

Sugarloaf 18249

ZIP code · PA · Pennsylvania > Luzerne County

BUYER'S MARKET

\$243K

MEDIAN SALE PRICE

-3.6%

1-YR CHANGE

52

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



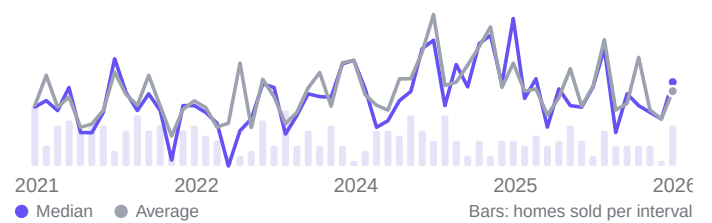
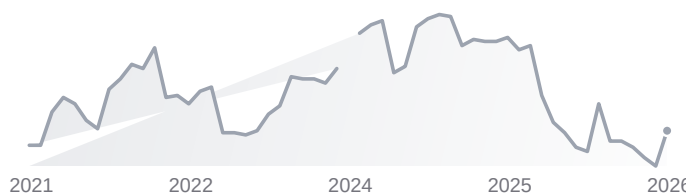
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$310K · Average \$283K

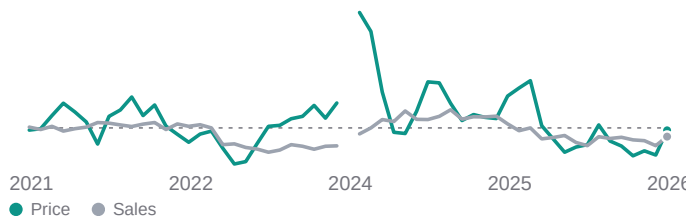


Growth (year over year)

Price -3.6% · Sales -13.3%

Price per square foot

\$153/ft²

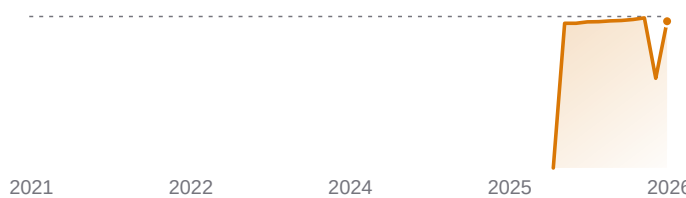


Sale premium vs estimated value

-2.8%

Annual turnover (share of homes sold)

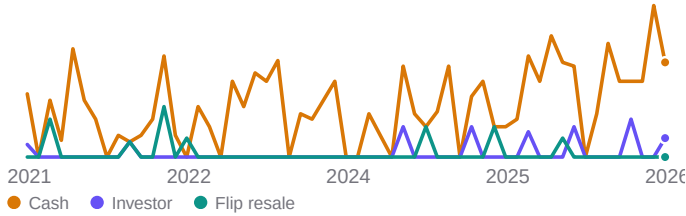
2.4%



BUYERS & OUTCOMES

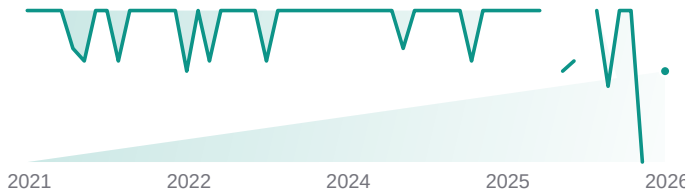
Buyer mix

Cash 63% · Investor 13% · Flip resale 0%



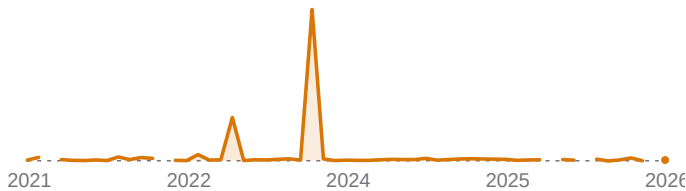
Sellers who sold at a gain

60%

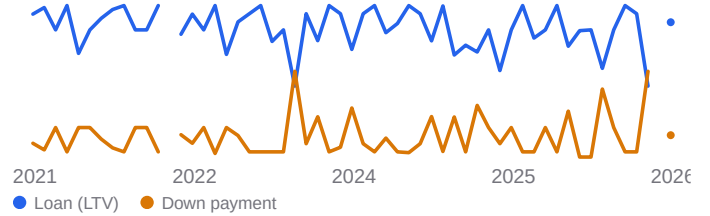


Median annualized return at resale

+3.7%

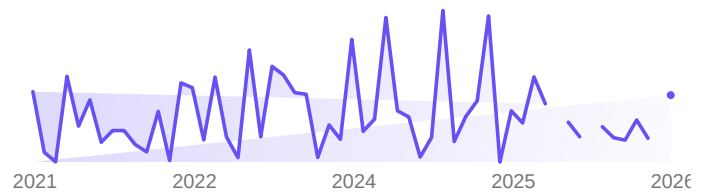


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



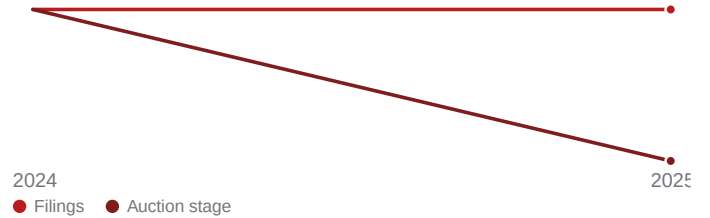
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,169
Median value (AVM)	\$319K
Median size	1,968 ft²
Median year built	1975
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.5%
Owner occupied	82%
Company owned	5.0%
Median loan-to-value	41%
Typical ownership tenure	23.0 yrs

COMMUNITY

Population	5,475
Density	162 / mi²
Median household income	\$92K
Average household income	\$114K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	54
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	4.8%
Unemployment	1.5%
Average temp	48°F
Annual precip	47 in
Sunshine	51%

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.