

# Reinholds 17569

ZIP code · PA · Pennsylvania > Lancaster County > Reinholds

**SELLER'S MARKET**

**\$382K**

MEDIAN SALE PRICE

**+11.2%**

1-YR CHANGE

**91**

SALES (12 MO)

**\$385K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 76 / 100**

Buyer's market

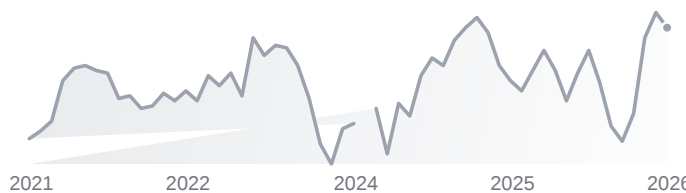
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

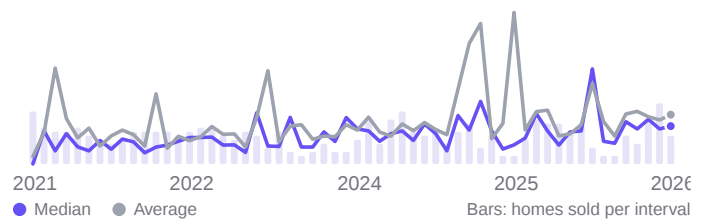
Market temperature (0–100)

**76 / 100**



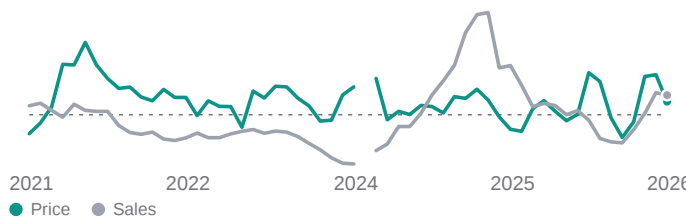
Sale prices

**Median \$375K · Average \$435K**



Growth (year over year)

**Price +11.2% · Sales +16.7%**



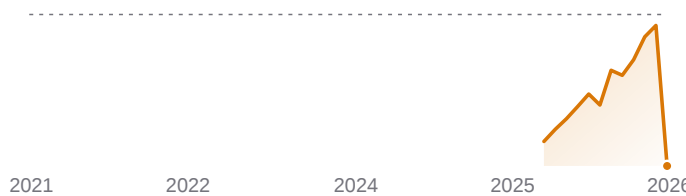
Price per square foot

**\$210/ft²**



Sale premium vs estimated value

**-5.1%**



Annual turnover (share of homes sold)

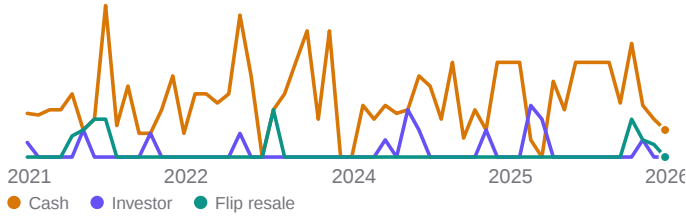
**4.1%**



## BUYERS & OUTCOMES

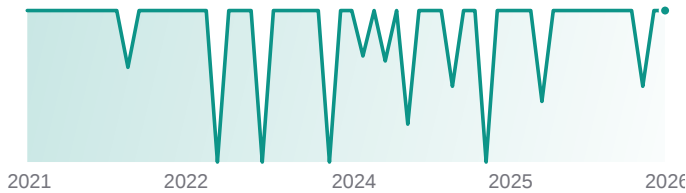
### Buyer mix

Cash 14% · Investor 0% · Flip resale 0%



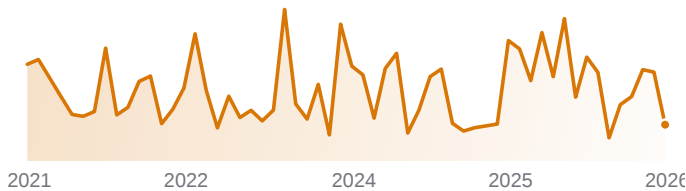
### Sellers who sold at a gain

100%

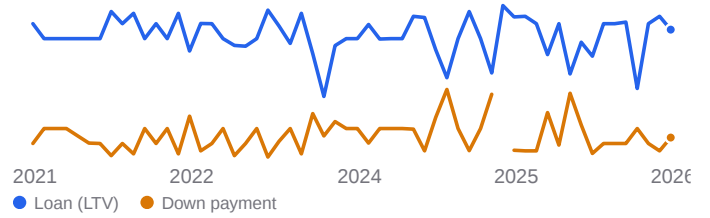


### Median annualized return at resale

+2.8%

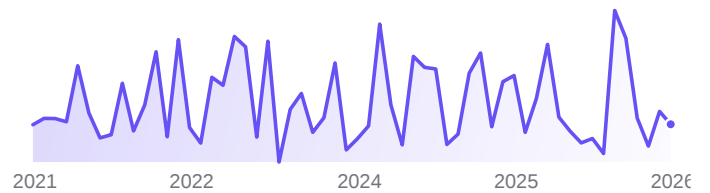


### Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



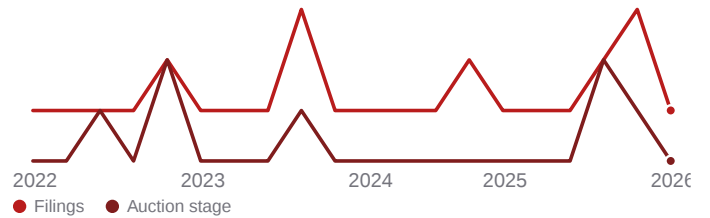
### Typical hold before selling

6.0 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,228     |
| Median value (AVM) | \$385K    |
| Median size        | 1,636 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1986      |
| Single family      | 78%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 54%      |
| Underwater (LTV 125% or more) | 1.7%     |
| Owner occupied                | 95%      |
| Company owned                 | 3.6%     |
| Median loan-to-value          | 48%      |
| Typical ownership tenure      | 12.8 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>6,539</b>     |
| Density                          | <b>430 / mi²</b> |
| Median household income          | <b>\$96K</b>     |
| Average household income         | <b>\$119K</b>    |
| Crime index (US avg 100)         | <b>80</b>        |
| Air pollution index (US avg 100) | <b>112</b>       |
| Earthquake index (US avg 100)    | <b>68</b>        |
| Homes occupied                   | <b>98%</b>       |
| Bachelor's or higher             | <b>18%</b>       |
| Poverty rate                     | <b>6.1%</b>      |
| Unemployment                     | <b>1.1%</b>      |
| Average temp                     | <b>52°F</b>      |
| Annual precip                    | <b>46 in</b>     |
| Sunshine                         | <b>56%</b>       |

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.