

Mount Joy 17552

ZIP code · PA · Pennsylvania > Lancaster County > Mount Joy

BALANCED MARKET

\$319K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

263

SALES (12 MO)

\$360K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



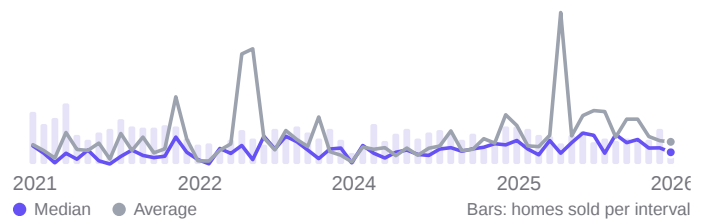
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$305K · Average \$354K

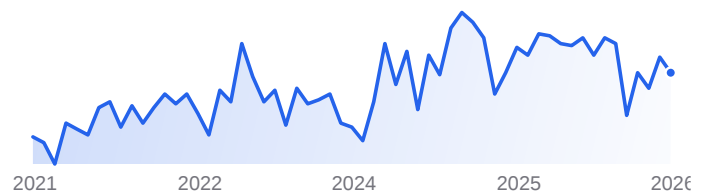
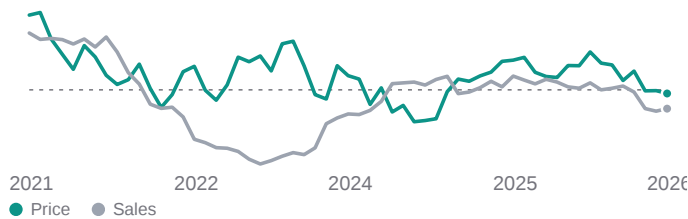


Growth (year over year)

Price -1.7% · Sales -9.0%

Price per square foot

\$204/ft²

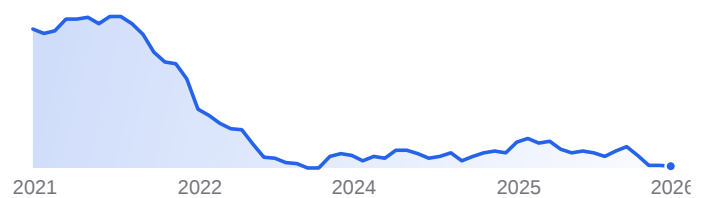
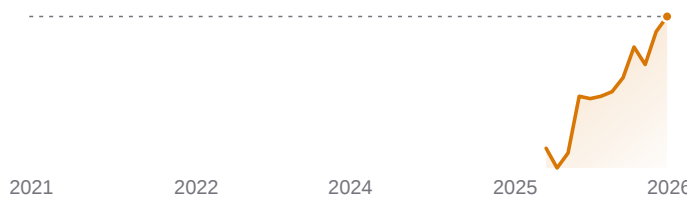


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

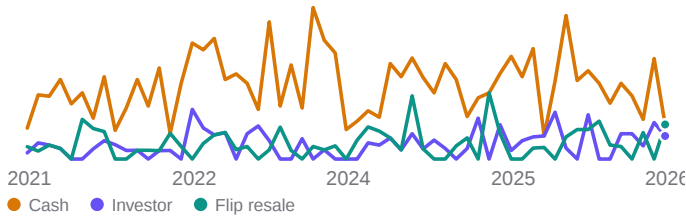
3.6%



BUYERS & OUTCOMES

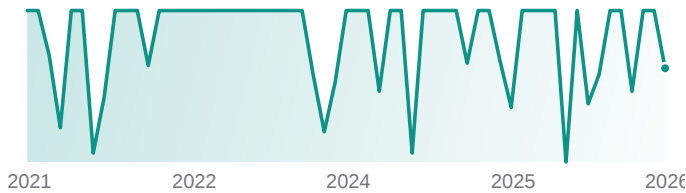
Buyer mix

Cash 13% · Investor 8.7% · Flip resale 13%



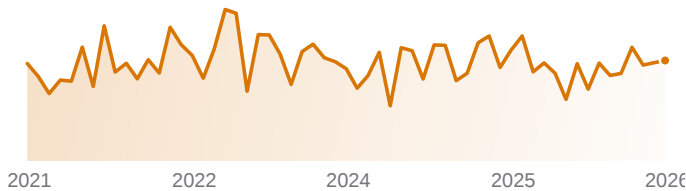
Sellers who sold at a gain

95%

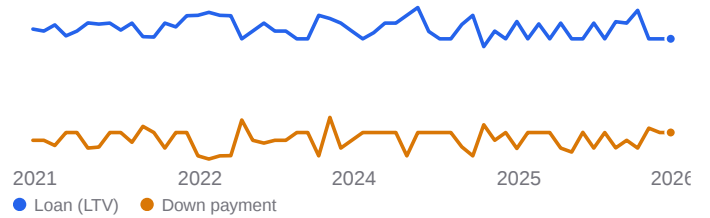


Median annualized return at resale

+6.1%

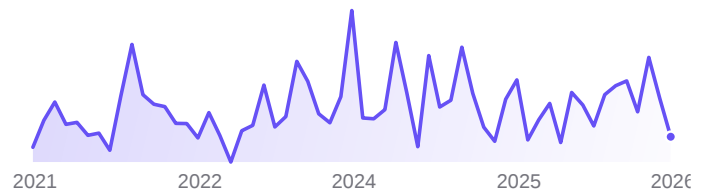


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



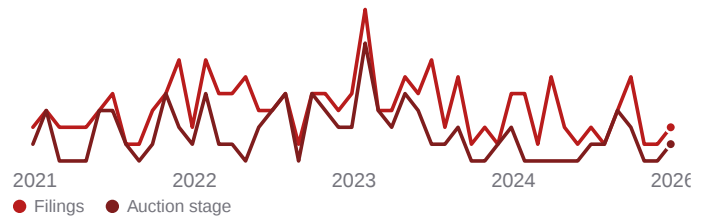
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	7,222
Median value (AVM)	\$360K
Median size	1,569 ft²
Median bedrooms	3
Median year built	1990
Single family	60%
Condos	6.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.5%
Owner occupied	95%
Company owned	5.5%
Median loan-to-value	47%

Typical ownership tenure

11.5 yrs

COMMUNITY

Population	20,162
Density	606 / mi²
Median household income	\$89K
Average household income	\$100K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	62
Homes occupied	97%
Bachelor's or higher	23%
Poverty rate	4.8%
Unemployment	1.0%
Average temp	52°F
Annual precip	43 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.