

Nicholson 18446

ZIP code · PA · Pennsylvania > Susquehanna County > Nicholson

BALANCED MARKET

\$260K

MEDIAN SALE PRICE

-27.9%

1-YR CHANGE

14

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



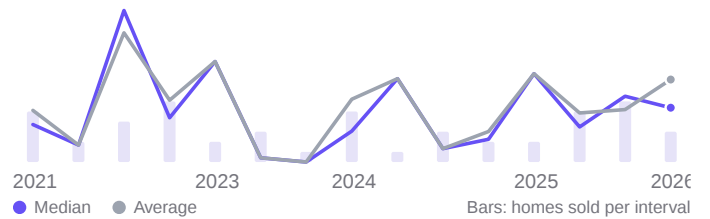
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$260K · Average \$343K

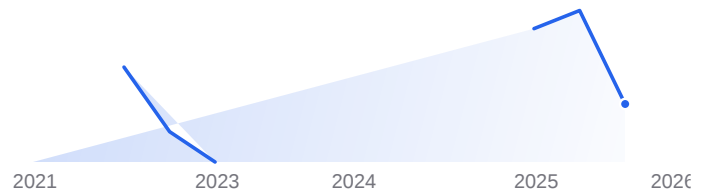
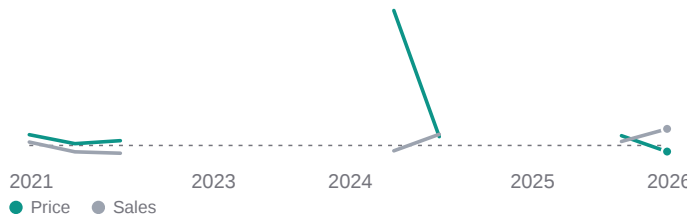


Growth (year over year)

Price -27.9% · Sales +75.0%

Price per square foot

\$200/ft²

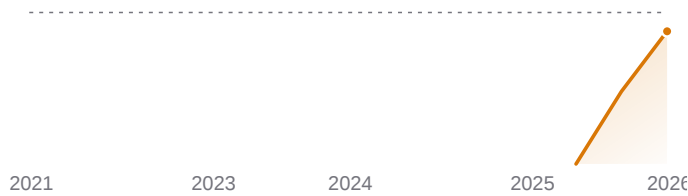


Sale premium vs estimated value

-0.5%

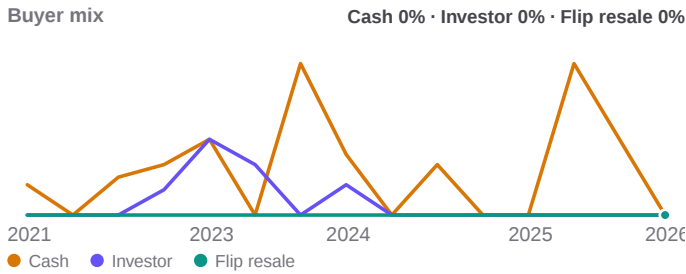
Annual turnover (share of homes sold)

1.1%

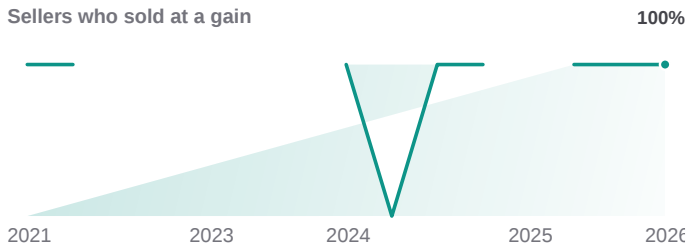


BUYERS & OUTCOMES

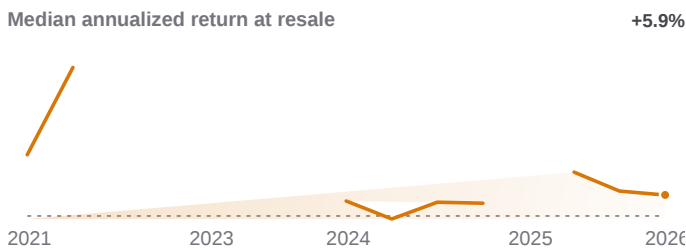
Buyer mix



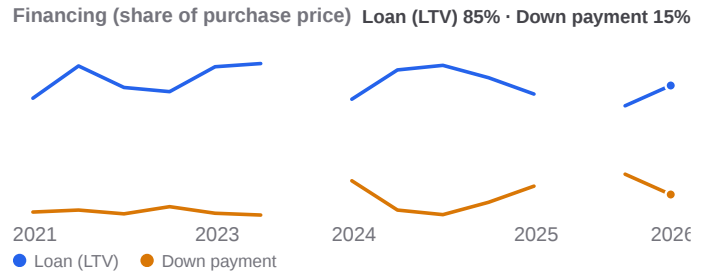
Sellers who sold at a gain



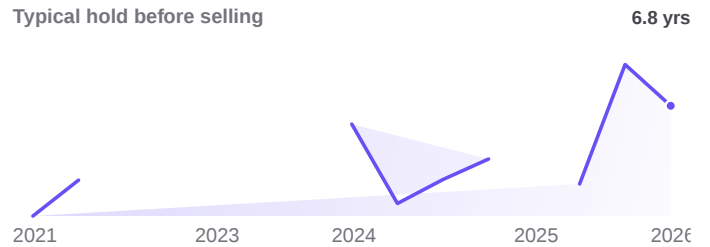
Median annualized return at resale



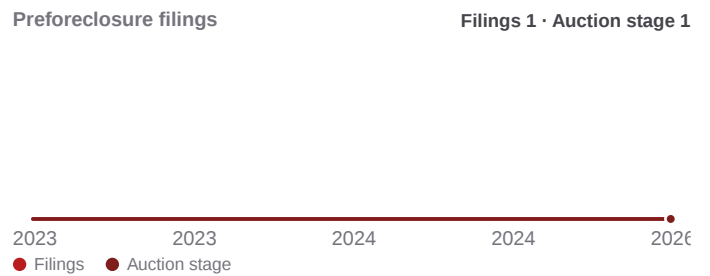
Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	1,240
Median value (AVM)	\$181K
Median size	1,440 ft²
Median year built	1965
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.2%
Owner occupied	76%
Company owned	4.9%
Median loan-to-value	38%
Typical ownership tenure	25.7 yrs

COMMUNITY

Population	3,648
Density	61 / mi²
Median household income	\$64K
Average household income	\$82K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	45
Homes occupied	83%
Bachelor's or higher	13%
Poverty rate	9.8%
Unemployment	1.1%
Average temp	47°F
Annual precip	41 in
Sunshine	51%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.