

Terre Hill 17581

ZIP code · PA · Pennsylvania > Lancaster County > Terre Hill

SELLER'S MARKET

\$444K

MEDIAN SALE PRICE

-14.5%

1-YR CHANGE

16

SALES (12 MO)

\$350K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



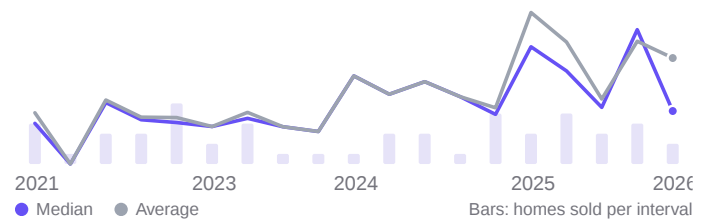
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$294K · Average \$408K

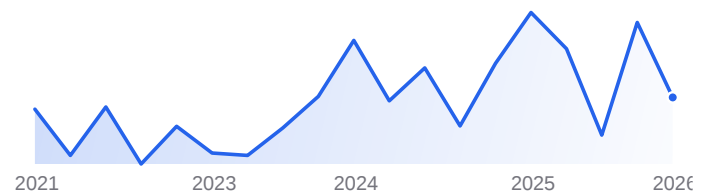
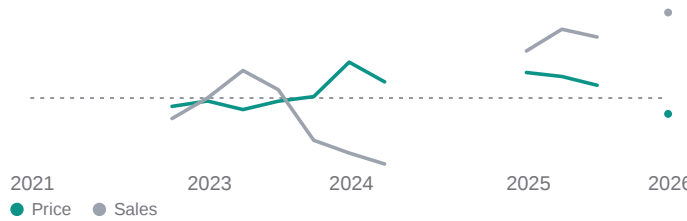


Growth (year over year)

Price -14.5% · Sales +77.8%

Price per square foot

\$189/ft²



Sale premium vs estimated value

-5.7%

Annual turnover (share of homes sold)

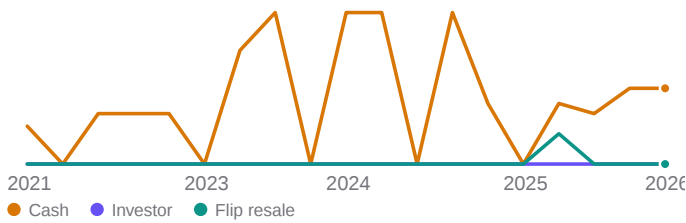
4.5%



BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



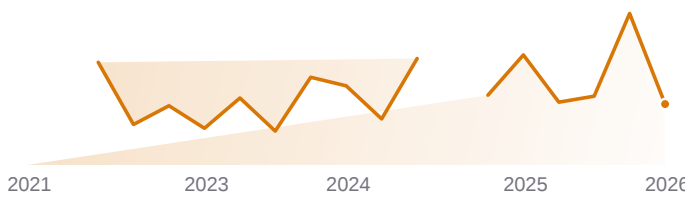
Sellers who sold at a gain

100%

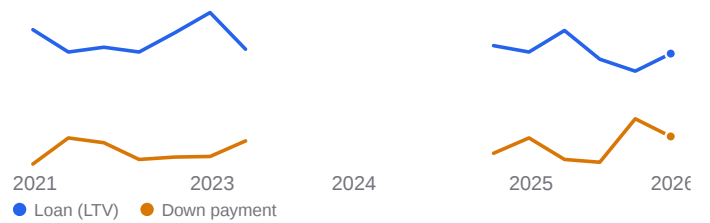


Median annualized return at resale

+4.7%

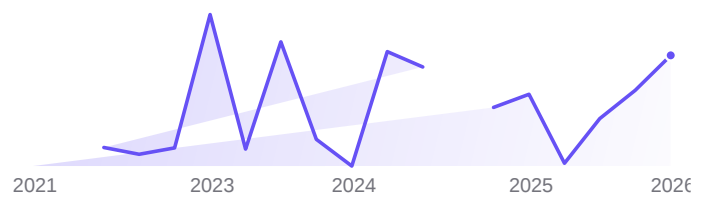


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



Typical hold before selling

16.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	353
Median value (AVM)	\$350K
Median size	1,640 ft²
Median bedrooms	3
Median year built	1940
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0%
Owner occupied	96%
Company owned	4.2%
Median loan-to-value	37%
Typical ownership tenure	14.7 yrs

COMMUNITY

Population	420
Density	3,049 / mi²
Median household income	\$63K
Average household income	\$71K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	78
Homes occupied	98%
Bachelor's or higher	7%
Poverty rate	4.9%
Unemployment	0.8%
Average temp	52°F
Annual precip	45 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.