

Cresco 18326

ZIP code · PA · Pennsylvania > Monroe County

SELLER'S MARKET

\$324K

MEDIAN SALE PRICE

+32.2%

1-YR CHANGE

84

SALES (12 MO)

\$326K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



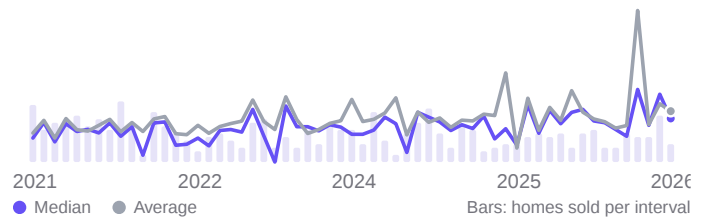
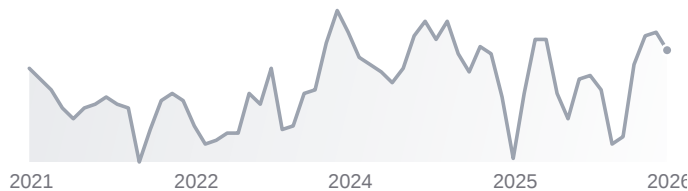
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$293K · Average \$331K

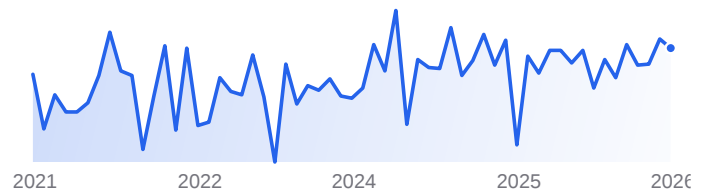
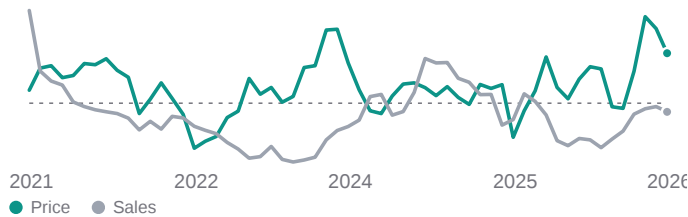


Growth (year over year)

Price +32.2% · Sales -5.6%

Price per square foot

\$190/ft²

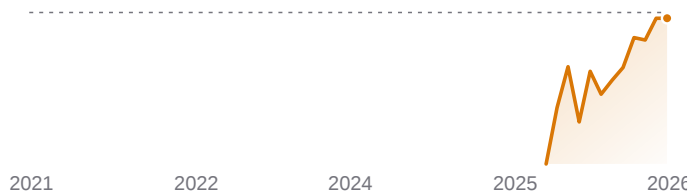


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

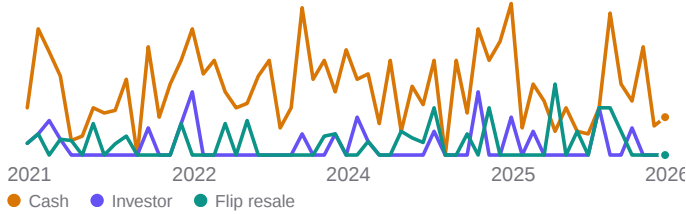
3.5%



BUYERS & OUTCOMES

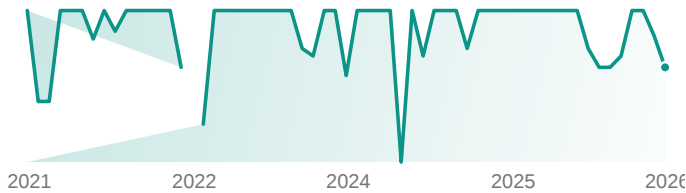
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



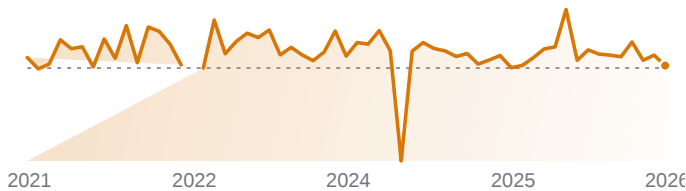
Sellers who sold at a gain

75%

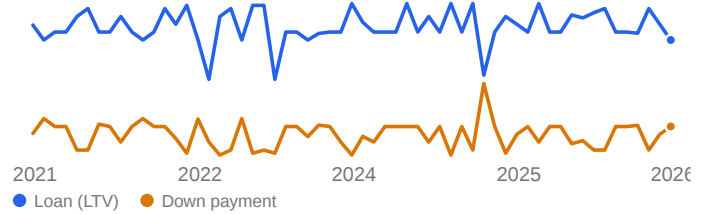


Median annualized return at resale

+1.2%

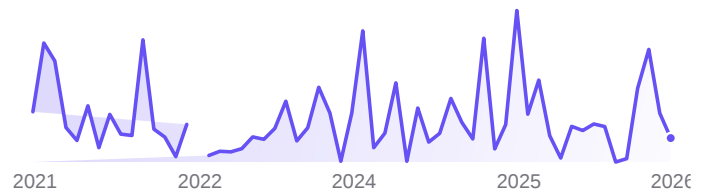


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



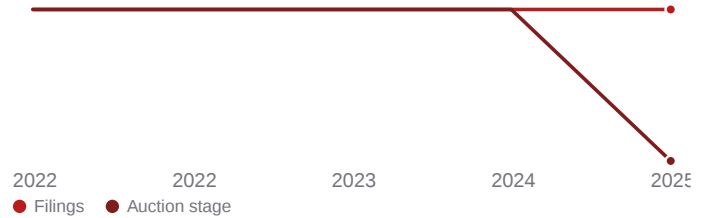
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,375
Median value (AVM)	\$326K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1974
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.8%
Owner occupied	57%
Company owned	6.9%
Median loan-to-value	37%
Typical ownership tenure	18.4 yrs

COMMUNITY

Population	4,482
Density	121 / mi²
Median household income	\$81K
Average household income	\$87K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	64
Homes occupied	79%
Bachelor's or higher	22%
Poverty rate	11.4%
Unemployment	1.5%
Average temp	47°F
Annual precip	52 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.