

Lancaster 17601

ZIP code · PA · Pennsylvania > Lancaster County > Lancaster

SELLER'S MARKET

\$447K

MEDIAN SALE PRICE

+10.5%

1-YR CHANGE

726

SALES (12 MO)

\$424K

MEDIAN VALUE (AVM)

Market temperature

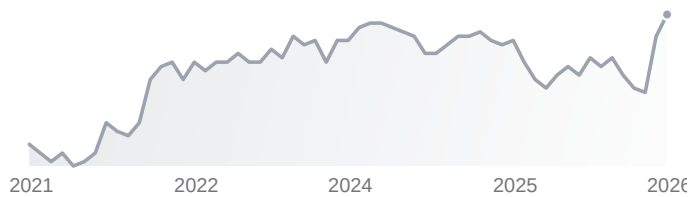
Seller's market · 71 / 100



MARKET TRENDS (5 YEARS)

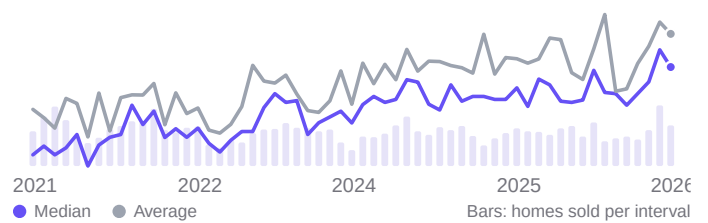
Market temperature (0–100)

71 / 100



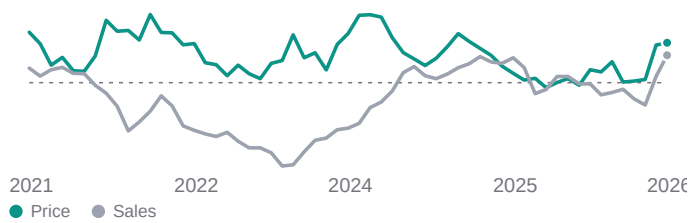
Sale prices

Median \$446K · Average \$502K



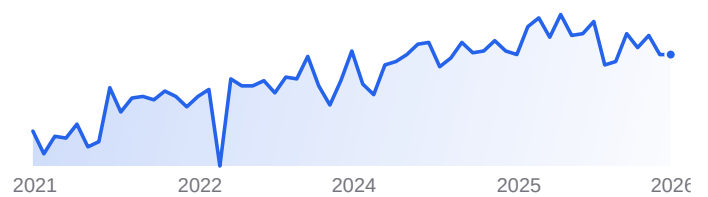
Growth (year over year)

Price +10.5% · Sales +7.2%



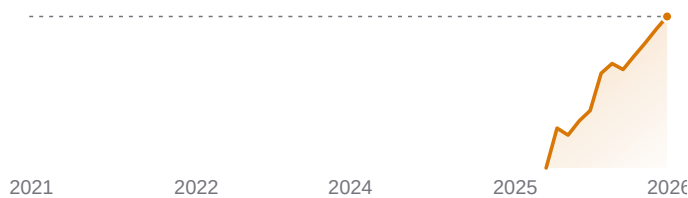
Price per square foot

\$230/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

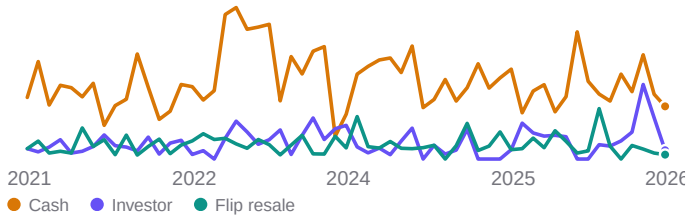
4.2%



BUYERS & OUTCOMES

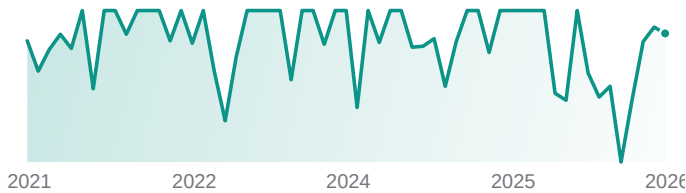
Buyer mix

Cash 17% · Investor 2.9% · Flip resale 1.4%



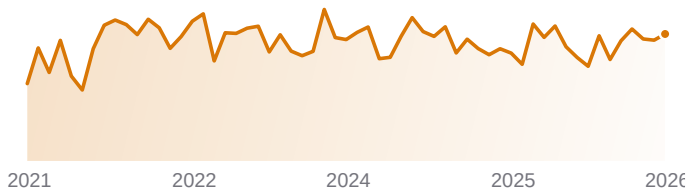
Sellers who sold at a gain

98%

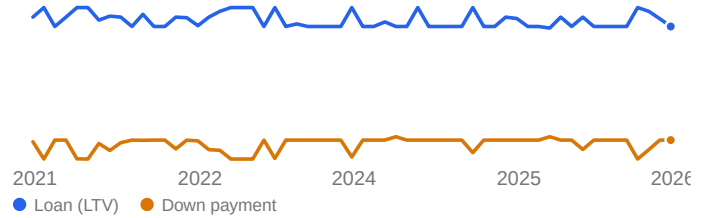


Median annualized return at resale

+6.6%

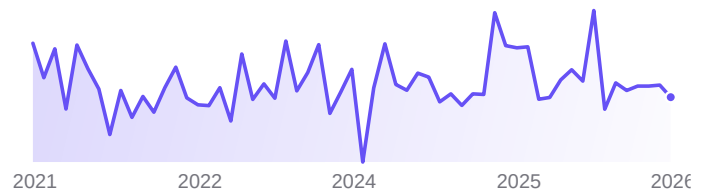


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



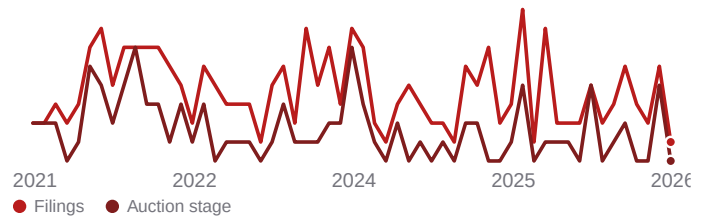
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	17,485
Median value (AVM)	\$424K
Median size	1,732 ft²
Median bedrooms	3
Median year built	1977
Single family	79%
Condos	8.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.5%
Owner occupied	98%
Company owned	4.3%
Median loan-to-value	47%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	57,354
Density	1,688 / mi²
Median household income	\$98K
Average household income	\$130K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	68
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	4.8%
Unemployment	0.9%
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.