

Manheim 17545

ZIP code · PA · Pennsylvania > Lancaster County > Manheim

SELLER'S MARKET

\$350K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

294

SALES (12 MO)

\$399K

MEDIAN VALUE (AVM)

Market temperature

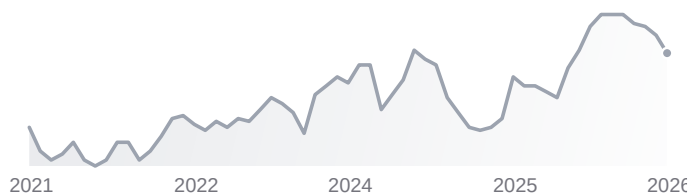
Seller's market · 66 / 100



MARKET TRENDS (5 YEARS)

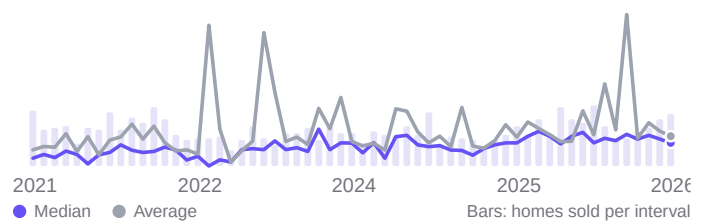
Market temperature (0–100)

66 / 100



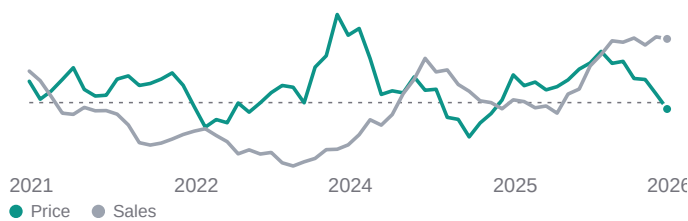
Sale prices

Median \$330K · Average \$365K



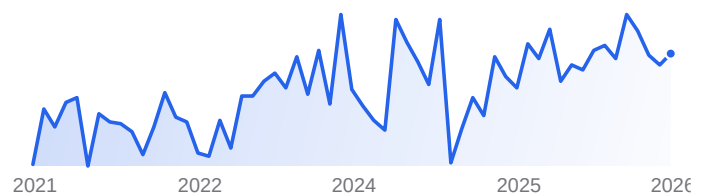
Growth (year over year)

Price -3.3% · Sales +32.4%



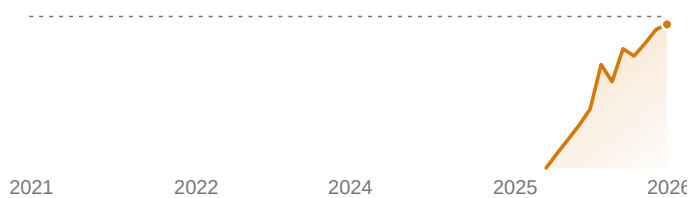
Price per square foot

\$217/ft²



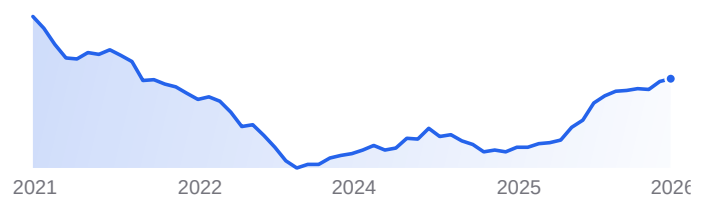
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

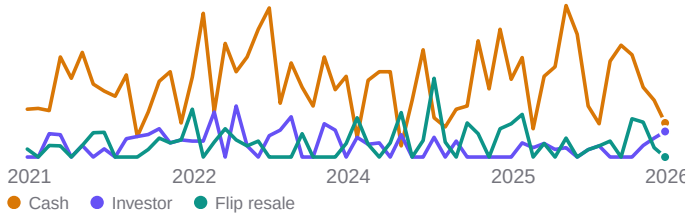
3.8%



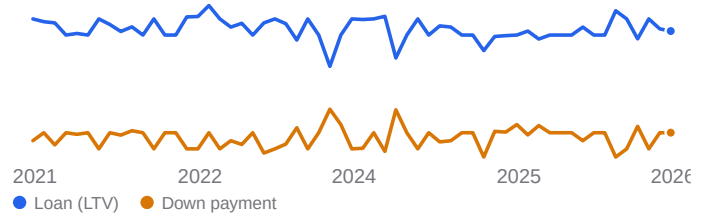
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 10% · Flip resale 0%

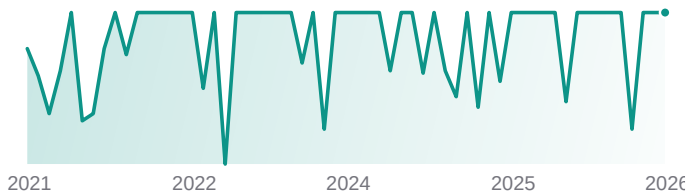


Financing (share of purchase price) Loan (LTV) 83% · Down payment 20%



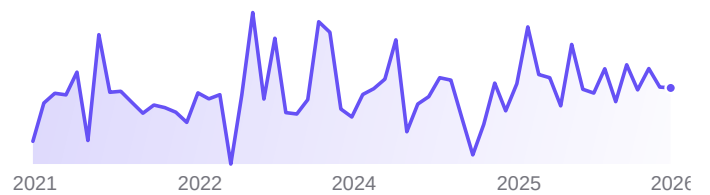
Sellers who sold at a gain

100%



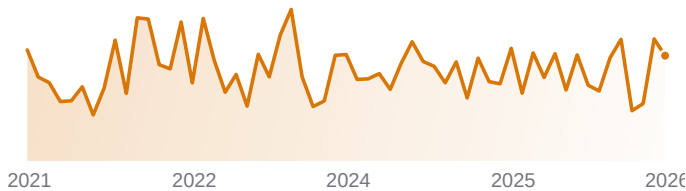
Typical hold before selling

8.0 yrs



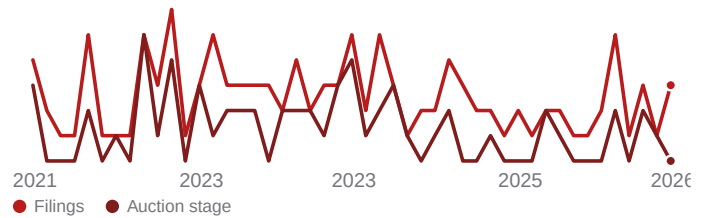
Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	7,772
Median value (AVM)	\$399K
Median size	1,635 ft²
Median bedrooms	3
Median year built	1976
Single family	72%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.9%
Owner occupied	96%
Company owned	4.4%
Median loan-to-value	46%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	24,682
Density	346 / mi²
Median household income	\$88K
Average household income	\$111K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	67
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	4.9%
Unemployment	1.0%
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.