

Breinigsville 18031

ZIP code · PA · Pennsylvania > Lehigh County > Breinigsville

BALANCED MARKET

\$516K

MEDIAN SALE PRICE

+16.9%

1-YR CHANGE

162

SALES (12 MO)

\$483K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



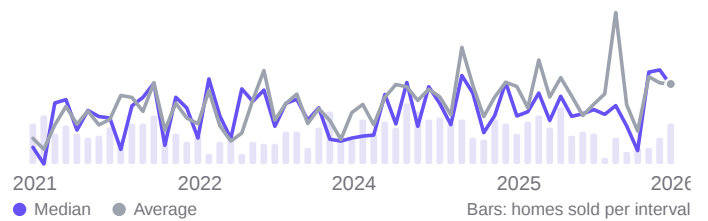
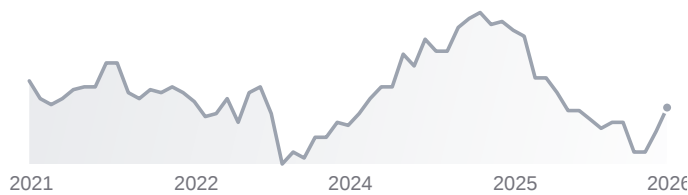
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$494K · Average \$496K

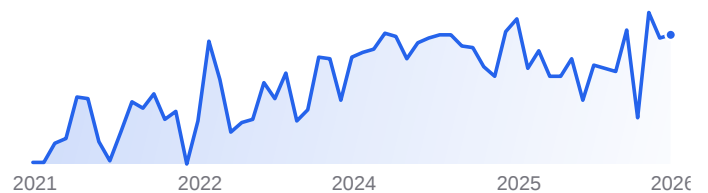
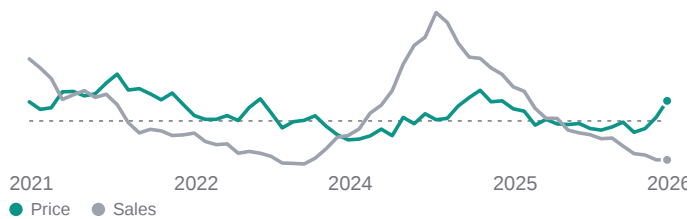


Growth (year over year)

Price +16.9% · Sales -32.5%

Price per square foot

\$257/ft²

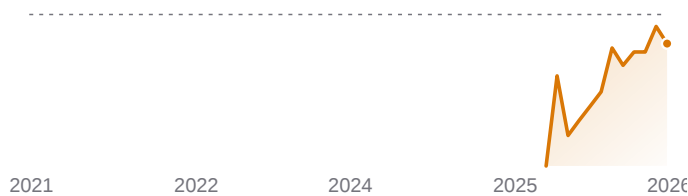


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

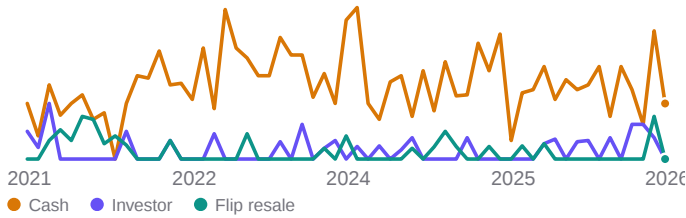
4.0%



BUYERS & OUTCOMES

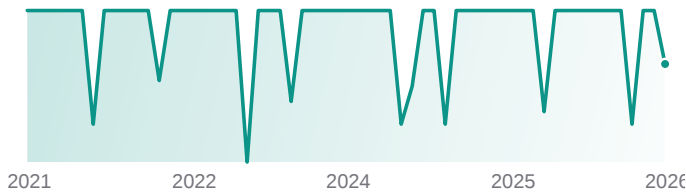
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

94%

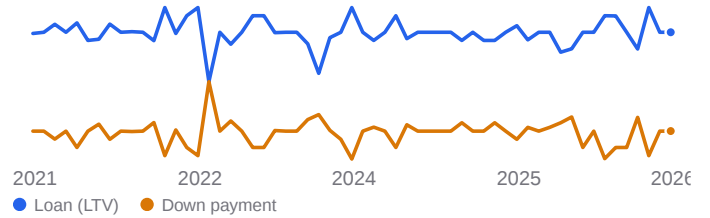


Median annualized return at resale

+5.5%

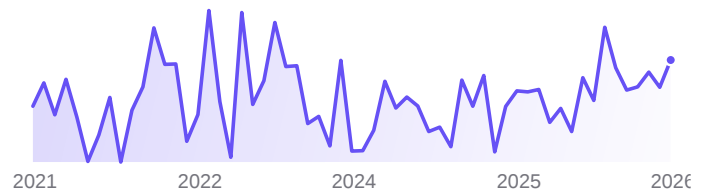


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



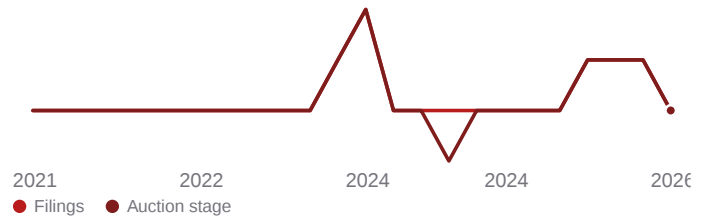
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,078
Median value (AVM)	\$483K
Median size	1,969 ft²
Median bedrooms	3
Median year built	2008
Single family	51%
Condos	6.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	0.8%
Owner occupied	85%
Company owned	3.7%
Median loan-to-value	50%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	12,027
Density	853 / mi²
Median household income	\$105K
Average household income	\$153K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	73
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	3.7%
Unemployment	1.3%
Average temp	51°F
Annual precip	47 in
Sunshine	53%

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.