

Dingmans Ferry 18328

ZIP code · PA · Pennsylvania > Pike County

BALANCED MARKET

\$281K

MEDIAN SALE PRICE

+6.7%

1-YR CHANGE

173

SALES (12 MO)

\$264K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



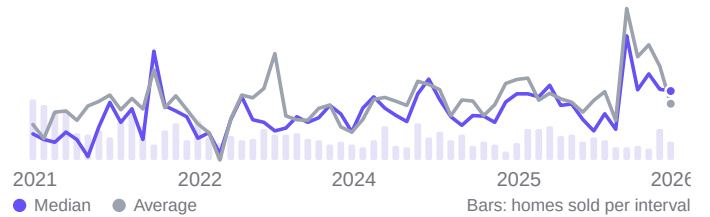
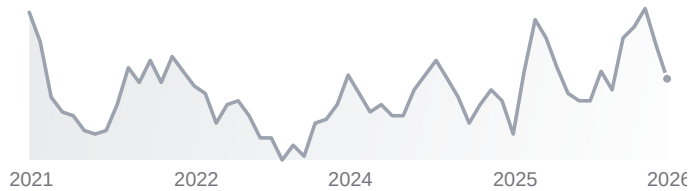
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$270K · Average \$248K

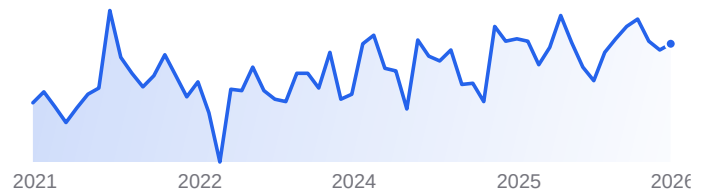
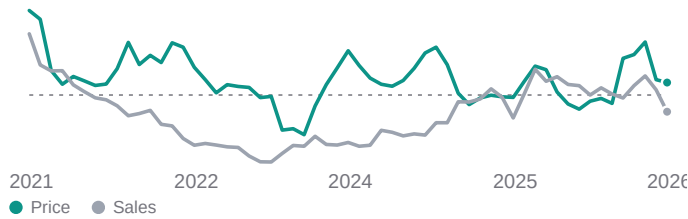


Growth (year over year)

Price +6.7% · Sales -8.9%

Price per square foot

\$203/ft²

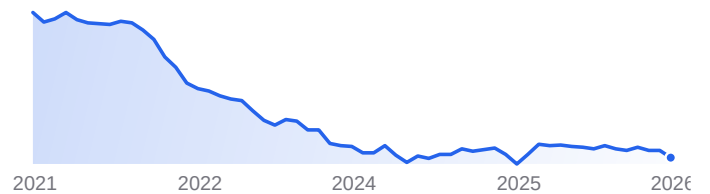
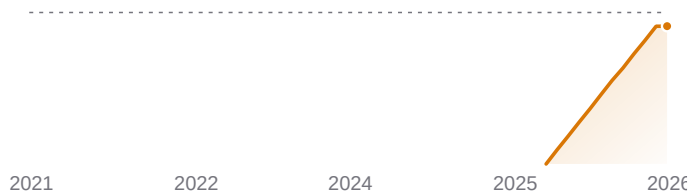


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

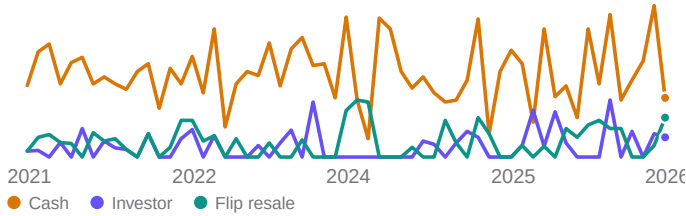
3.0%



BUYERS & OUTCOMES

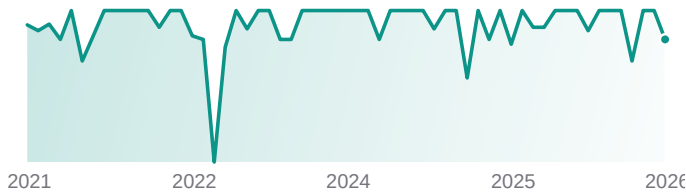
Buyer mix

Cash 23% · Investor 7.7% · Flip resale 15%



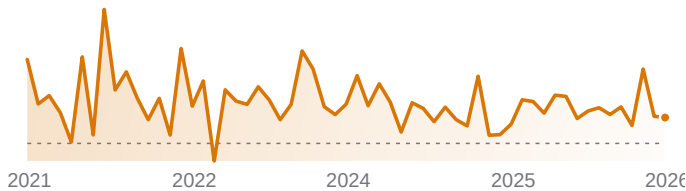
Sellers who sold at a gain

86%

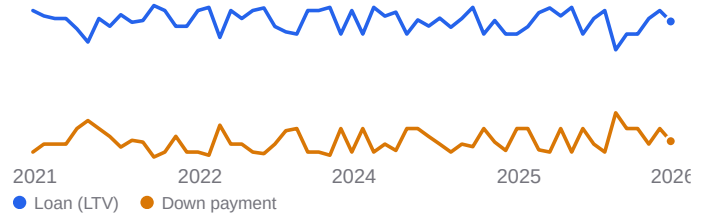


Median annualized return at resale

+7.1%

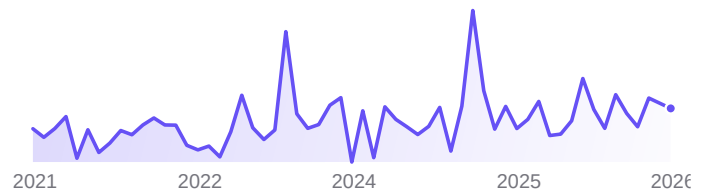


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



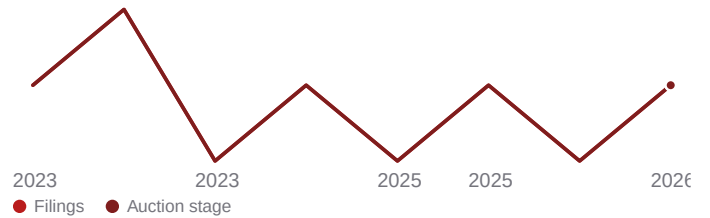
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,753
Median value (AVM)	\$264K
Median size	1,281 ft²
Median bedrooms	3
Median year built	1984
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.8%
Owner occupied	52%
Company owned	17%
Median loan-to-value	37%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	8,435
Density	91 / mi²
Median household income	\$76K
Average household income	\$97K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	73
Homes occupied	66%
Bachelor's or higher	15%
Poverty rate	13.4%
Unemployment	1.4%
Average temp	47°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.