

Archbald 18403

ZIP code · PA · Pennsylvania > Lackawanna County > Archbald

SELLER'S MARKET

\$223K

MEDIAN SALE PRICE

+11.0%

1-YR CHANGE

95

SALES (12 MO)

\$249K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

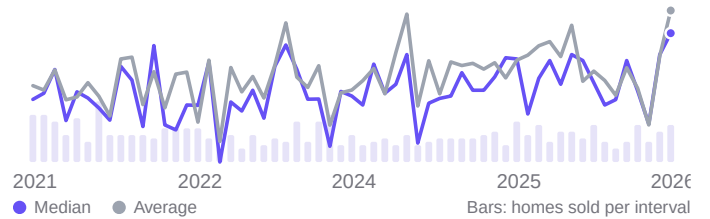
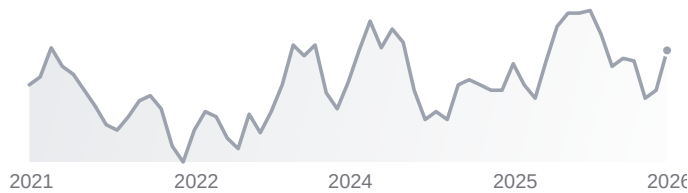
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$286K · Average \$324K

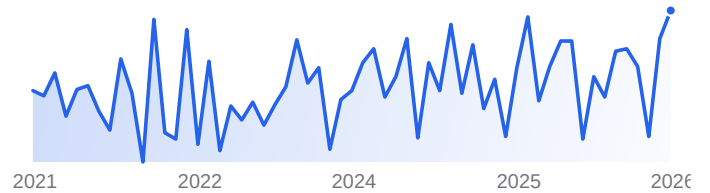
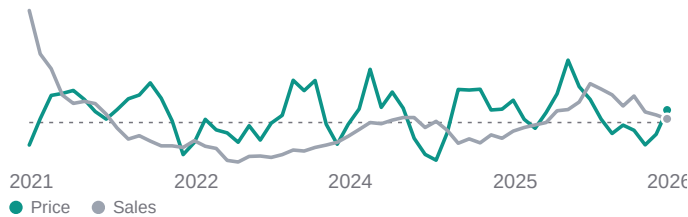


Growth (year over year)

Price +11.0% · Sales +3.3%

Price per square foot

\$191/ft²

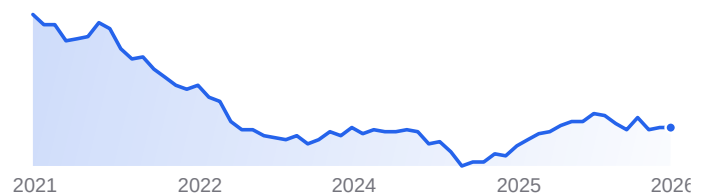
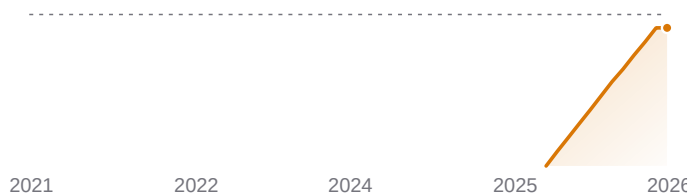


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

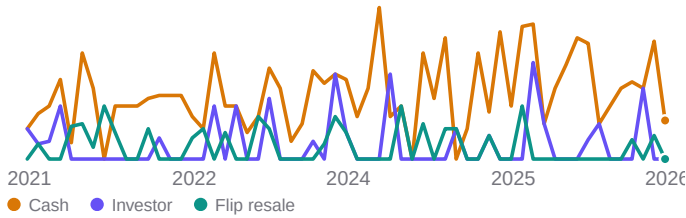
3.1%



BUYERS & OUTCOMES

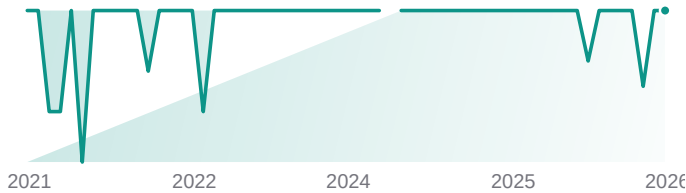
Buyer mix

Cash 18% · Investor 0% · Flip resale 0%



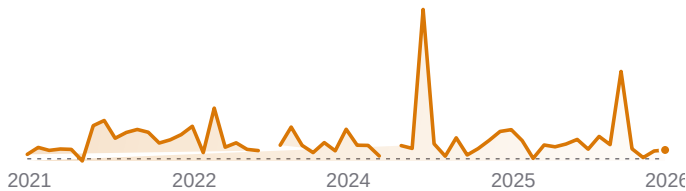
Sellers who sold at a gain

100%

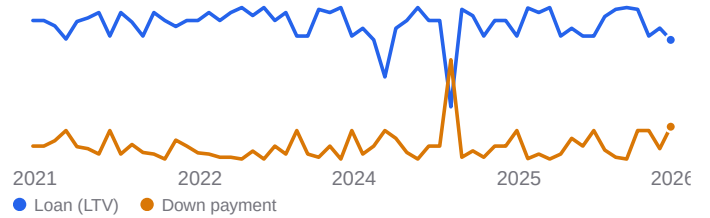


Median annualized return at resale

+4.3%

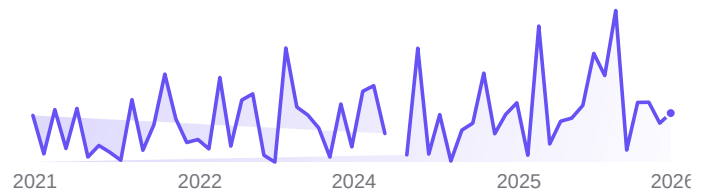


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



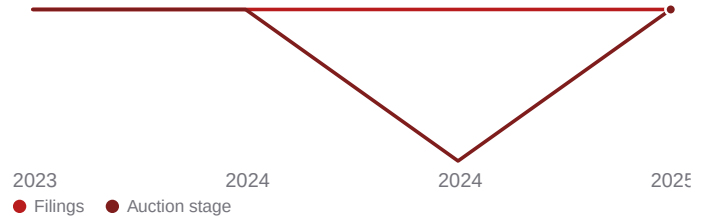
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,031
Median value (AVM)	\$249K
Median size	1,652 ft²
Median year built	1970
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.8%
Owner occupied	91%
Company owned	5.0%
Median loan-to-value	44%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	7,079
Density	380 / mi²
Median household income	\$76K
Average household income	\$86K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	51
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	9.1%
Unemployment	1.4%
Average temp	46°F
Annual precip	46 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.