

Ephrata 17522

ZIP code · PA · Pennsylvania > Lancaster County > Ephrata

SELLER'S MARKET

\$377K

MEDIAN SALE PRICE

+6.6%

1-YR CHANGE

373

SALES (12 MO)

\$369K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



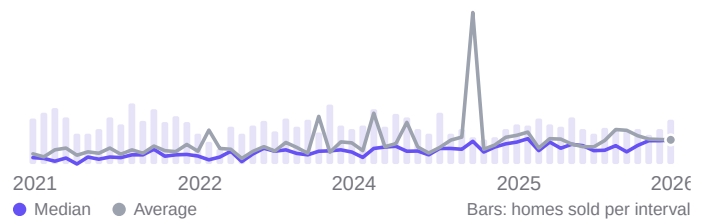
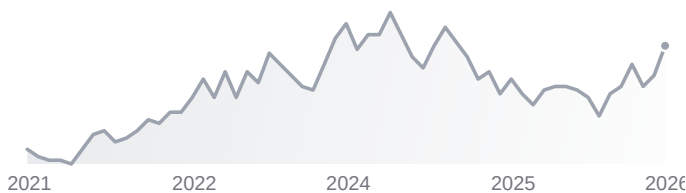
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$380K · Average \$381K

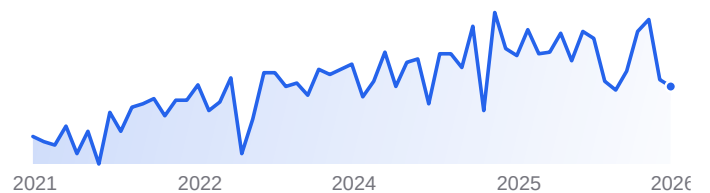
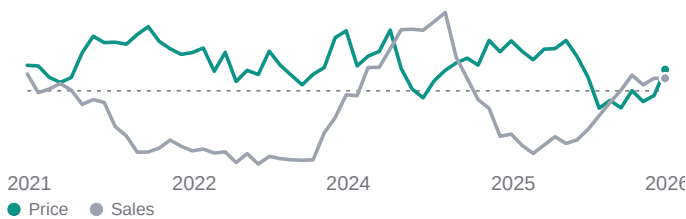


Growth (year over year)

Price +6.6% · Sales +3.9%

Price per square foot

\$190/ft²

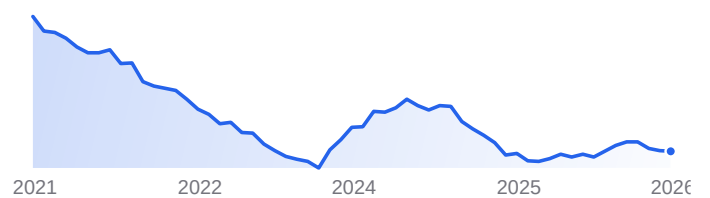


Sale premium vs estimated value

+1.3%

Annual turnover (share of homes sold)

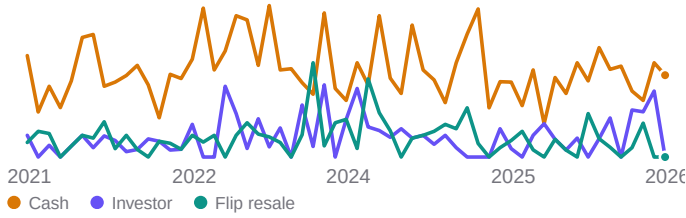
3.4%



BUYERS & OUTCOMES

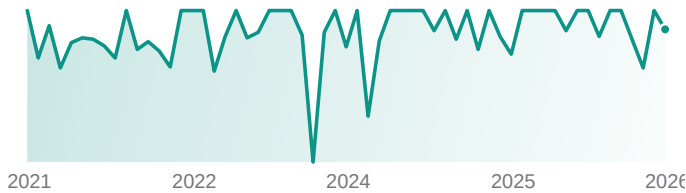
Buyer mix

Cash 29% · Investor 0% · Flip resale 0%



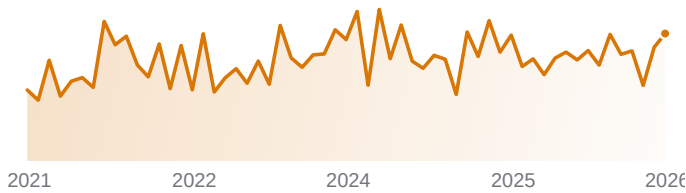
Sellers who sold at a gain

97%

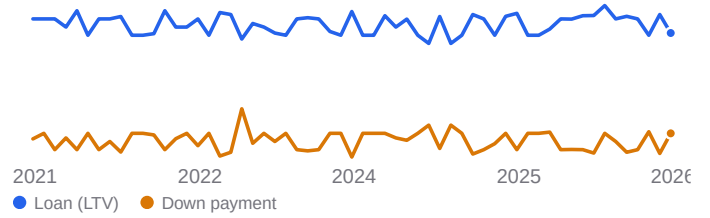


Median annualized return at resale

+7.9%

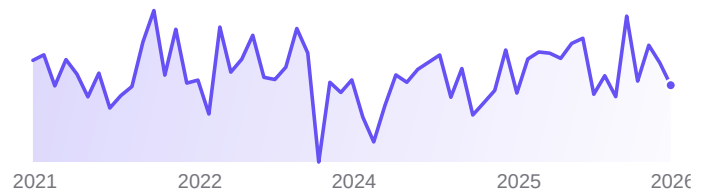


Financing (share of purchase price) Loan (LTV) 81% · Down payment 20%



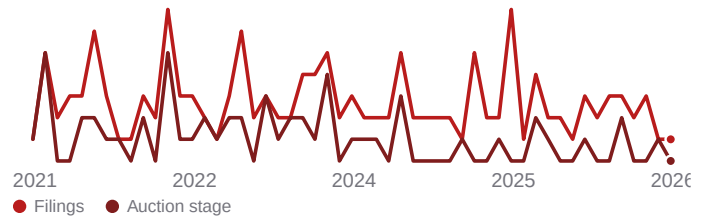
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	10,990
Median value (AVM)	\$369K
Median size	1,546 ft²
Median bedrooms	3
Median year built	1983
Single family	61%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.9%
Owner occupied	95%
Company owned	5.6%
Median loan-to-value	47%

Typical ownership tenure

12.2 yrs

COMMUNITY

Population	34,047
Density	785 / mi²
Median household income	\$77K
Average household income	\$92K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	75
Homes occupied	97%
Bachelor's or higher	16%
Poverty rate	6.0%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.