

Easton 18042

ZIP code · PA · Pennsylvania > Northampton County > Easton

SELLER'S MARKET

\$269K

MEDIAN SALE PRICE

+6.2%

1-YR CHANGE

492

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

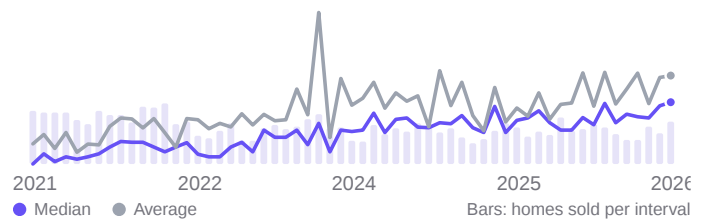
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$283K · Average \$337K

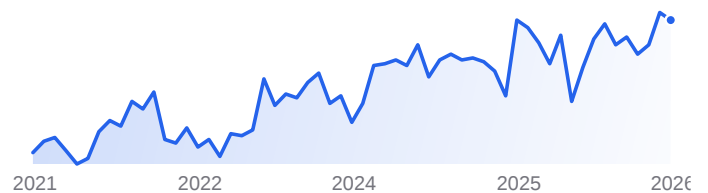
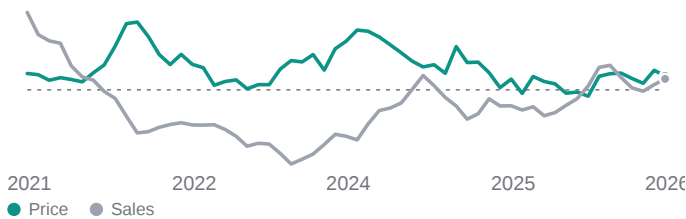


Growth (year over year)

Price +6.2% · Sales +4.9%

Price per square foot

\$182/ft²

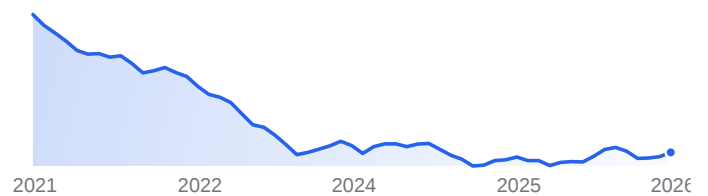
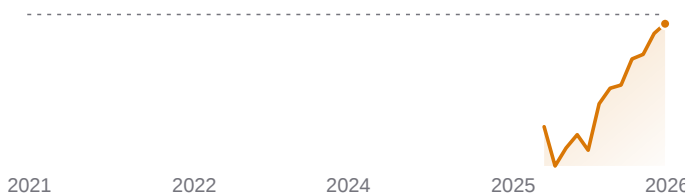


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

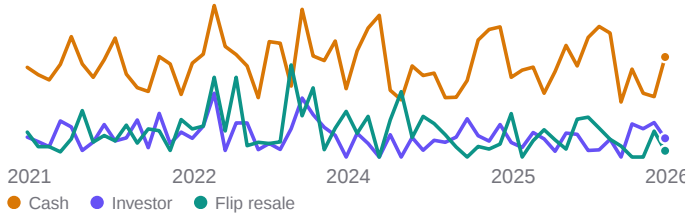
4.2%



BUYERS & OUTCOMES

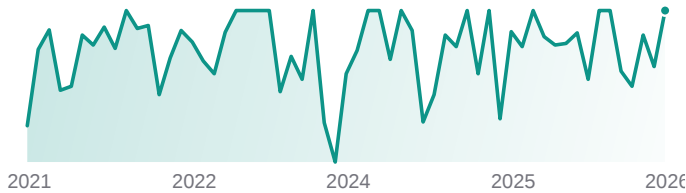
Buyer mix

Cash 31% · Investor 5.9% · Flip resale 2.0%



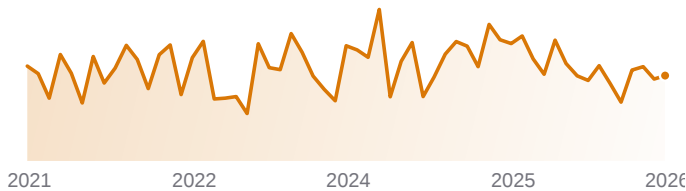
Sellers who sold at a gain

100%

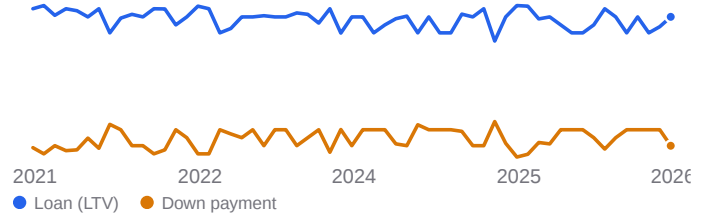


Median annualized return at resale

+7.4%

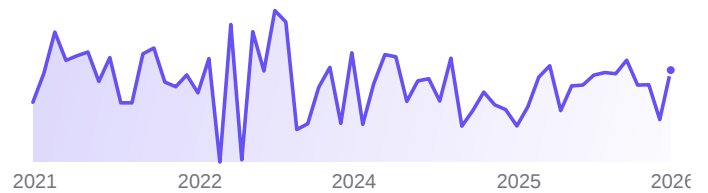


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



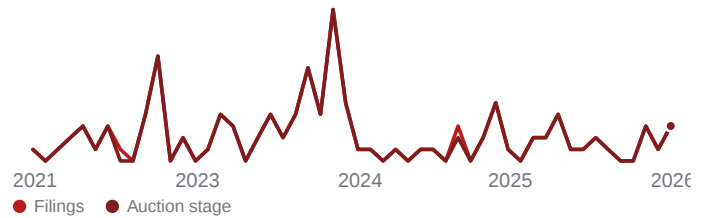
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	11,722
Median value (AVM)	\$252K
Median size	1,547 ft²
Median bedrooms	3
Median year built	1900
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.7%
Owner occupied	71%
Company owned	11%
Median loan-to-value	45%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	45,804
Density	2,011 / mi²
Median household income	\$73K
Average household income	\$91K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	78
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	11.8%
Unemployment	1.1%
Average temp	51°F
Annual precip	48 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.