

# Columbia 17512

ZIP code · PA · Pennsylvania > Lancaster County > Columbia

SELLER'S MARKET

**\$280K**

MEDIAN SALE PRICE

**+9.9%**

1-YR CHANGE

**282**

SALES (12 MO)

**\$322K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

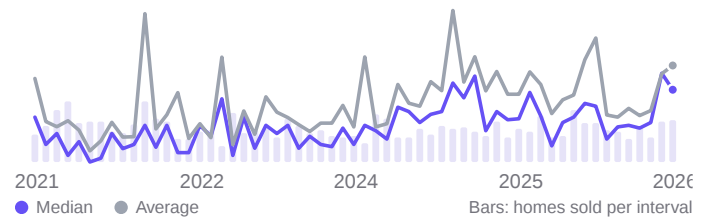
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$290K · Average \$334K

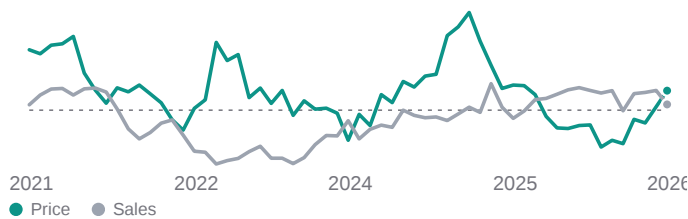


Growth (year over year)

Price +9.9% · Sales +2.9%

Price per square foot

\$196/ft²

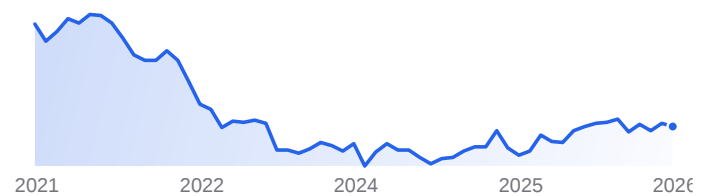
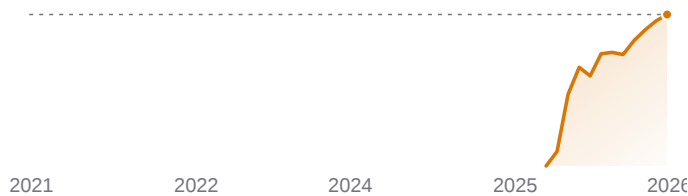


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

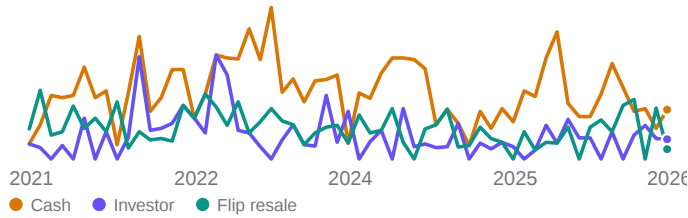
4.7%



## BUYERS & OUTCOMES

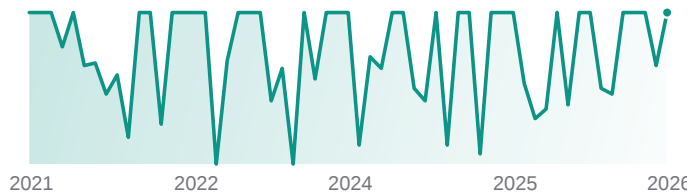
### Buyer mix

Cash 17% · Investor 6.9% · Flip resale 3.4%



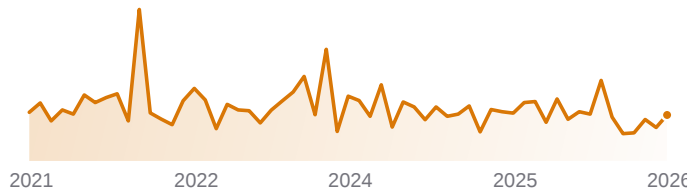
### Sellers who sold at a gain

100%

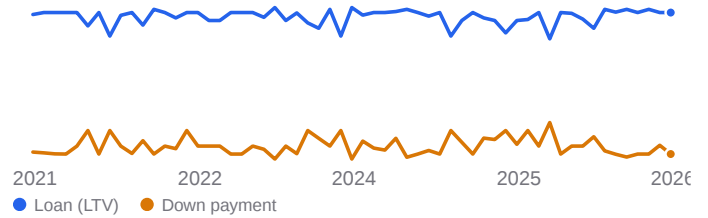


### Median annualized return at resale

+6.9%

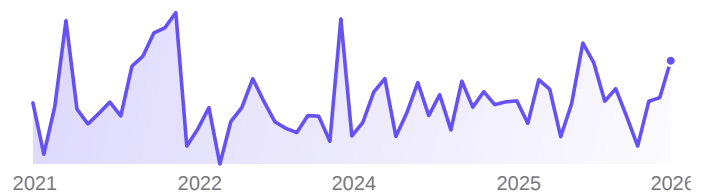


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



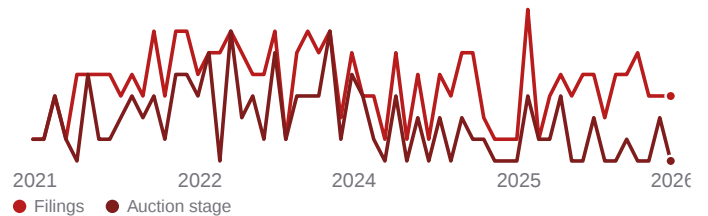
### Typical hold before selling

6.7 yrs



### Preforeclosure filings

Filings 3 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 6,040     |
| Median value (AVM) | \$322K    |
| Median size        | 1,528 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1947      |
| Single family      | 55%       |
| Condos             | 0.6%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 55%  |
| Underwater (LTV 125% or more) | 2.1% |
| Owner occupied                | 94%  |
| Company owned                 | 7.4% |
| Median loan-to-value          | 47%  |

Typical ownership tenure

11.1 yrs

## COMMUNITY

|                                  |                         |
|----------------------------------|-------------------------|
| Population                       | 20,516                  |
| Density                          | 1,106 / mi <sup>2</sup> |
| Median household income          | \$70K                   |
| Average household income         | \$86K                   |
| Crime index (US avg 100)         | 120                     |
| Air pollution index (US avg 100) | 96                      |
| Earthquake index (US avg 100)    | 63                      |
| Homes occupied                   | 95%                     |
| Bachelor's or higher             | 18%                     |
| Poverty rate                     | 8.4%                    |
| Unemployment                     | 0.9%                    |
| Average temp                     | 53°F                    |
| Annual precip                    | 43 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.