

Denver 17517

ZIP code · PA · Pennsylvania > Lancaster County > Denver

SELLER'S MARKET

\$338K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

204

SALES (12 MO)

\$384K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



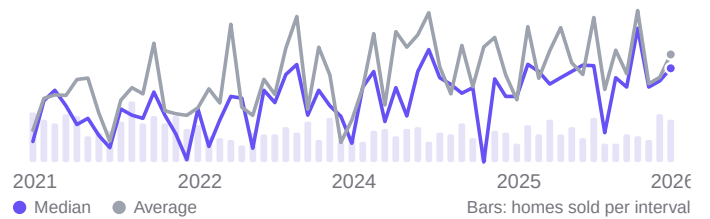
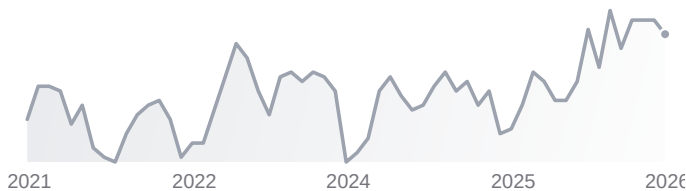
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$355K · Average \$377K

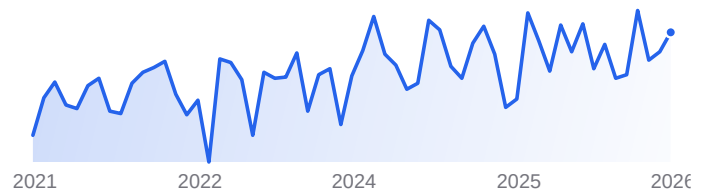
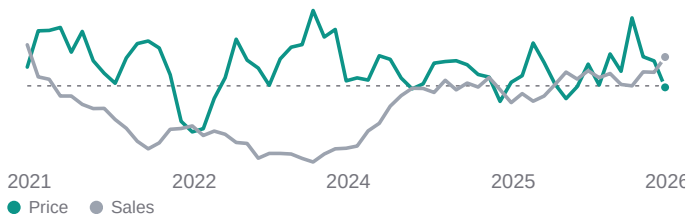


Growth (year over year)

Price -0.6% · Sales +11.5%

Price per square foot

\$229/ft²

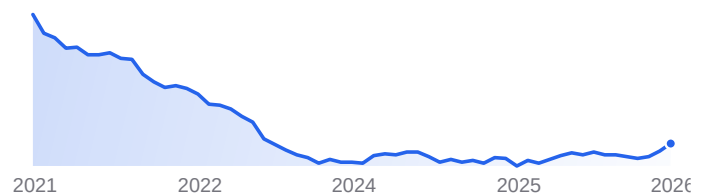
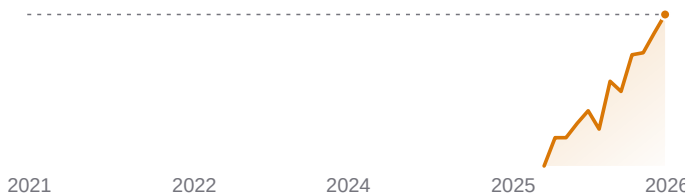


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

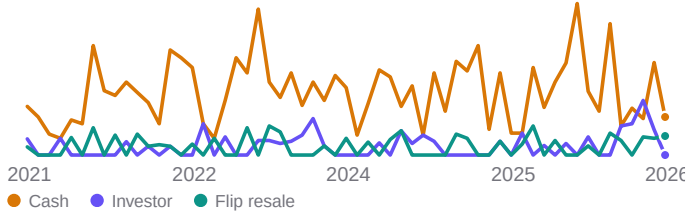
3.6%



BUYERS & OUTCOMES

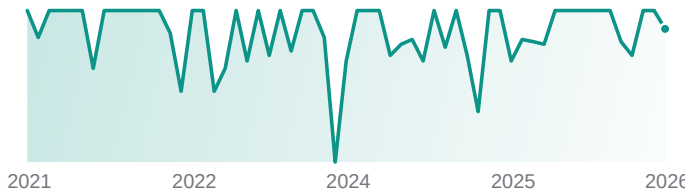
Buyer mix

Cash 17% · Investor 0% · Flip resale 8.7%



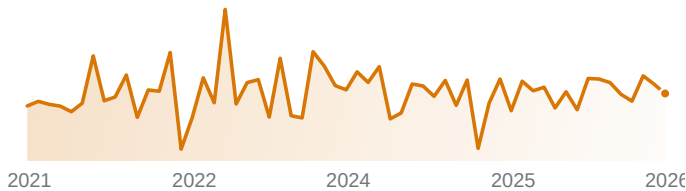
Sellers who sold at a gain

95%

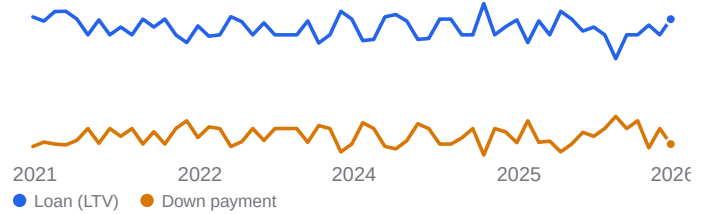


Median annualized return at resale

+6.0%

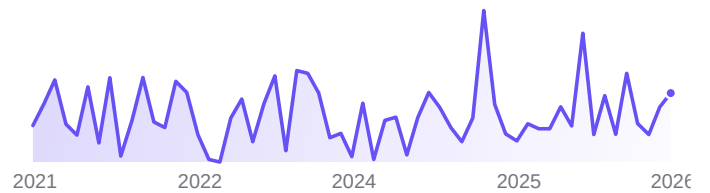


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



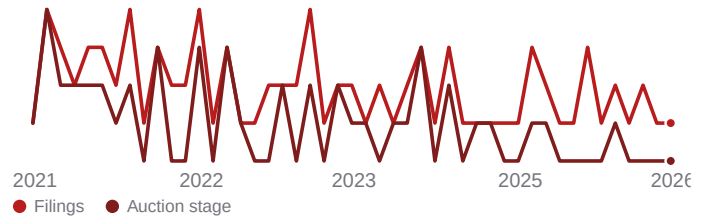
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,677
Median value (AVM)	\$384K
Median size	1,587 ft²
Median bedrooms	3
Median year built	1987
Single family	74%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.3%
Owner occupied	96%
Company owned	4.3%
Median loan-to-value	47%

Typical ownership tenure

12.2 yrs

COMMUNITY

Population	15,570
Density	454 / mi²
Median household income	\$92K
Average household income	\$111K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	75
Homes occupied	97%
Bachelor's or higher	14%
Poverty rate	5.3%
Unemployment	1.0%
Average temp	52°F
Annual precip	46 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.