

Leola 17540

ZIP code · PA · Pennsylvania > Lancaster County > Leola

BALANCED MARKET

\$417K

MEDIAN SALE PRICE

+8.1%

1-YR CHANGE

71

SALES (12 MO)

\$396K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



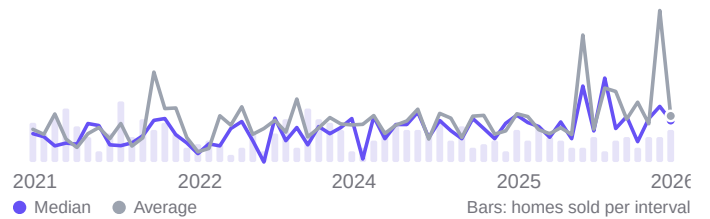
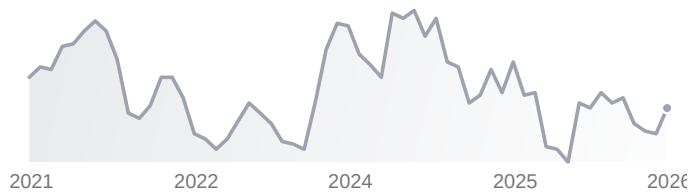
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$390K · Average \$413K

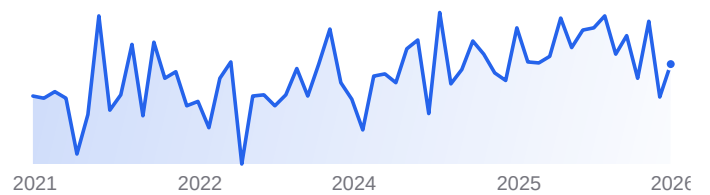
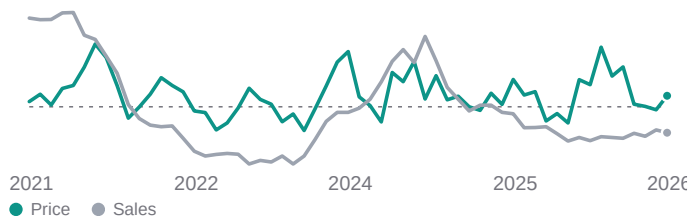


Growth (year over year)

Price +8.1% · Sales -19.3%

Price per square foot

\$206/ft²

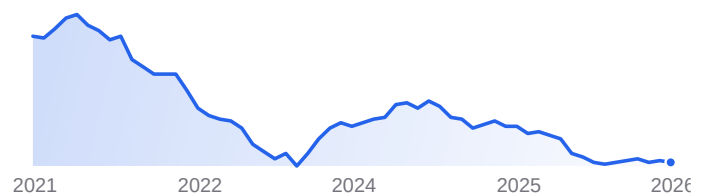
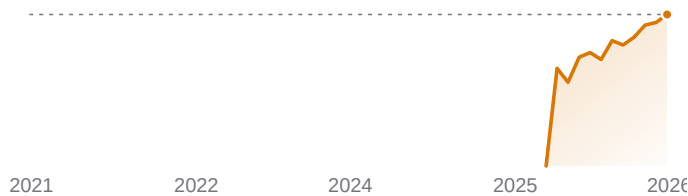


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

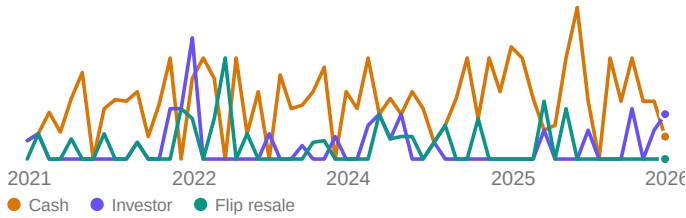
2.3%



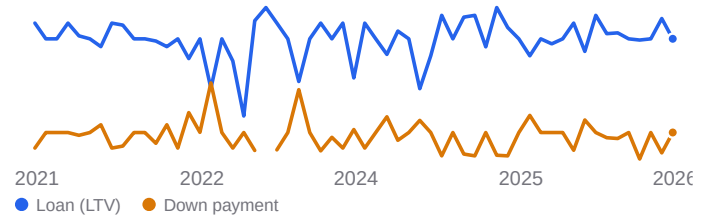
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 22% · Flip resale 0%

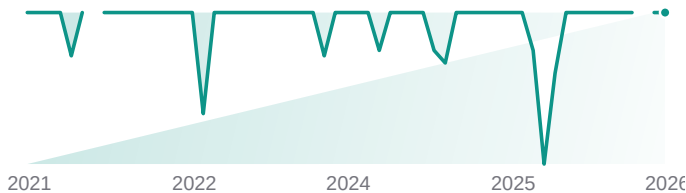


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



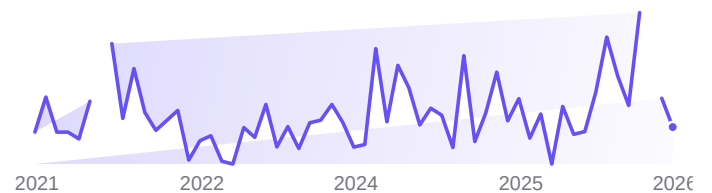
Sellers who sold at a gain

100%



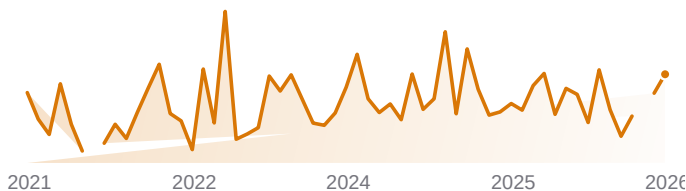
Typical hold before selling

5.9 yrs



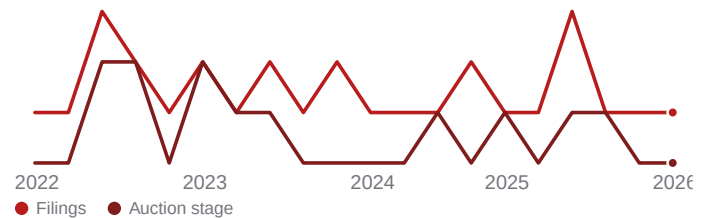
Median annualized return at resale

+8.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,044
Median value (AVM)	\$396K
Median size	1,712 ft²
Median bedrooms	3
Median year built	1972
Single family	77%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	3.0%
Owner occupied	94%
Company owned	5.6%
Median loan-to-value	46%

Typical ownership tenure

13.2 yrs

COMMUNITY

Population	10,495
Density	514 / mi²
Median household income	\$90K
Average household income	\$109K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	76
Homes occupied	97%
Bachelor's or higher	20%
Poverty rate	5.6%
Unemployment	0.9%
Average temp	52°F
Annual precip	44 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.