

Olyphant 18447

ZIP code · PA · Pennsylvania > Lackawanna County > Olyphant

BALANCED MARKET

\$246K

MEDIAN SALE PRICE

+23.2%

1-YR CHANGE

126

SALES (12 MO)

\$230K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

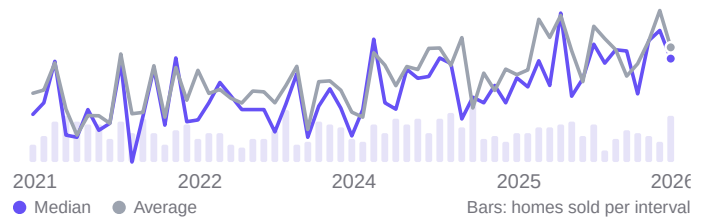
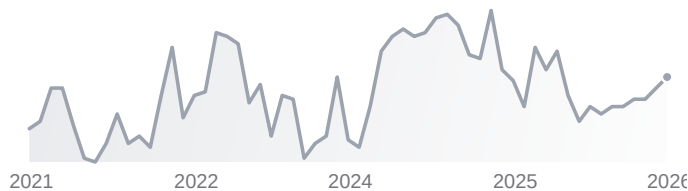
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$224K · Average \$240K

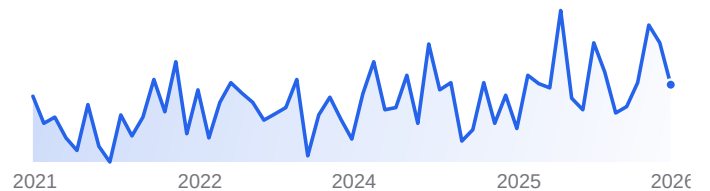
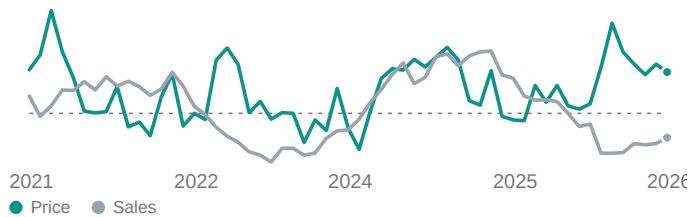


Growth (year over year)

Price +23.2% · Sales -13.7%

Price per square foot

\$127/ft²

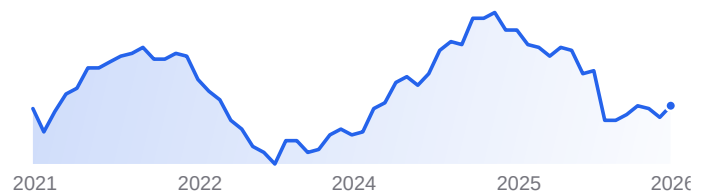
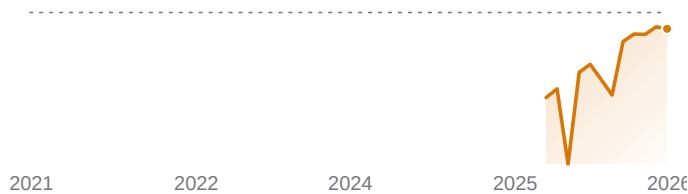


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

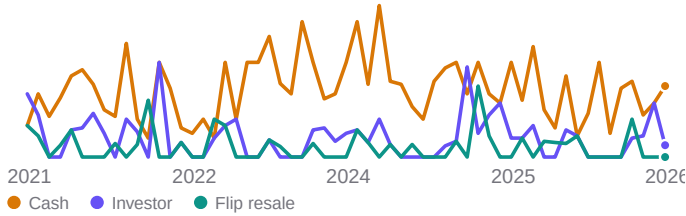
3.3%



BUYERS & OUTCOMES

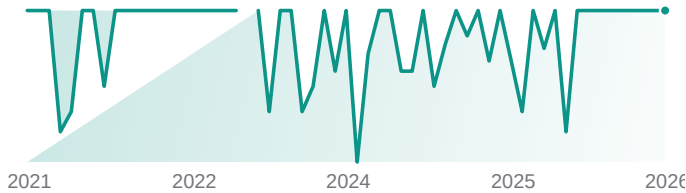
Buyer mix

Cash 38% · Investor 6.3% · Flip resale 0%



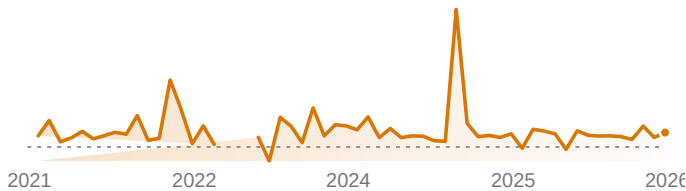
Sellers who sold at a gain

100%

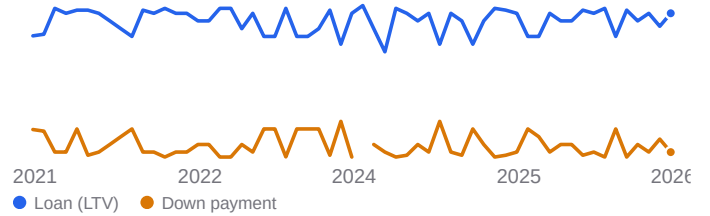


Median annualized return at resale

+9.0%

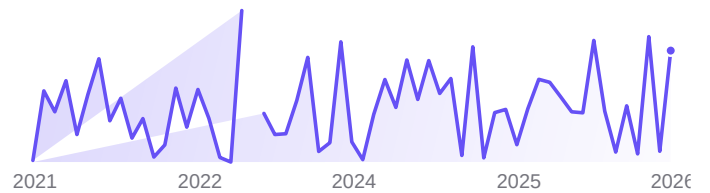


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



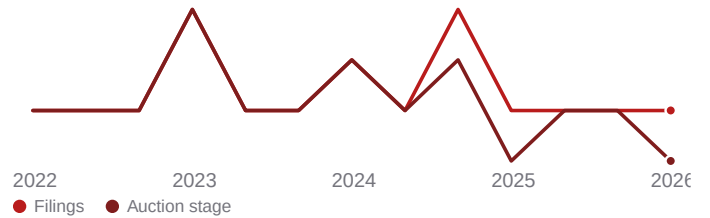
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,773
Median value (AVM)	\$230K
Median size	1,568 ft²
Median year built	1960
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.2%
Owner occupied	88%
Company owned	6.4%
Median loan-to-value	42%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	9,539
Density	494 / mi²
Median household income	\$67K
Average household income	\$79K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	53
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	7.2%
Unemployment	1.2%
Average temp	46°F
Annual precip	45 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.