

Canadensis 18325

ZIP code · PA · Pennsylvania > Monroe County

BALANCED MARKET

\$347K

MEDIAN SALE PRICE

+9.6%

1-YR CHANGE

48

SALES (12 MO)

\$346K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



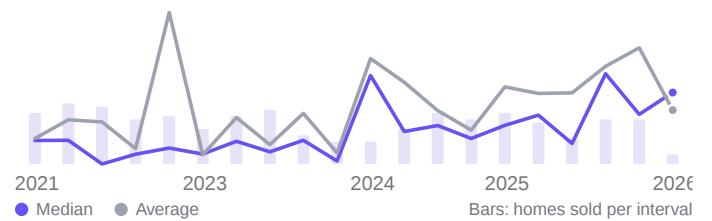
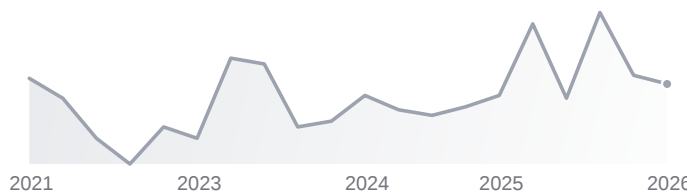
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$385K · Average \$338K

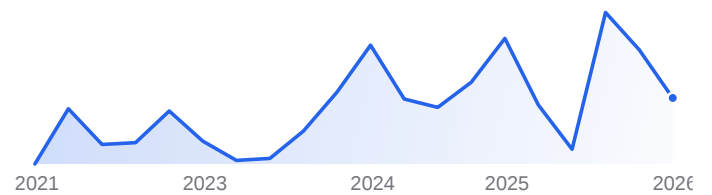
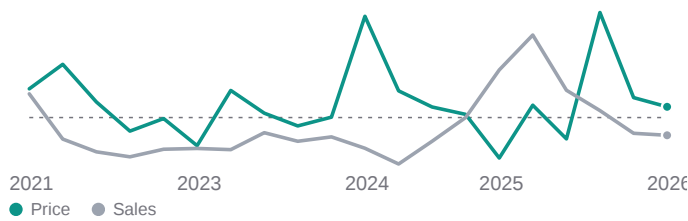


Growth (year over year)

Price +9.6% · Sales -15.8%

Price per square foot

\$182/ft²

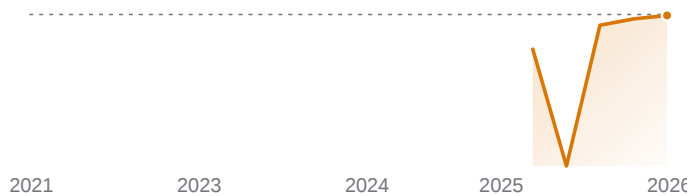


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

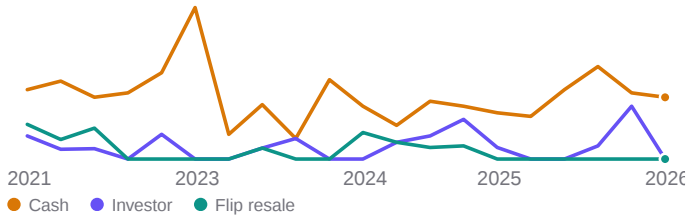
3.4%



BUYERS & OUTCOMES

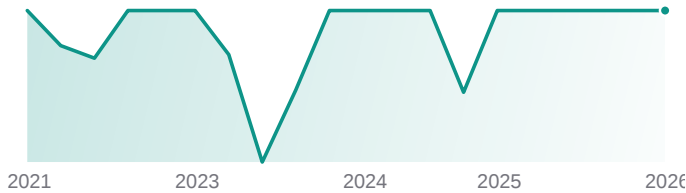
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



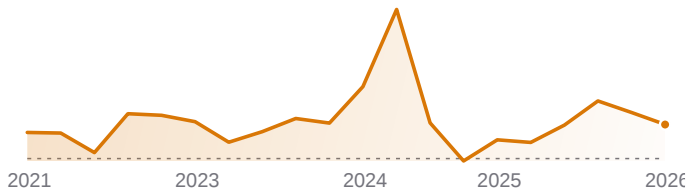
Sellers who sold at a gain

100%

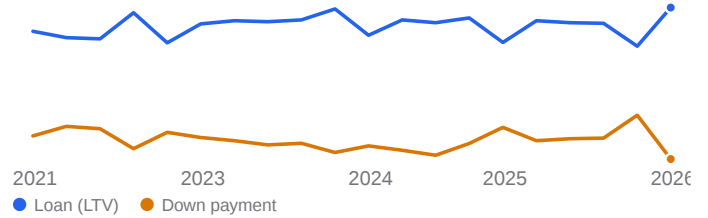


Median annualized return at resale

+11.9%

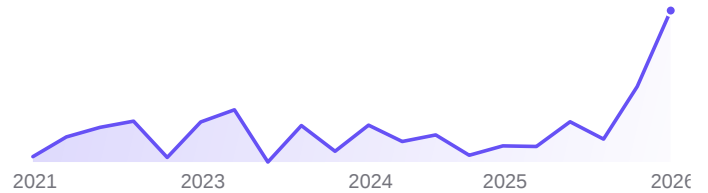


Financing (share of purchase price) Loan (LTV) 95% · Down payment 1.8%



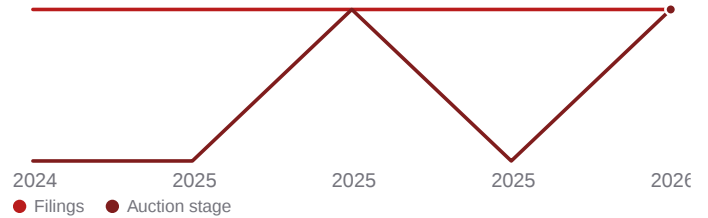
Typical hold before selling

21.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,418
Median value (AVM)	\$346K
Median size	1,634 ft²
Median bedrooms	3
Median year built	1983
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.3%
Owner occupied	48%
Company owned	9.9%
Median loan-to-value	33%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	2,775
Density	53 / mi²
Median household income	\$81K
Average household income	\$92K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	58
Homes occupied	66%
Bachelor's or higher	23%
Poverty rate	15.7%
Unemployment	1.5%
Average temp	46°F
Annual precip	51 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.