

Glen Lyon 18617

ZIP code · PA · Pennsylvania > Luzerne County > Glen Lyon

SELLER'S MARKET

\$115K

MEDIAN SALE PRICE

+25.4%

1-YR CHANGE

34

SALES (12 MO)

\$97K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

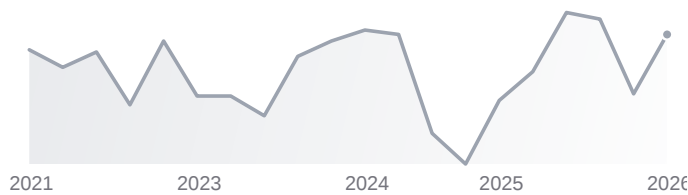
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

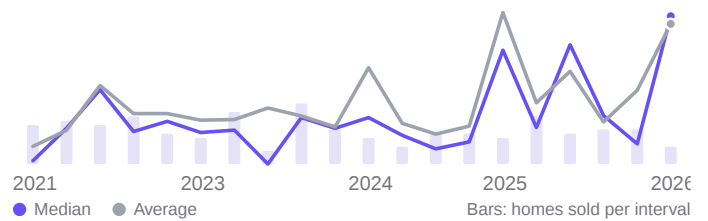
Market temperature (0–100)

77 / 100



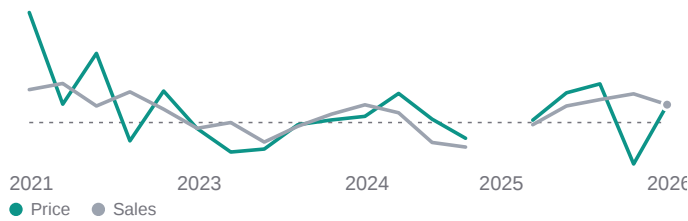
Sale prices

Median \$192K · Average \$184K



Growth (year over year)

Price +25.4% · Sales +25.9%



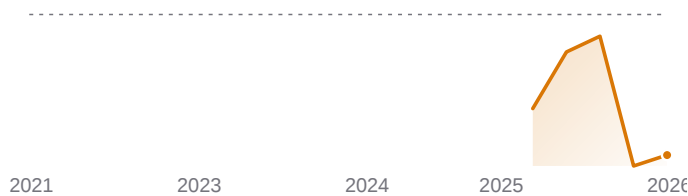
Price per square foot

\$103/ft²



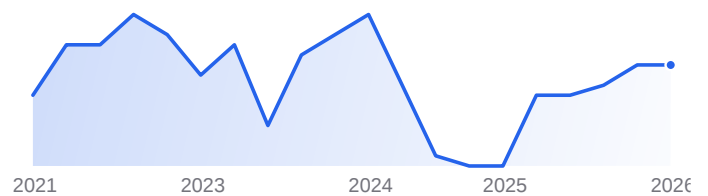
Sale premium vs estimated value

-19.2%



Annual turnover (share of homes sold)

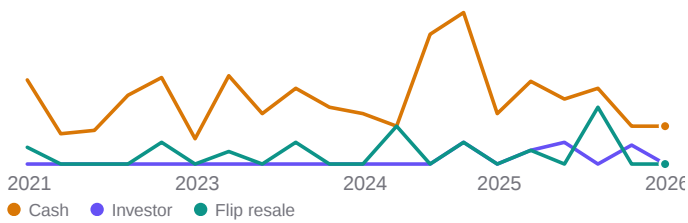
5.0%



BUYERS & OUTCOMES

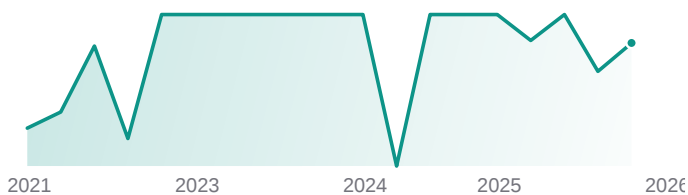
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



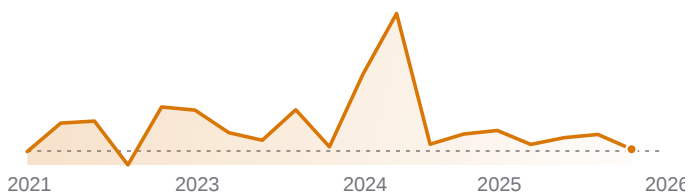
Sellers who sold at a gain

88%

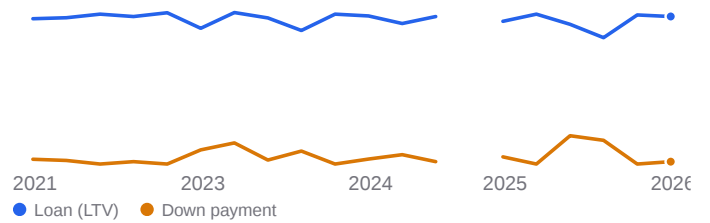


Median annualized return at resale

+1.0%

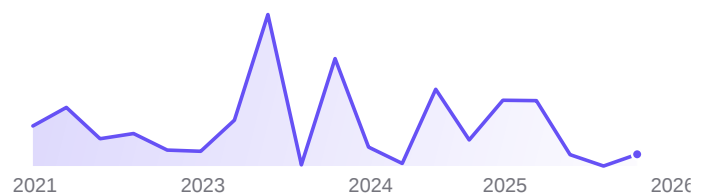


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	678
Median value (AVM)	\$97K
Median size	1,572 ft²
Median year built	1920
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.9%
Owner occupied	65%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	18.8 yrs

COMMUNITY

Population	2,331
Density	357 / mi²
Median household income	\$38K
Average household income	\$56K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	34
Homes occupied	78%
Bachelor's or higher	5%
Poverty rate	25.0%
Unemployment	1.2%
Average temp	48°F
Annual precip	44 in
Sunshine	51%

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