

Holtwood 17532

ZIP code · PA · Pennsylvania > Lancaster County

BALANCED MARKET

\$356K

MEDIAN SALE PRICE

+13.4%

1-YR CHANGE

36

SALES (12 MO)

\$413K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



MARKET TRENDS (5 YEARS)

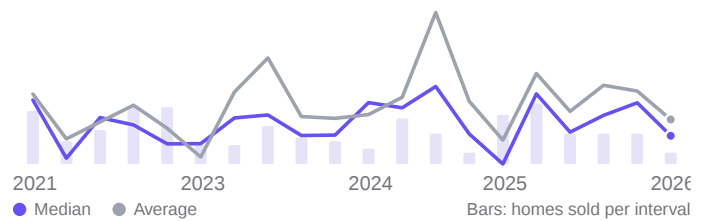
Market temperature (0–100)

55 / 100



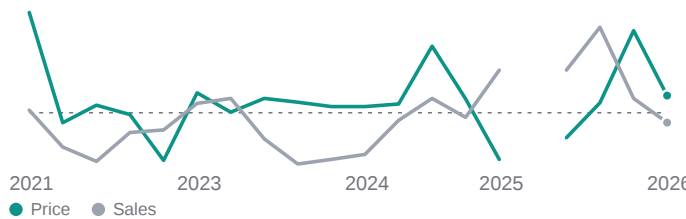
Sale prices

Median \$300K · Average \$342K



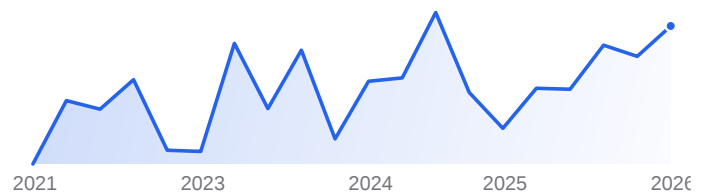
Growth (year over year)

Price +13.4% · Sales -7.7%



Price per square foot

\$260/ft²



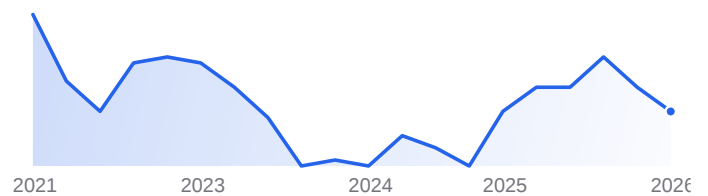
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

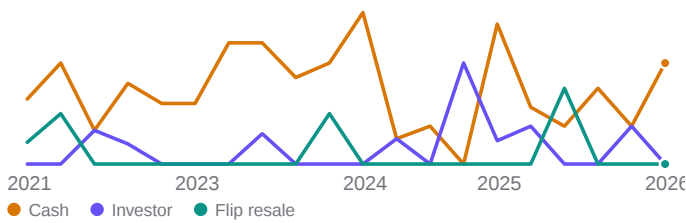
2.9%



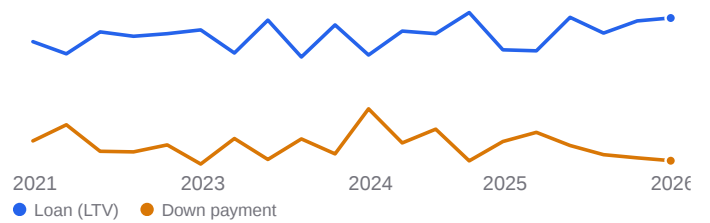
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

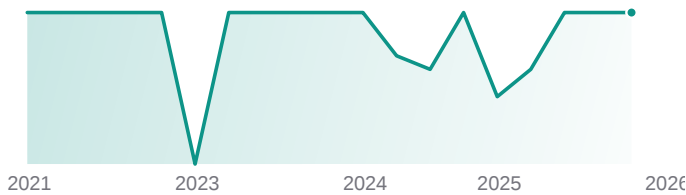


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.1%



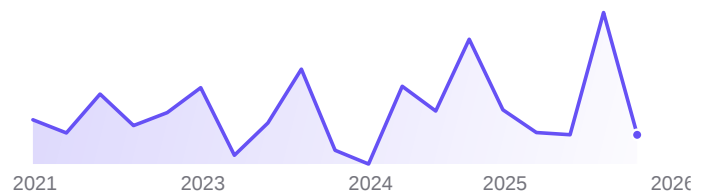
Sellers who sold at a gain

100%



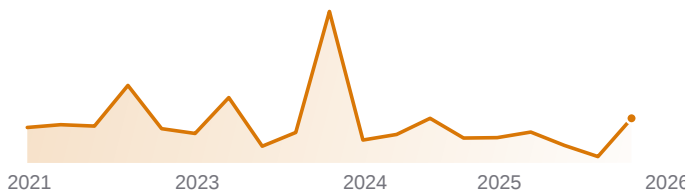
Typical hold before selling

4.8 yrs



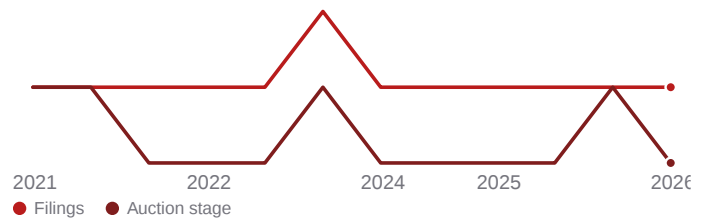
Median annualized return at resale

+9.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,226
Median value (AVM)	\$413K
Median size	1,504 ft²
Median bedrooms	3
Median year built	1985
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.8%
Owner occupied	96%
Company owned	2.9%
Median loan-to-value	48%
Typical ownership tenure	15.0 yrs

COMMUNITY

Population	3,764
Density	152 / mi²
Median household income	\$90K
Average household income	\$109K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	65
Homes occupied	96%
Bachelor's or higher	14%
Poverty rate	6.8%
Unemployment	1.0%
Average temp	52°F
Annual precip	41 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.