

Akron 17501

ZIP code · PA · Pennsylvania > Lancaster County > Akron

BALANCED MARKET

\$311K

MEDIAN SALE PRICE

-2.8%

1-YR CHANGE

50

SALES (12 MO)

\$354K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



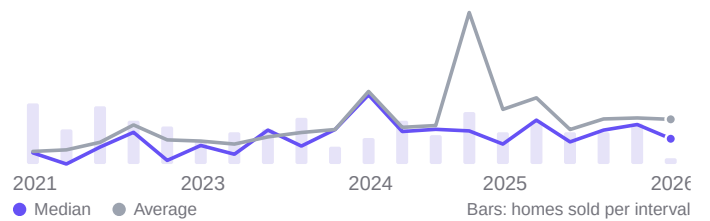
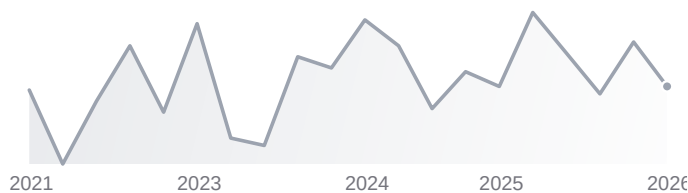
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$292K · Average \$342K

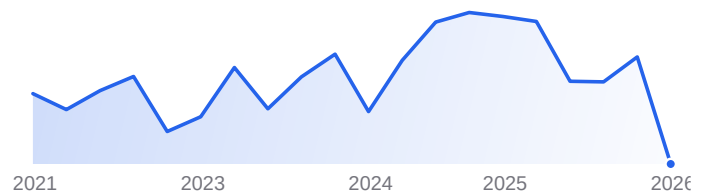
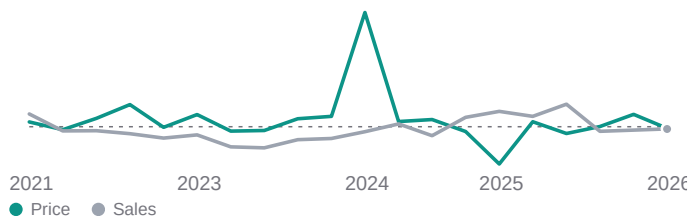


Growth (year over year)

Price -2.8% · Sales -3.8%

Price per square foot

\$132/ft²

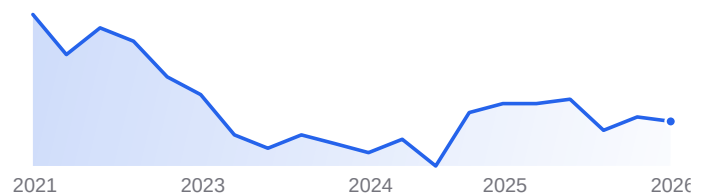


Sale premium vs estimated value

+11.9%

Annual turnover (share of homes sold)

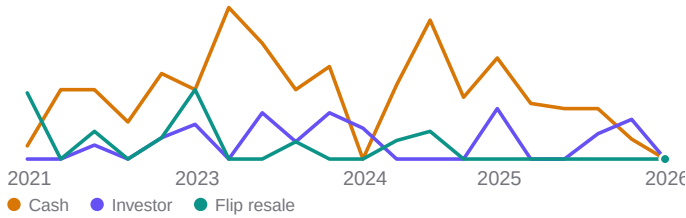
3.3%



BUYERS & OUTCOMES

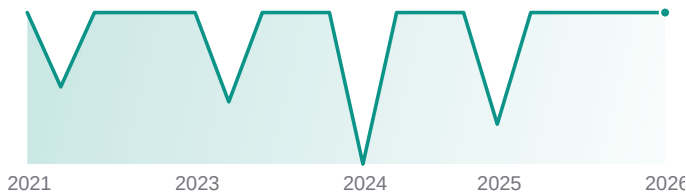
Buyer mix

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



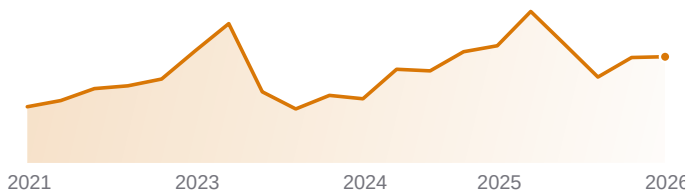
Sellers who sold at a gain

100%

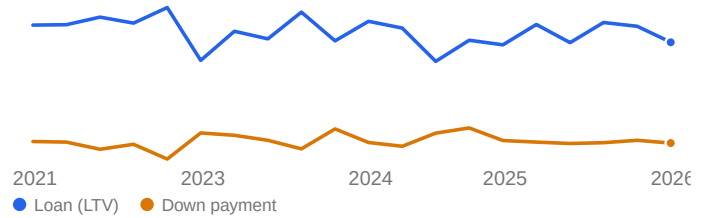


Median annualized return at resale

+7.7%

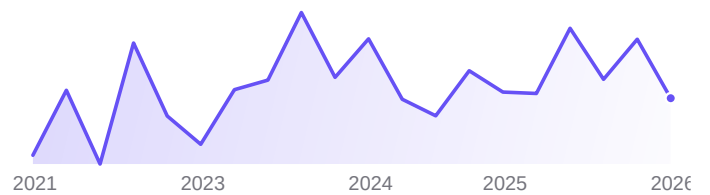


Financing (share of purchase price) Loan (LTV) 75% · Down payment 14%



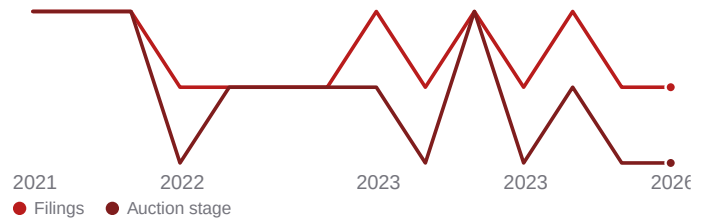
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,524
Median value (AVM)	\$354K
Median size	1,432 ft²
Median bedrooms	3
Median year built	1967
Single family	74%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.5%
Owner occupied	96%
Company owned	6.2%
Median loan-to-value	48%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	4,374
Density	3,126 / mi ²
Median household income	\$68K
Average household income	\$78K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	69
Homes occupied	98%
Bachelor's or higher	14%
Poverty rate	7.2%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.