

Kinzers 17535

ZIP code · PA · Pennsylvania > Lancaster County

BALANCED MARKET

\$435K

MEDIAN SALE PRICE

+31.1%

1-YR CHANGE

12

SALES (12 MO)

\$473K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



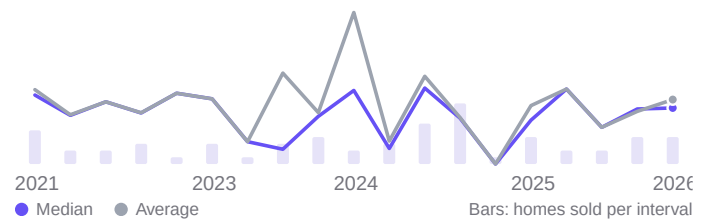
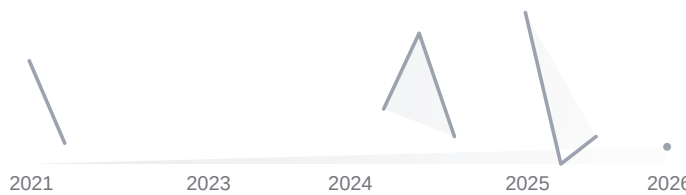
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$428K · Average \$486K

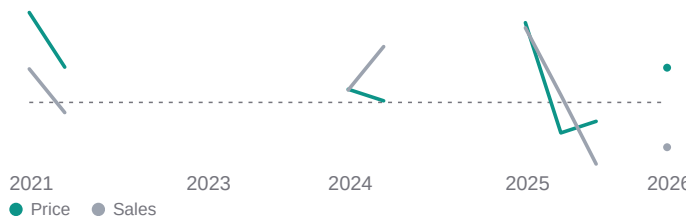


Growth (year over year)

Price +31.1% · Sales -40.0%

Price per square foot

\$163/ft²

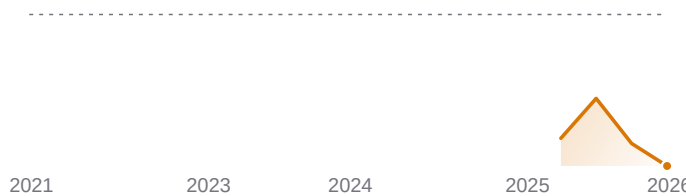


Sale premium vs estimated value

-4.5%

Annual turnover (share of homes sold)

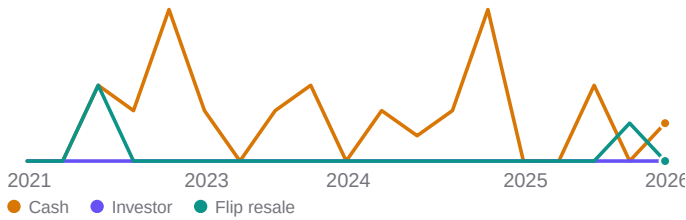
2.0%



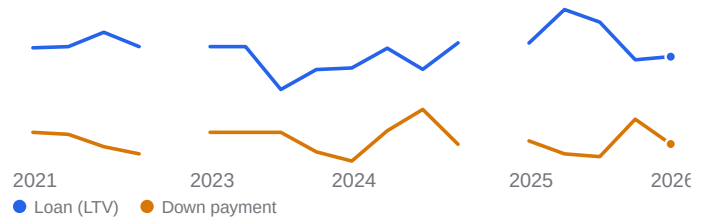
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

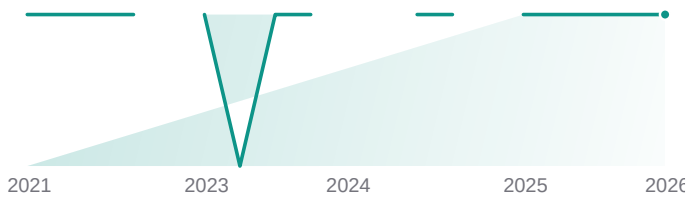


Financing (share of purchase price) Loan (LTV) 73% · Down payment 12%



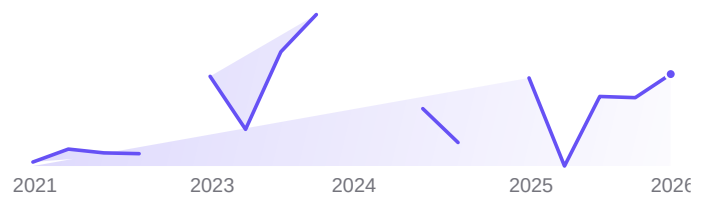
Sellers who sold at a gain

100%



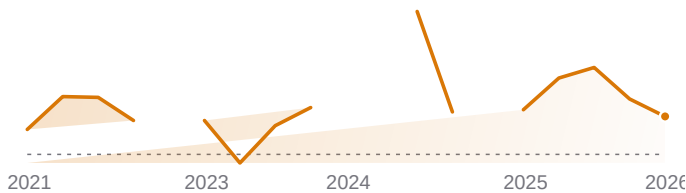
Typical hold before selling

12.3 yrs



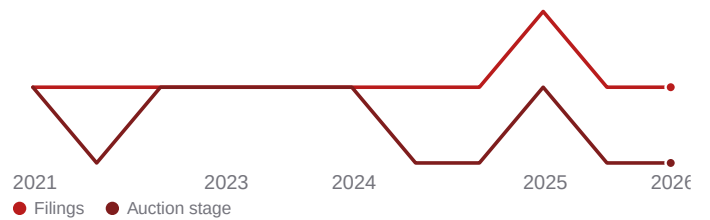
Median annualized return at resale

+3.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	587
Median value (AVM)	\$473K
Median size	2,088 ft²
Median bedrooms	4
Median year built	1973
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	7.0%
Owner occupied	94%
Company owned	3.6%
Median loan-to-value	52%
Typical ownership tenure	14.7 yrs

COMMUNITY

Population	3,545
Density	288 / mi²
Median household income	\$94K
Average household income	\$103K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	77
Homes occupied	96%
Bachelor's or higher	12%
Poverty rate	5.7%
Unemployment	1.1%
Average temp	52°F
Annual precip	46 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.