

Thomasville 17364

ZIP code · PA · Pennsylvania · York County

SELLER'S MARKET

\$378K

MEDIAN SALE PRICE

+84.7%

1-YR CHANGE

32

SALES (12 MO)

\$321K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

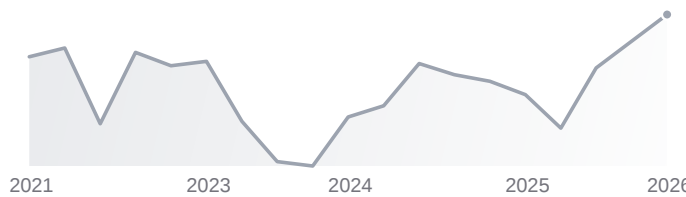
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

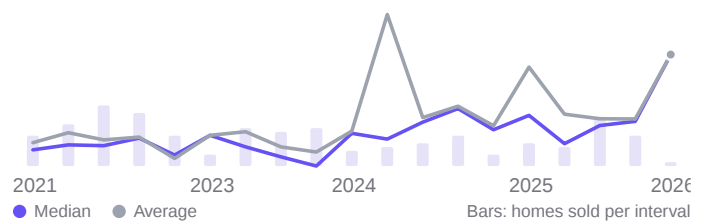
Market temperature (0–100)

76 / 100



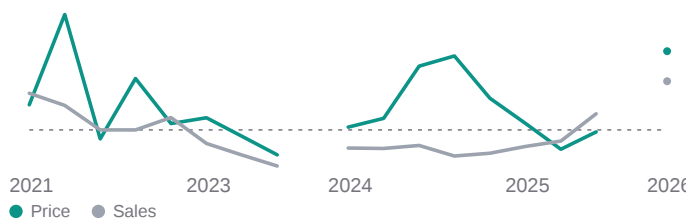
Sale prices

Median \$535K · Average \$535K



Growth (year over year)

Price +84.7% · Sales +52.4%



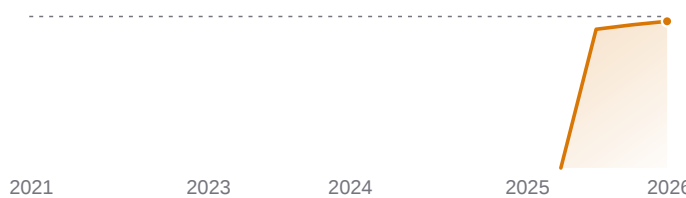
Price per square foot

\$248/ft²



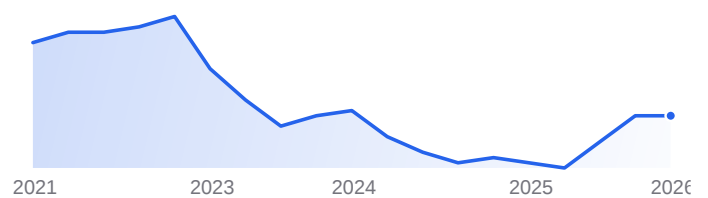
Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

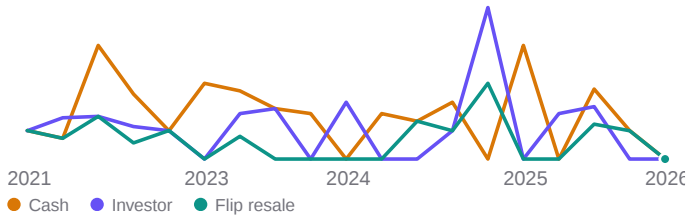
2.3%



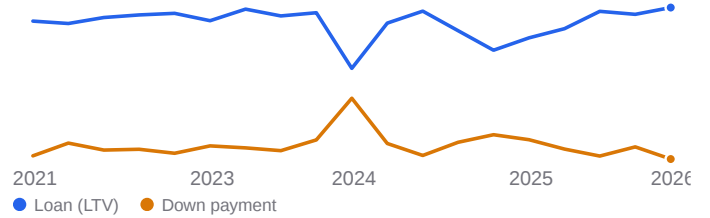
BUYERS & OUTCOMES

Buyer mix

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

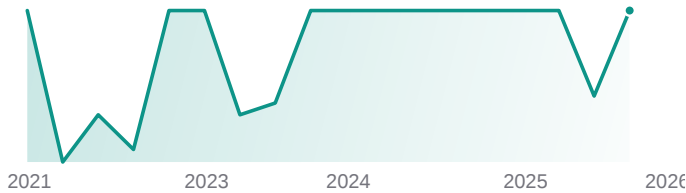


Financing (share of purchase price) Loan (LTV) 100% · Down payment 0.0%



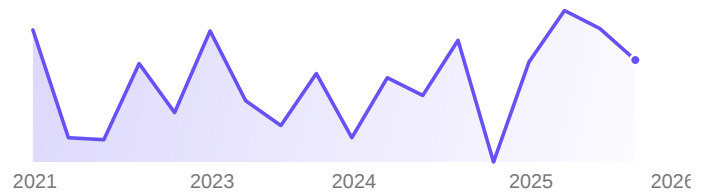
Sellers who sold at a gain

100%



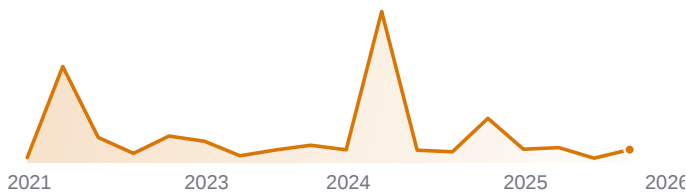
Typical hold before selling

6.6 yrs



Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,418
Median value (AVM)	\$321K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1985
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	0.9%
Owner occupied	90%
Company owned	3.7%
Median loan-to-value	49%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	4,366
Density	267 / mi²
Median household income	\$77K
Average household income	\$91K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	51
Homes occupied	96%
Bachelor's or higher	13%
Poverty rate	4.6%
Unemployment	1.1%
Average temp	53°F
Annual precip	42 in
Sunshine	57%

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