

Mount Pleasant Mills 17853

ZIP code · PA · Pennsylvania > Snyder County > Mount Pleasant Mills

STRONG SELLER'S MARKET

\$303K

MEDIAN SALE PRICE

+110.5%

1-YR CHANGE

35

SALES (12 MO)

\$253K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 84 / 100

Buyer's market

Balanced

Seller's market

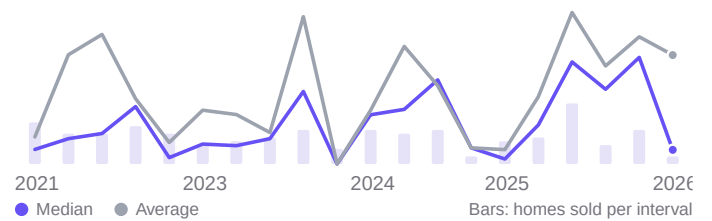
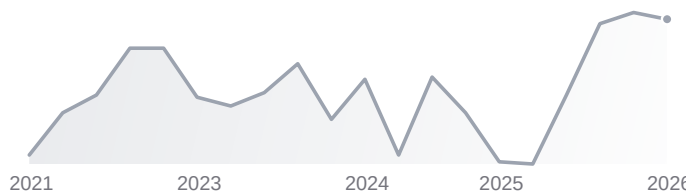
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

84 / 100

Sale prices

Median \$155K · Average \$283K

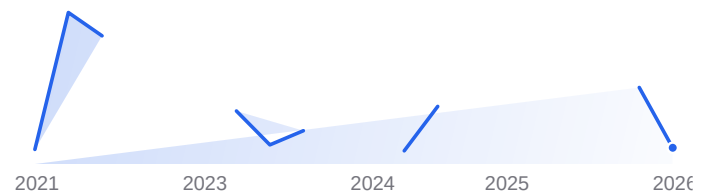
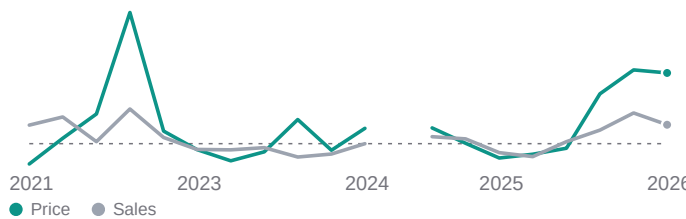


Growth (year over year)

Price +110.5% · Sales +29.6%

Price per square foot

\$93/ft²

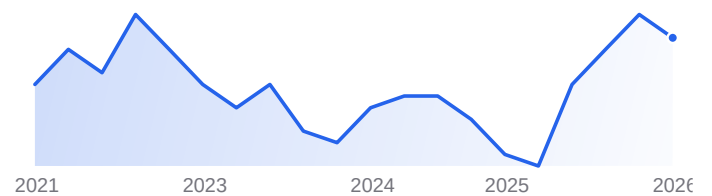


Sale premium vs estimated value

+14.5%

Annual turnover (share of homes sold)

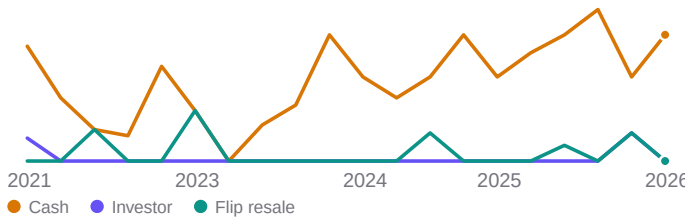
3.5%



BUYERS & OUTCOMES

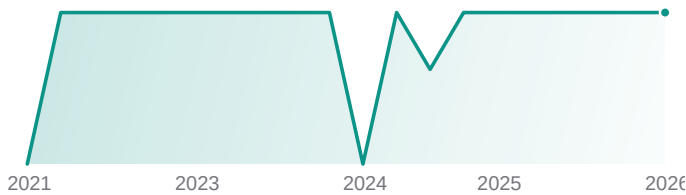
Buyer mix

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



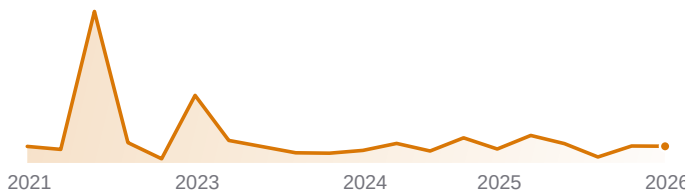
Sellers who sold at a gain

100%

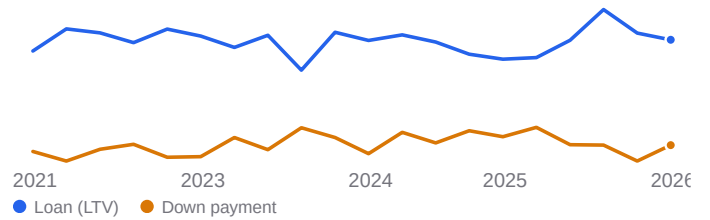


Median annualized return at resale

+7.1%

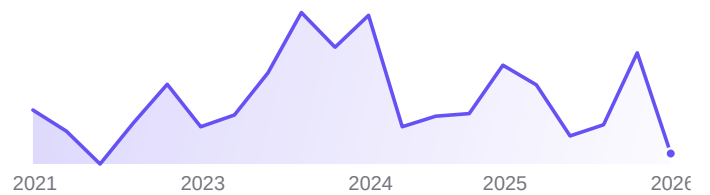


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



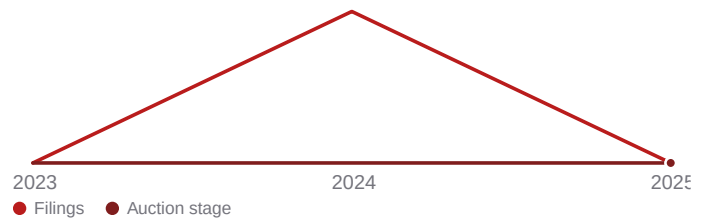
Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,002
Median value (AVM)	\$253K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1985
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.9%
Owner occupied	78%
Company owned	7.1%
Median loan-to-value	36%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	3,107
Density	72 / mi ²
Median household income	\$69K
Average household income	\$83K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	41
Homes occupied	94%
Bachelor's or higher	8%
Poverty rate	7.0%
Unemployment	1.2%
Average temp	50°F
Annual precip	44 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.