

Mountville 17554

ZIP code · PA · Pennsylvania > Lancaster County > Mountville

BALANCED MARKET

\$331K

MEDIAN SALE PRICE

-18.0%

1-YR CHANGE

92

SALES (12 MO)

\$346K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



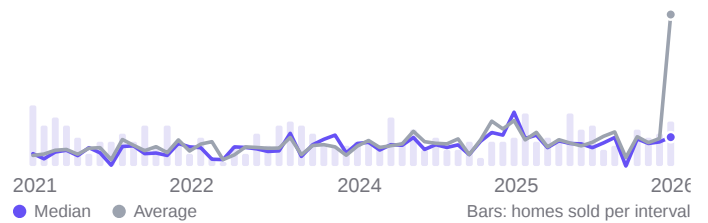
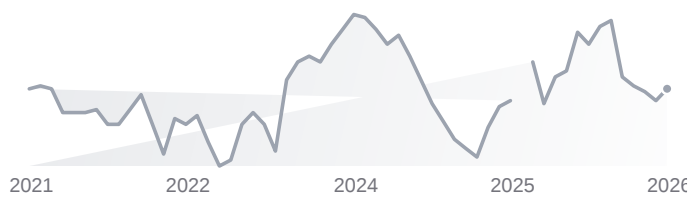
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$353K · Average \$1.1M

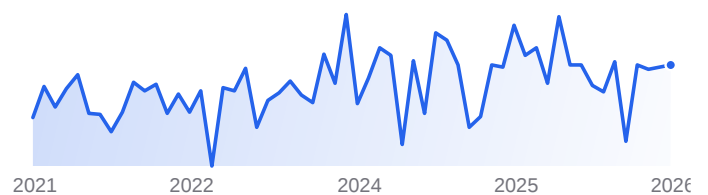
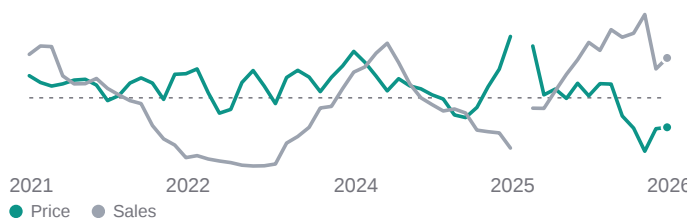


Growth (year over year)

Price -18.0% · Sales +24.3%

Price per square foot

\$212/ft²

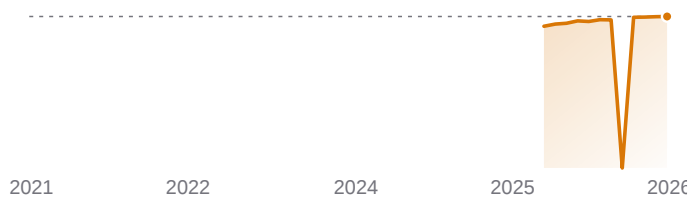


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

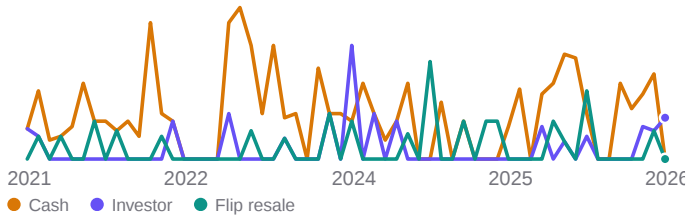
4.0%



BUYERS & OUTCOMES

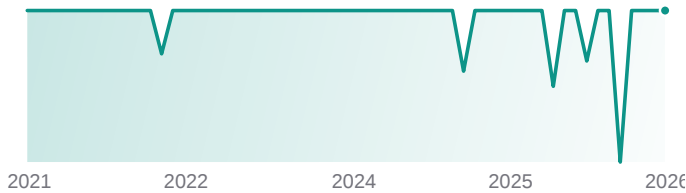
Buyer mix

Cash 0% · Investor 18% · Flip resale 0%



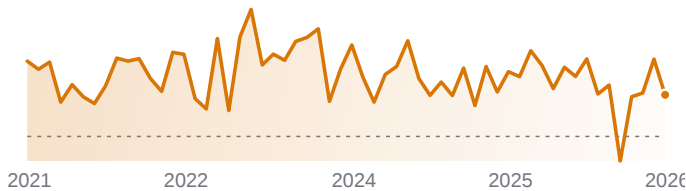
Sellers who sold at a gain

100%

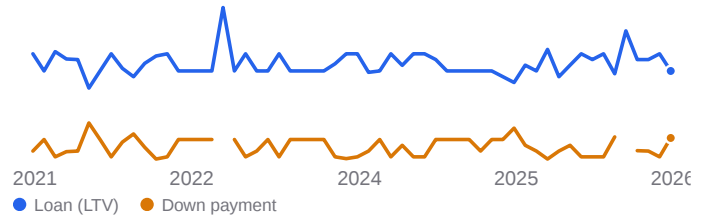


Median annualized return at resale

+3.8%

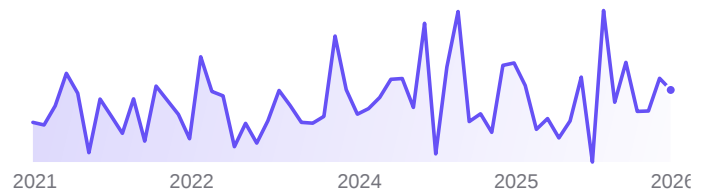


Financing (share of purchase price) Loan (LTV) 80% · Down payment 21%



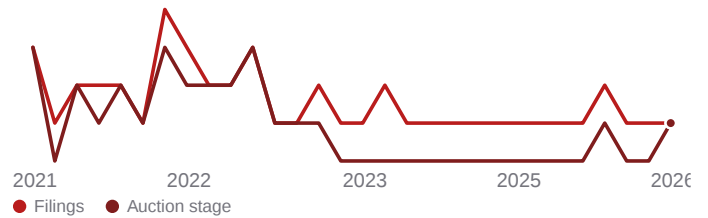
Typical hold before selling

10.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,282
Median value (AVM)	\$346K
Median size	1,569 ft²
Median bedrooms	3
Median year built	1988
Single family	58%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	0.7%
Owner occupied	98%
Company owned	3.8%
Median loan-to-value	51%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	6,891
Density	2,280 / mi²
Median household income	\$91K
Average household income	\$109K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	68
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	6.6%
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.