

Shavertown 18708

ZIP code · PA · Pennsylvania > Luzerne County > Shavertown

BUYER'S MARKET

\$245K

MEDIAN SALE PRICE

-10.5%

1-YR CHANGE

100

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



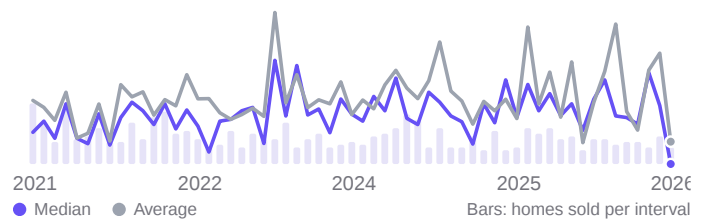
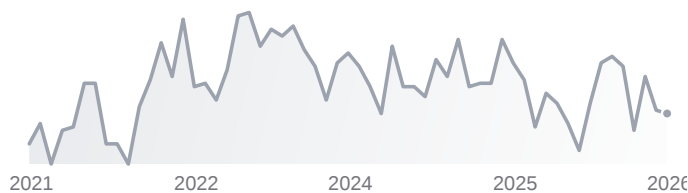
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$100K · Average \$165K

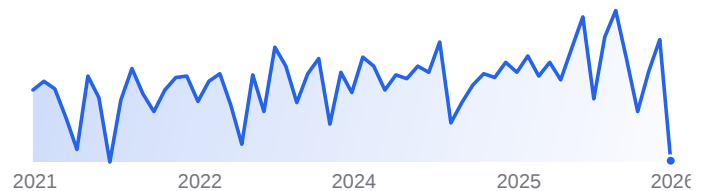
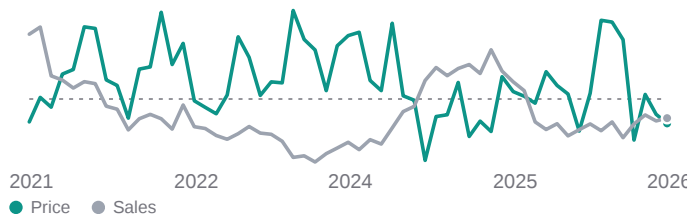


Growth (year over year)

Price -10.5% · Sales -8.3%

Price per square foot

\$83/ft²

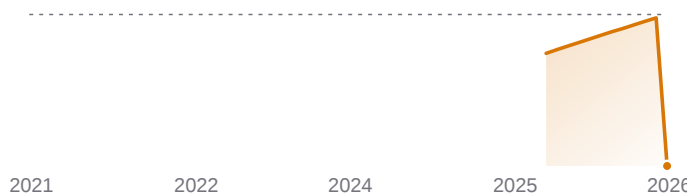


Sale premium vs estimated value

-11.5%

Annual turnover (share of homes sold)

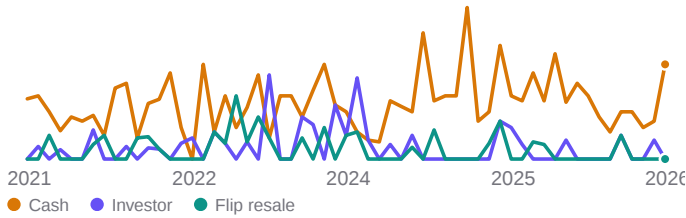
2.7%



BUYERS & OUTCOMES

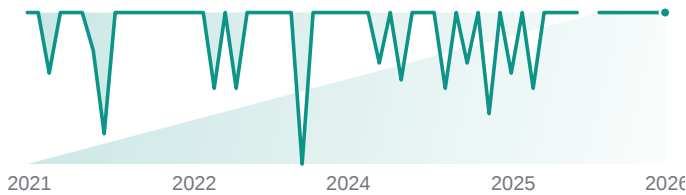
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



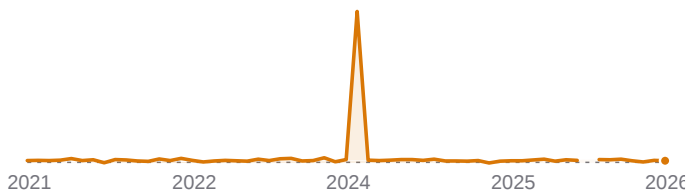
Sellers who sold at a gain

100%

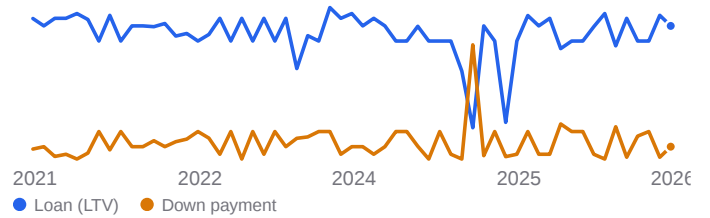


Median annualized return at resale

+4.1%

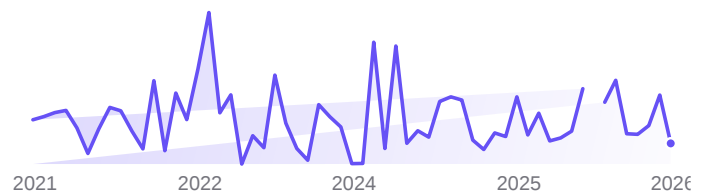


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



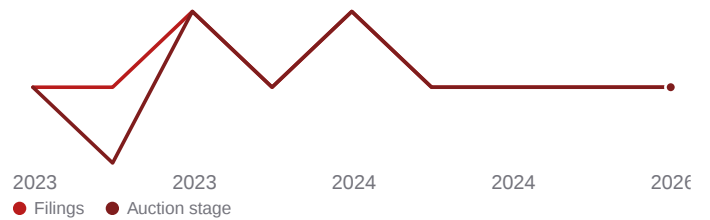
Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,718
Median value (AVM)	\$284K
Median size	1,774 ft²
Median year built	1970
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.0%
Owner occupied	89%
Company owned	4.0%
Median loan-to-value	49%
Typical ownership tenure	22.8 yrs

COMMUNITY

Population	8,969
Density	520 / mi²
Median household income	\$82K
Average household income	\$105K
Crime index (US avg 100)	34
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	50
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	4.5%
Unemployment	1.2%
Average temp	47°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.