

Lancaster 17603

ZIP code · PA · Pennsylvania > Lancaster County > Lancaster

SELLER'S MARKET

\$290K

MEDIAN SALE PRICE

-1.2%

1-YR CHANGE

959

SALES (12 MO)

\$312K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

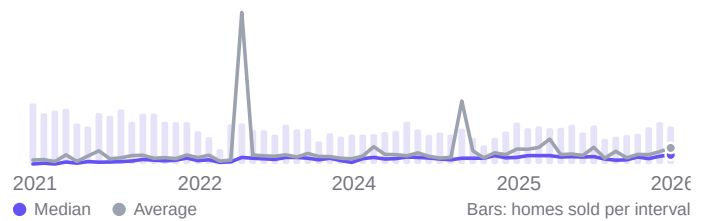
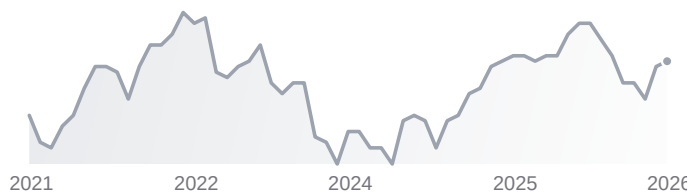
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$310K · Average \$394K

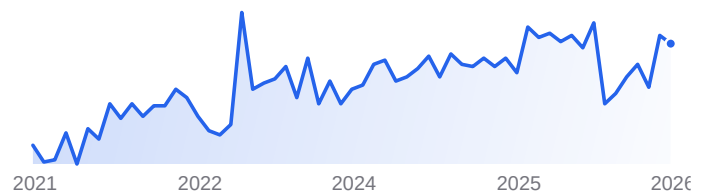
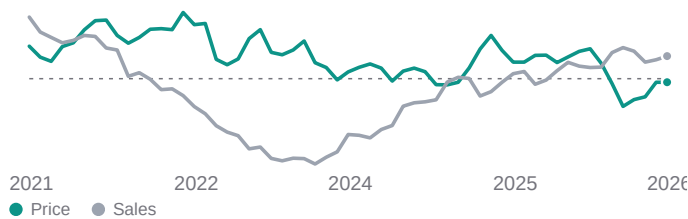


Growth (year over year)

Price -1.2% · Sales +8.2%

Price per square foot

\$203/ft²

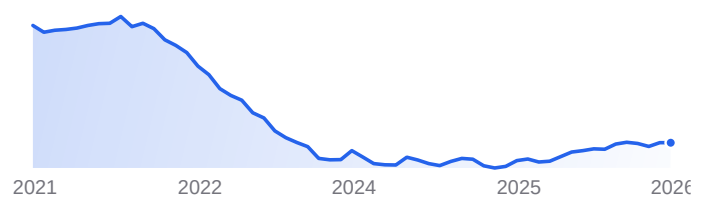
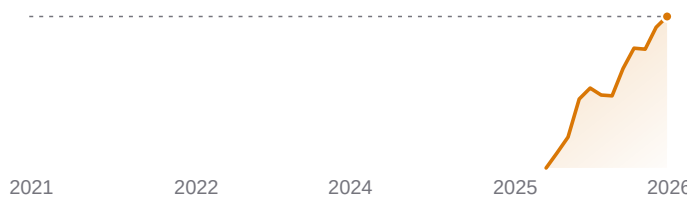


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

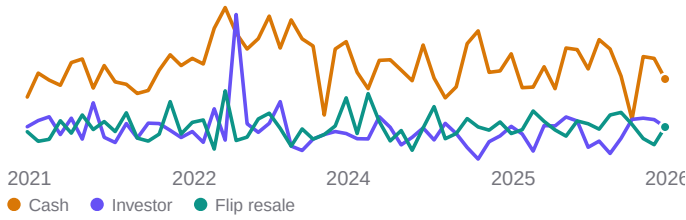
4.7%



BUYERS & OUTCOMES

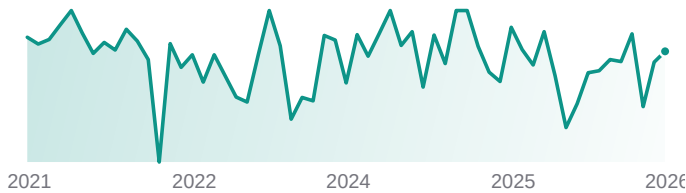
Buyer mix

Cash 23% · Investor 9.1% · Flip resale 9.1%



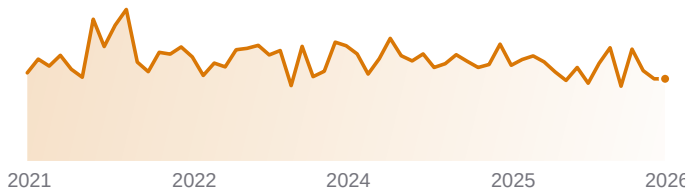
Sellers who sold at a gain

97%

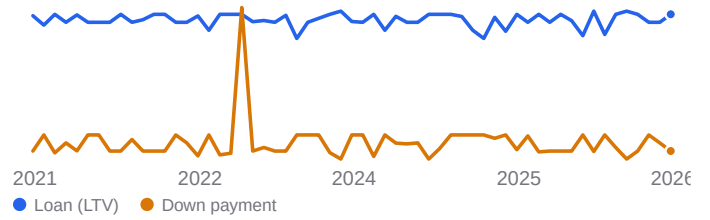


Median annualized return at resale

+6.3%

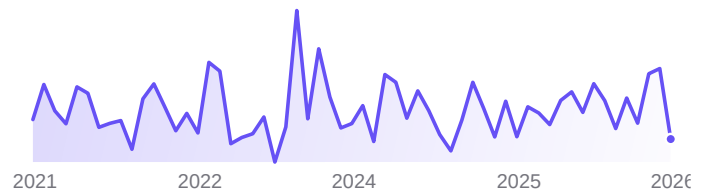


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



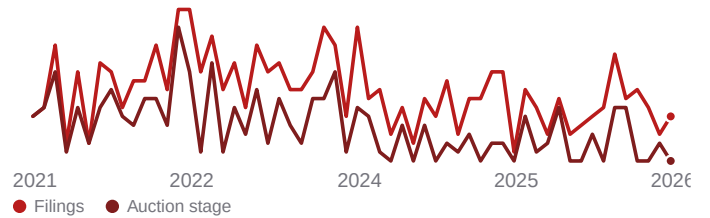
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	20,197
Median value (AVM)	\$312K
Median size	1,439 ft²
Median bedrooms	3
Median year built	1952
Single family	44%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.0%
Owner occupied	94%
Company owned	8.0%
Median loan-to-value	47%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	69,285
Density	2,347 / mi²
Median household income	\$76K
Average household income	\$100K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	66
Homes occupied	95%
Bachelor's or higher	24%
Poverty rate	11.4%
Unemployment	0.9%
Average temp	53°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.