

Macungie 18062

ZIP code · PA · Pennsylvania > Lehigh County > Macungie

BALANCED MARKET

\$446K

MEDIAN SALE PRICE

+0.1%

1-YR CHANGE

332

SALES (12 MO)

\$437K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



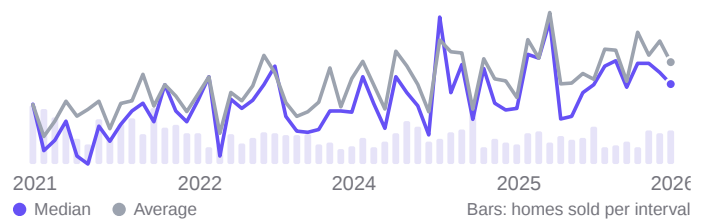
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$426K · Average \$467K

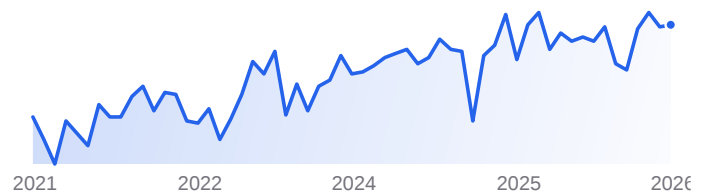
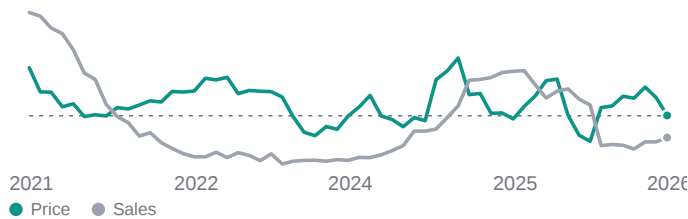


Growth (year over year)

Price +0.1% · Sales -13.5%

Price per square foot

\$225/ft²

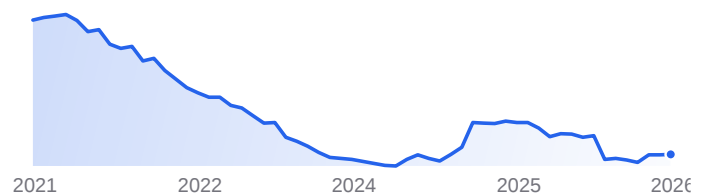
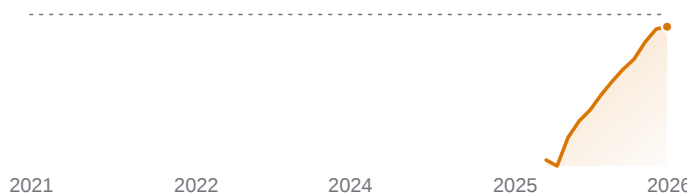


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

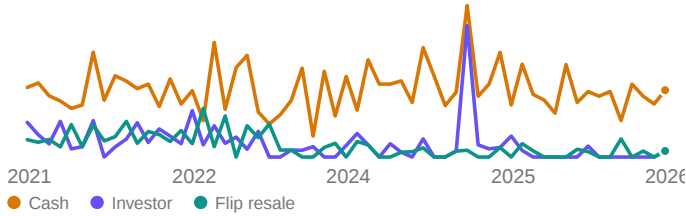
3.5%



BUYERS & OUTCOMES

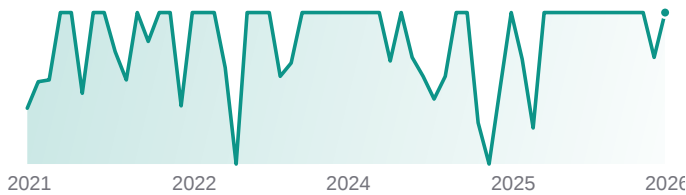
Buyer mix

Cash 31% · Investor 2.8% · Flip resale 2.8%



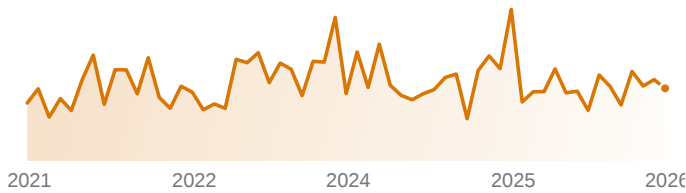
Sellers who sold at a gain

100%

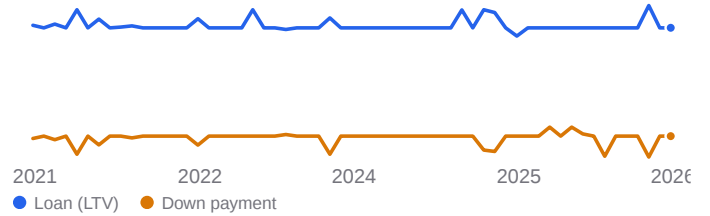


Median annualized return at resale

+4.6%

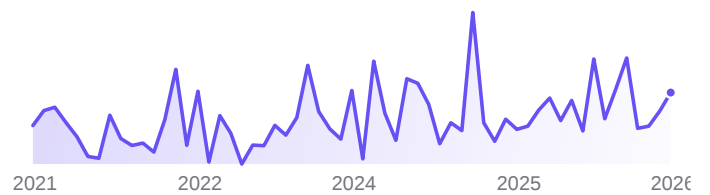


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



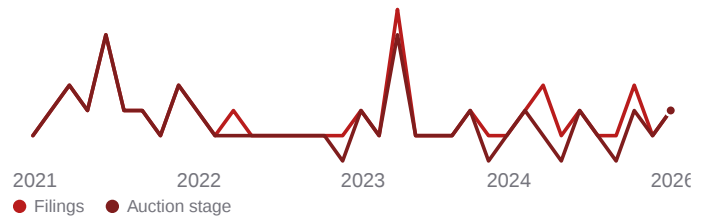
Typical hold before selling

11.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,401
Median value (AVM)	\$437K
Median size	1,948 ft²
Median bedrooms	3
Median year built	1999
Single family	61%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.0%
Owner occupied	90%
Company owned	4.3%
Median loan-to-value	49%

Typical ownership tenure

12.2 yrs

COMMUNITY

Population	26,042
Density	1,176 / mi²
Median household income	\$109K
Average household income	\$138K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	71
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	3.5%
Unemployment	1.2%
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.