

New Providence 17560

ZIP code · PA · Pennsylvania > Lancaster County

BALANCED MARKET

\$455K

MEDIAN SALE PRICE

+120.8%

1-YR CHANGE

77

SALES (12 MO)

\$399K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

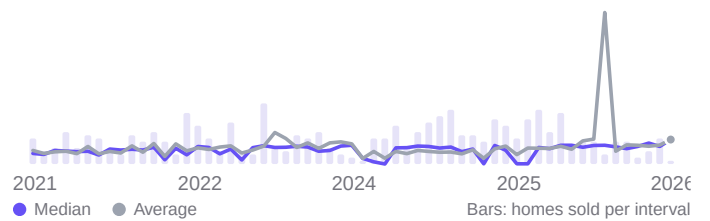
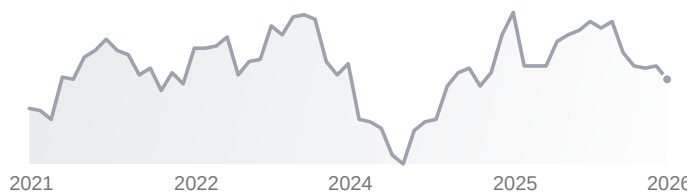
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$511K · Average \$511K

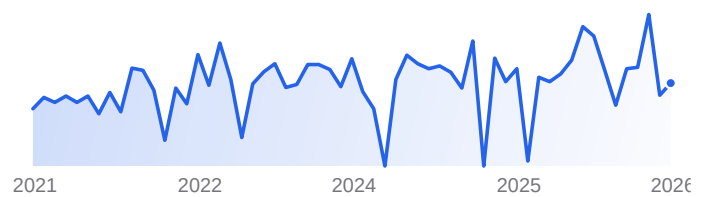
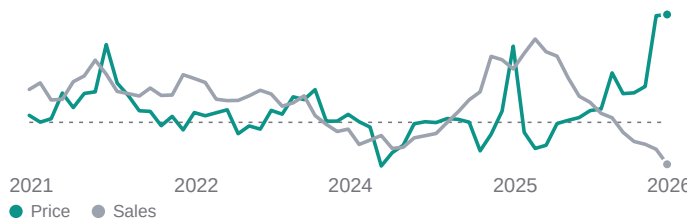


Growth (year over year)

Price +120.8% · Sales -46.9%

Price per square foot

\$189/ft²

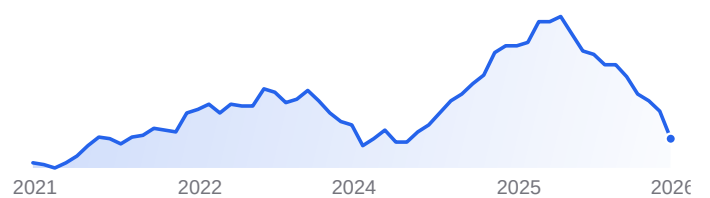
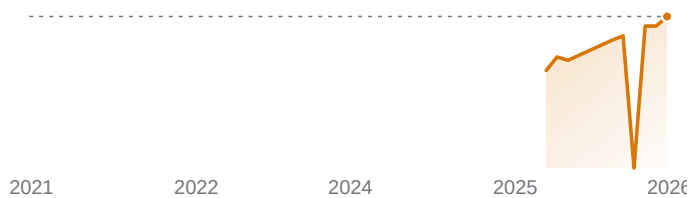


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

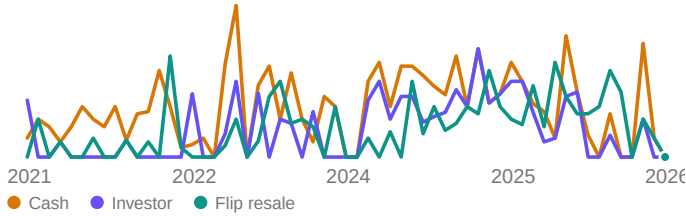
3.6%



BUYERS & OUTCOMES

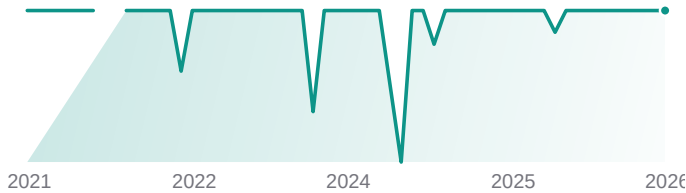
Buyer mix

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



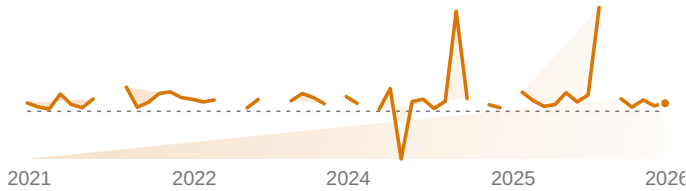
Sellers who sold at a gain

100%

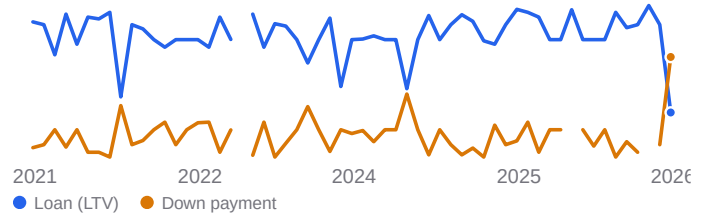


Median annualized return at resale

+4.8%

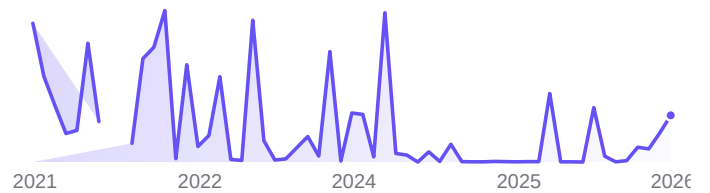


Financing (share of purchase price) Loan (LTV) 32% · Down payment 68%



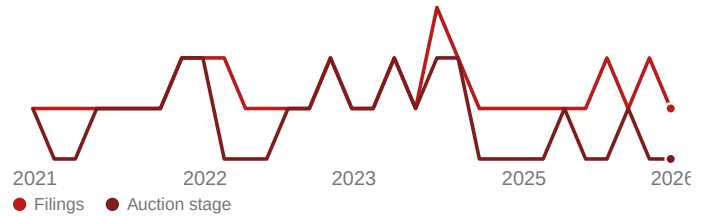
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,127
Median value (AVM)	\$399K
Median size	1,460 ft²
Median bedrooms	3
Median year built	1988
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.0%
Owner occupied	96%
Company owned	3.8%
Median loan-to-value	50%
Typical ownership tenure	12.6 yrs

COMMUNITY

Population	5,573
Density	380 / mi²
Median household income	\$79K
Average household income	\$94K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	72
Homes occupied	97%
Bachelor's or higher	12%
Poverty rate	9.0%
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.