

Buck Hill Falls 18323

ZIP code · PA · Pennsylvania > Monroe County

SELLER'S MARKET

\$212K

MEDIAN SALE PRICE

-45.6%

1-YR CHANGE

8

SALES (12 MO)

\$608K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

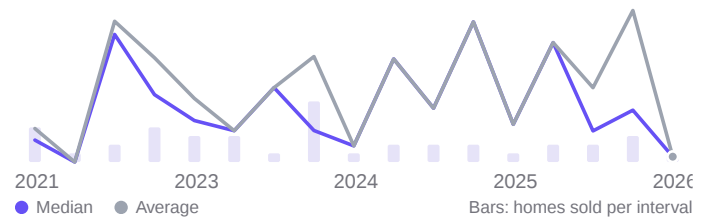
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$174K · Average \$174K

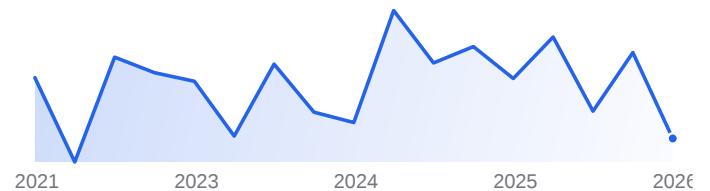


Growth (year over year)

Price -45.6% · Sales +14.3%

Price per square foot

\$101/ft²

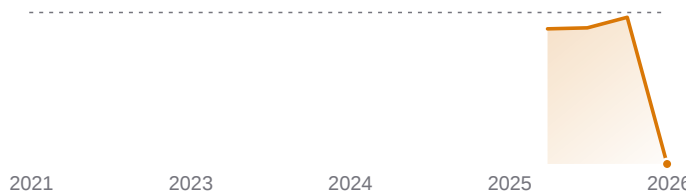


Sale premium vs estimated value

-52.0%

Annual turnover (share of homes sold)

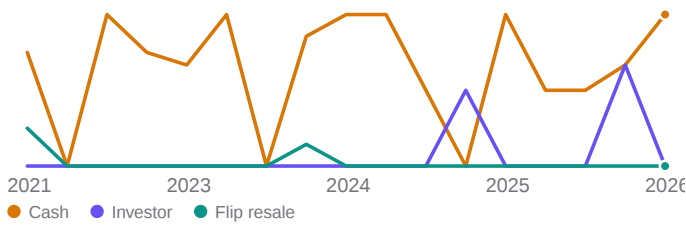
3.6%



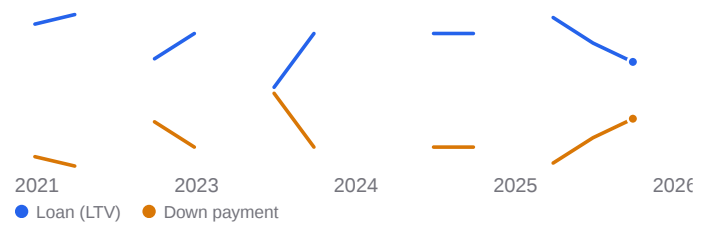
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

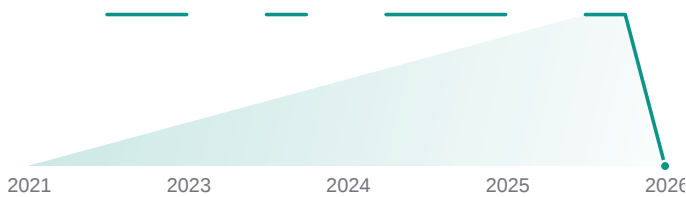


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



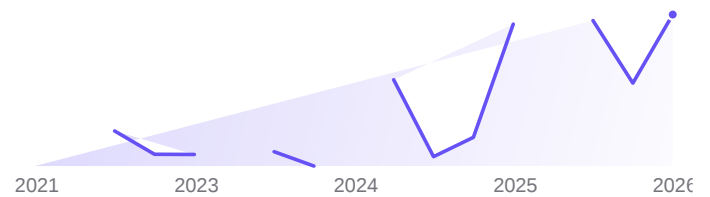
Sellers who sold at a gain

0%



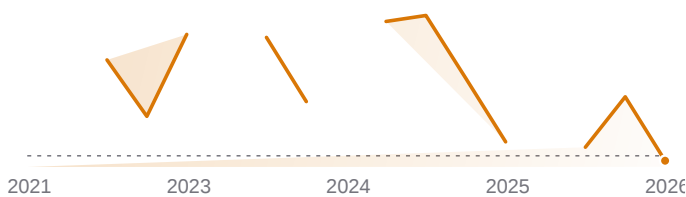
Typical hold before selling

21.1 yrs



Median annualized return at resale

-0.4%



HOUSING STOCK

Homes	220
Median value (AVM)	\$608K
Median size	2,547 ft²
Median bedrooms	4
Median year built	1940
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.6%
Owner occupied	9.8%
Company owned	6.8%
Median loan-to-value	0%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	38
Density	93 / mi²
Median household income	\$90K
Average household income	\$74K
Crime index (US avg 100)	183
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	63
Homes occupied	50%
Bachelor's or higher	46%
Poverty rate	17.5%
Unemployment	1.7%
Average temp	45°F
Annual precip	52 in
Sunshine	53%

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.