

Scranton 18508

ZIP code · PA · Pennsylvania > Lackawanna County > Scranton

STRONG SELLER'S MARKET

\$173K

MEDIAN SALE PRICE

+21.0%

1-YR CHANGE

185

SALES (12 MO)

\$136K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

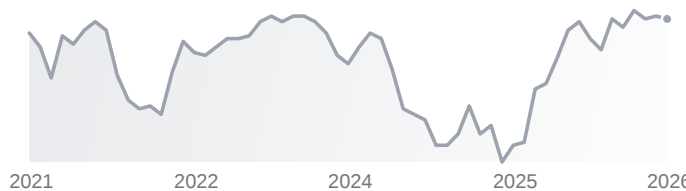
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

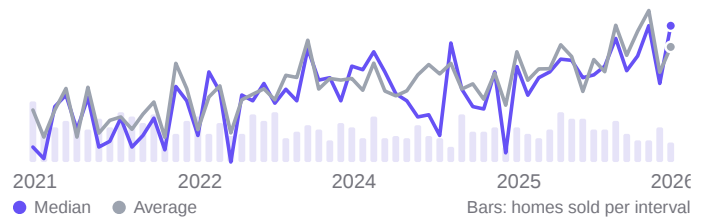
Market temperature (0–100)

80 / 100



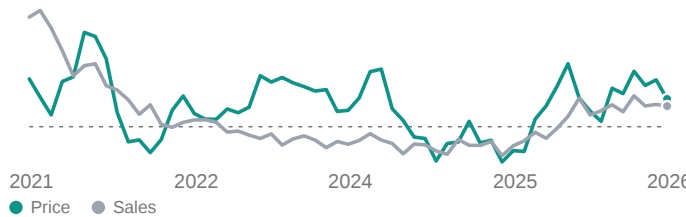
Sale prices

Median \$190K · Average \$172K



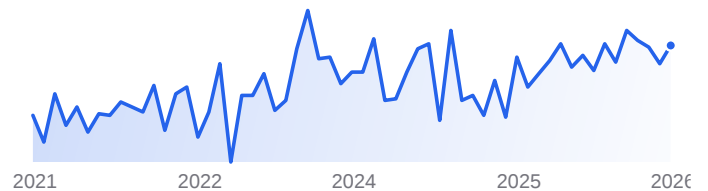
Growth (year over year)

Price +21.0% · Sales +15.6%



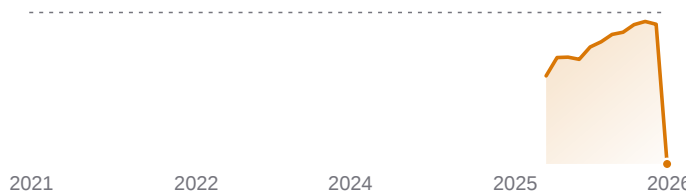
Price per square foot

\$101/ft²



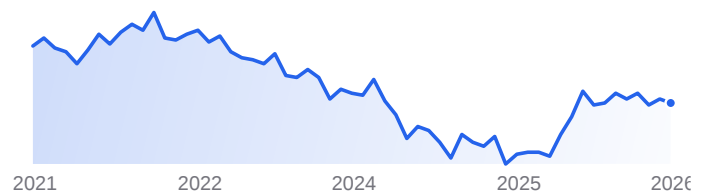
Sale premium vs estimated value

-11.0%



Annual turnover (share of homes sold)

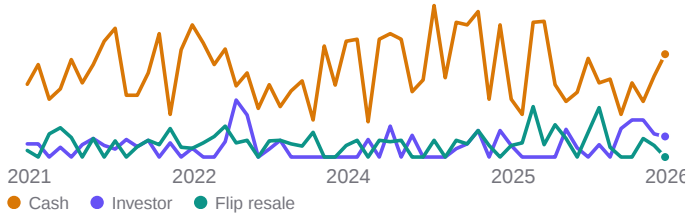
5.5%



BUYERS & OUTCOMES

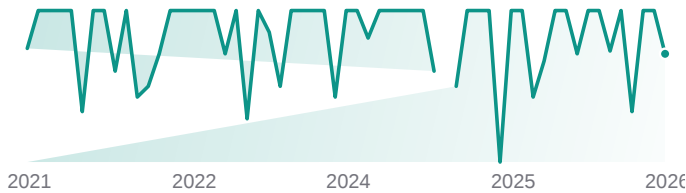
Buyer mix

Cash 56% · Investor 11% · Flip resale 0%



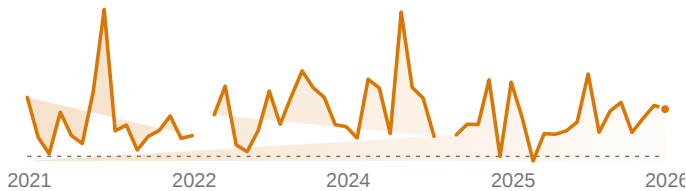
Sellers who sold at a gain

86%

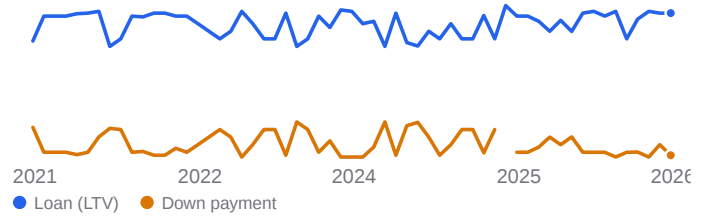


Median annualized return at resale

+15.5%

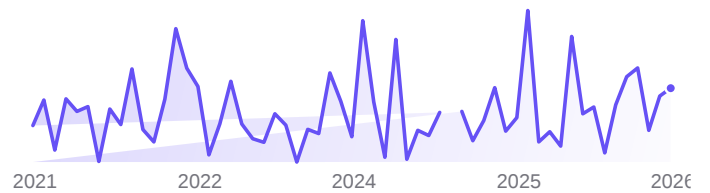


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



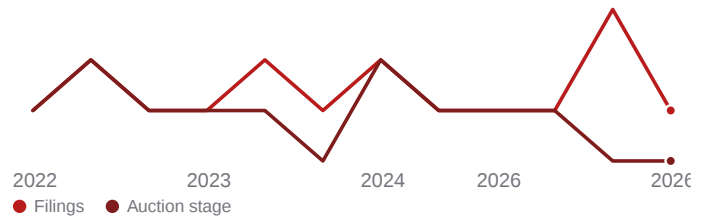
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,355
Median value (AVM)	\$136K
Median size	1,556 ft²
Median year built	1935
Single family	74%
Condos	2.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.7%
Owner occupied	79%
Company owned	12%
Median loan-to-value	26%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	11,174
Density	1,852 / mi²
Median household income	\$49K
Average household income	\$65K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	51
Homes occupied	88%
Bachelor's or higher	14%
Poverty rate	19.2%
Unemployment	1.2%
Average temp	48°F
Annual precip	40 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.