

Sweet Valley 18656

ZIP code · PA · Pennsylvania > Luzerne County

BUYER'S MARKET

\$247K

MEDIAN SALE PRICE

+5.3%

1-YR CHANGE

28

SALES (12 MO)

\$246K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



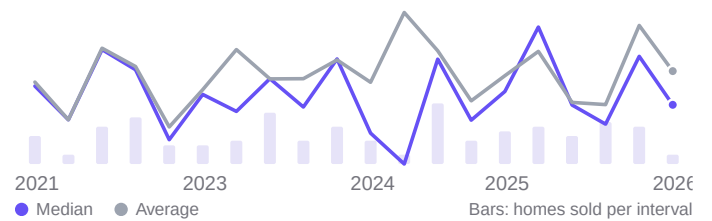
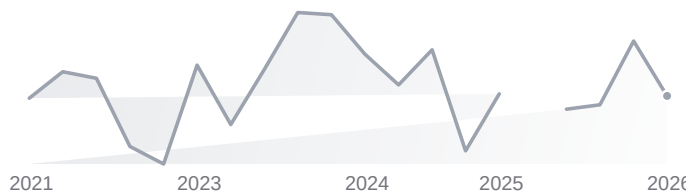
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$160K · Average \$240K

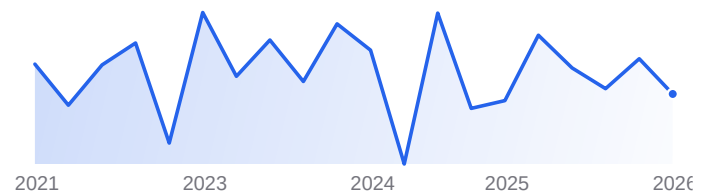
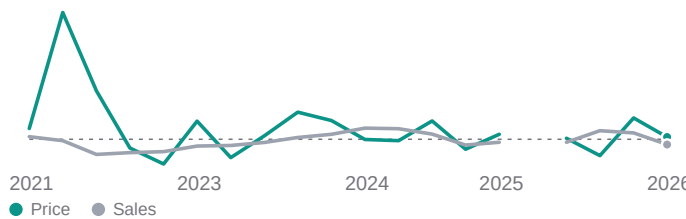


Growth (year over year)

Price +5.3% · Sales -12.5%

Price per square foot

\$97/ft²

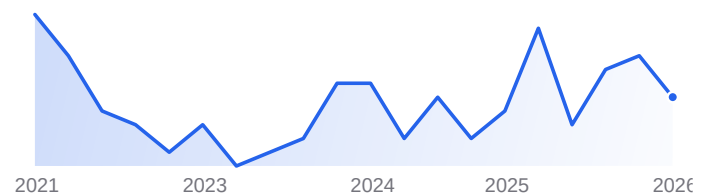


Sale premium vs estimated value

-6.1%

Annual turnover (share of homes sold)

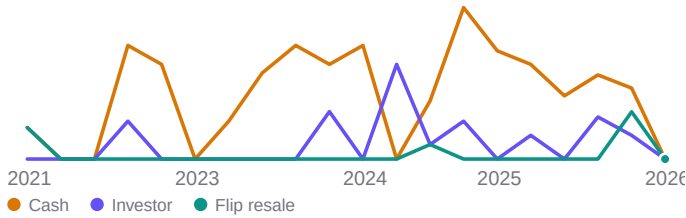
2.5%



BUYERS & OUTCOMES

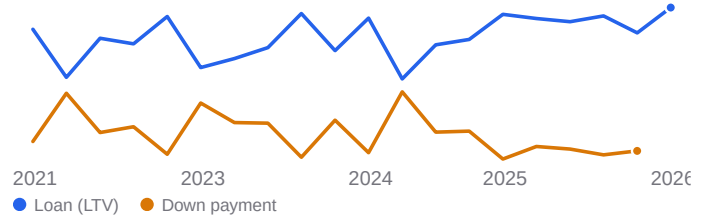
Buyer mix

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



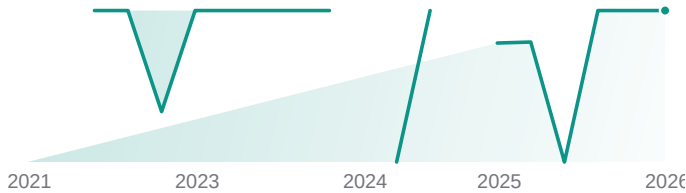
Financing (share of purchase price)

Loan (LTV) 101% · Down payment 7.1%



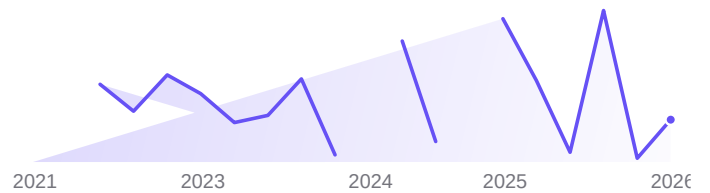
Sellers who sold at a gain

100%



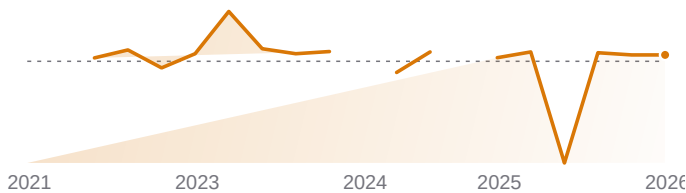
Typical hold before selling

5.4 yrs



Median annualized return at resale

+4.3%



HOUSING STOCK

Homes	1,112
Median value (AVM)	\$246K
Median size	1,411 ft²
Median year built	1975
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.0%
Owner occupied	73%
Company owned	4.7%
Median loan-to-value	35%
Typical ownership tenure	35.2 yrs

COMMUNITY

Population	2,180
Density	34 / mi²
Median household income	\$69K
Average household income	\$86K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	49
Homes occupied	83%
Bachelor's or higher	13%
Poverty rate	10.3%
Unemployment	1.3%
Average temp	47°F
Annual precip	47 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.