

Newfoundland 18445

ZIP code · PA · Pennsylvania · Wayne County

SELLER'S MARKET

\$297K

MEDIAN SALE PRICE

+55.0%

1-YR CHANGE

54

SALES (12 MO)

\$304K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

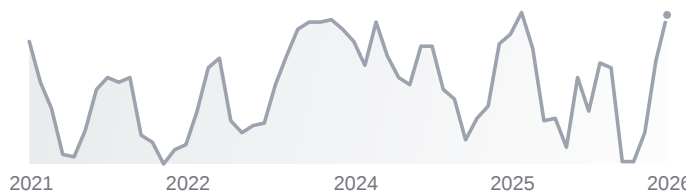
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

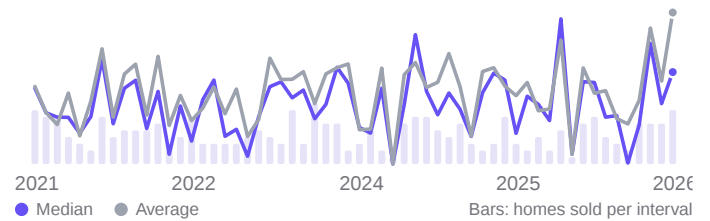
Market temperature (0–100)

79 / 100



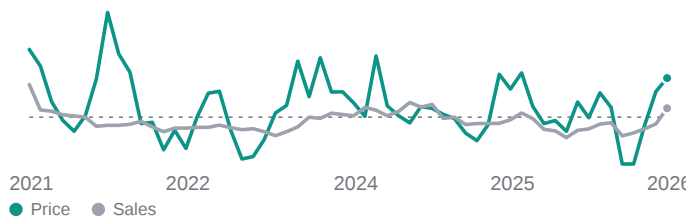
Sale prices

Median \$300K · Average \$485K



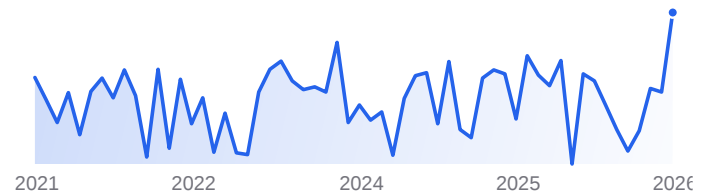
Growth (year over year)

Price +55.0% · Sales +12.5%



Price per square foot

\$281/ft²



Sale premium vs estimated value

+33.5%



Annual turnover (share of homes sold)

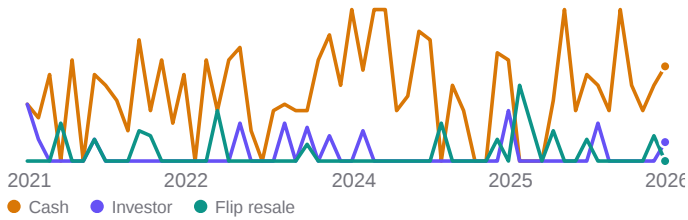
3.9%



BUYERS & OUTCOMES

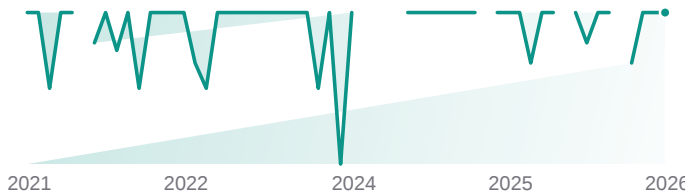
Buyer mix

Cash 63% · Investor 13% · Flip resale 0%



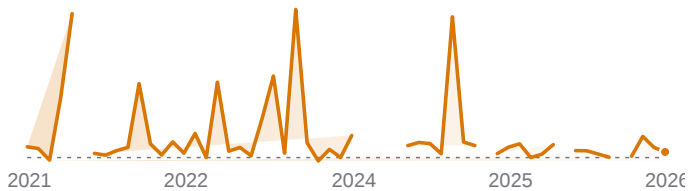
Sellers who sold at a gain

100%

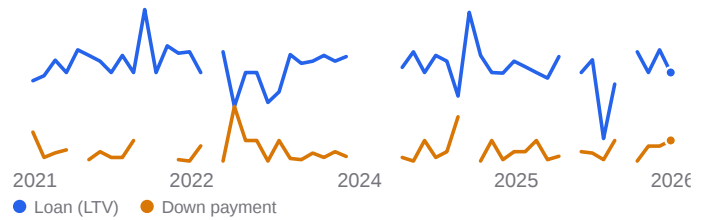


Median annualized return at resale

+4.7%

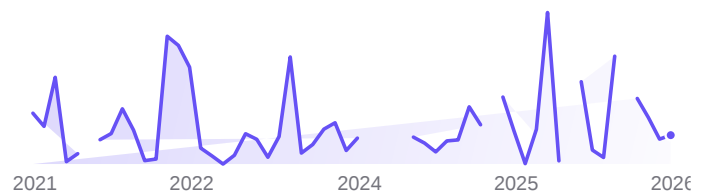


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



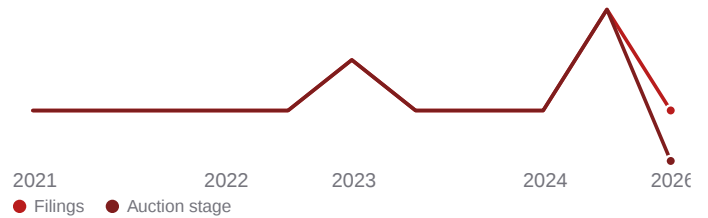
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,371
Median value (AVM)	\$304K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1987
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.7%
Owner occupied	59%
Company owned	6.3%
Median loan-to-value	16%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	2,680
Density	71 / mi²
Median household income	\$66K
Average household income	\$80K
Crime index (US avg 100)	154
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	58
Homes occupied	72%
Bachelor's or higher	15%
Poverty rate	18.1%
Unemployment	1.2%
Average temp	44°F
Annual precip	49 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.