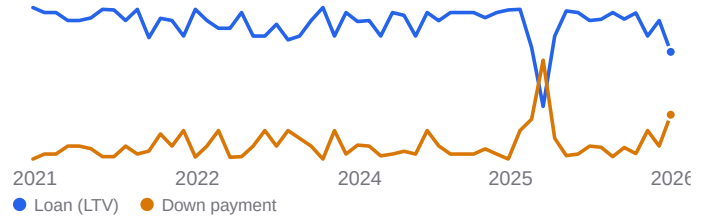


Median annualized return at resale

+5.1%

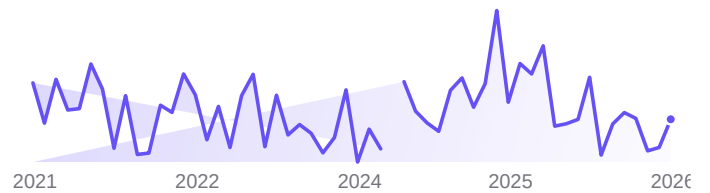


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,217
Median value (AVM)	\$363K
Median size	1,958 ft²
Median bedrooms	3
Median year built	1985
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.5%
Owner occupied	90%
Company owned	3.2%
Median loan-to-value	56%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	8,768
Density	331 / mi²
Median household income	\$96K
Average household income	\$107K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	47
Homes occupied	96%
Bachelor's or higher	18%
Poverty rate	6.1%
Unemployment	1.2%
Average temp	53°F
Annual precip	43 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.