

Comprehensive Neighborhood Report

1845 Lehigh Pkwy N, Allentown, PA 18103



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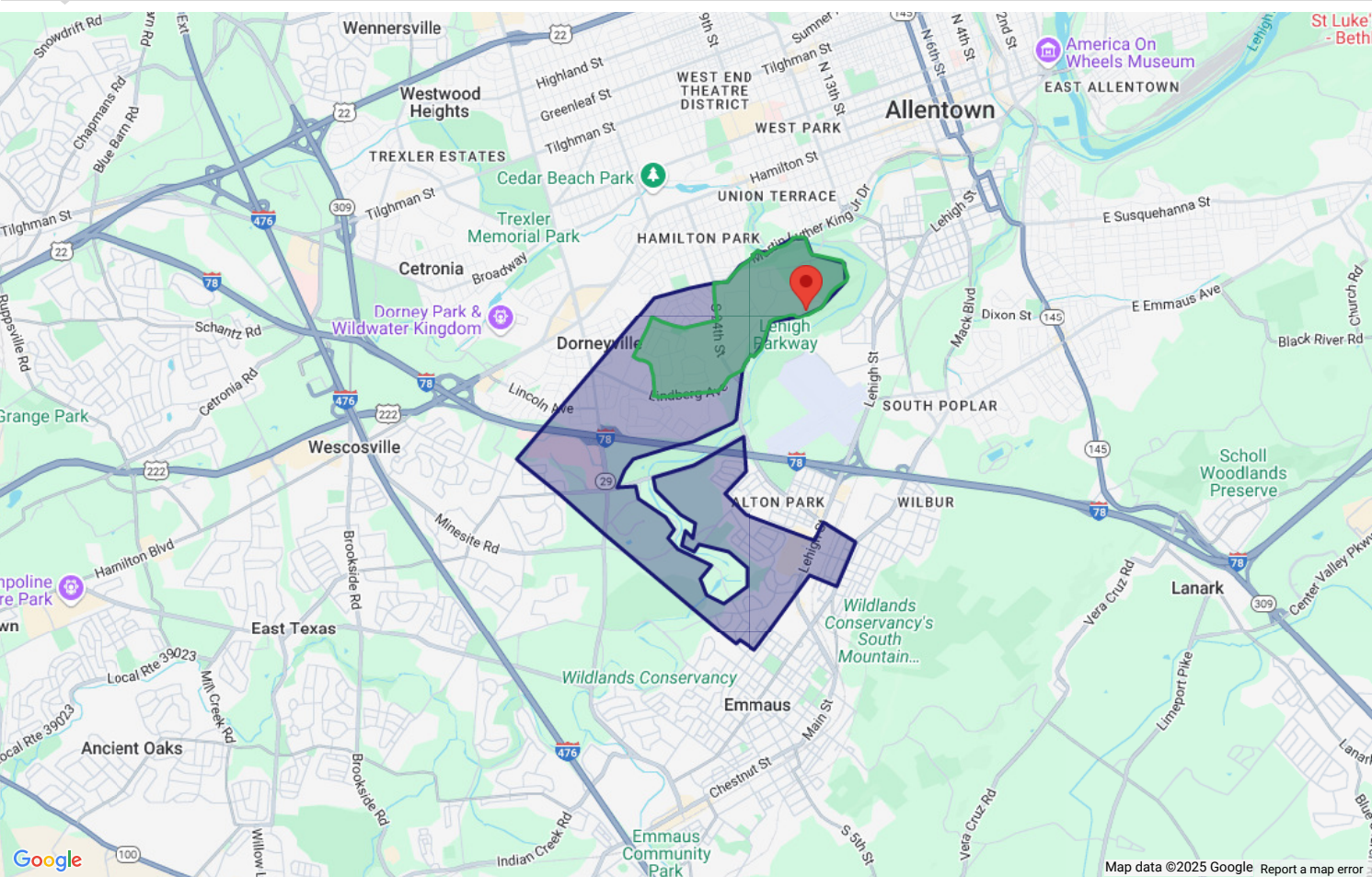
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NEIGHBORHOOD MAP



Neighborhood Boundary Micro-neighborhood Boundary

REAL ESTATE PRICES & OVERVIEW

This neighborhood's median real estate price is \$667,589, which is more expensive than 92.6% of the neighborhoods in Pennsylvania and 77.8% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$2,732, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 87.2% of the neighborhoods in Pennsylvania.

This is a suburban neighborhood (based on population density) located in Allentown, Pennsylvania.

This neighborhood's real estate is primarily made up of medium sized (three or four bedroom) to large (four, five or more bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is owner occupied. Many of the residences in this neighborhood are older, well-established, built between 1940 and 1969. A number of residences were also built between 1970 and 1999.

Real estate vacancies in this neighborhood are 3.2%, which is lower than one will find in 78.0% of American neighborhoods. Demand for real estate in this neighborhood is above average for the U.S., and may signal some demand for either price increases or new construction of residential product for this neighborhood.

NOTABLE & UNIQUE NEIGHBORHOOD CHARACTERISTICS

The way a neighborhood looks and feels when you walk or drive around it, from its setting, its buildings, and its flavor, can make all the difference. This neighborhood has some really cool things about the way it looks and feels as revealed by NeighborhoodScout's exclusive research. This might include anything from the housing stock to the types of households living here to how people get around.

People

A majority of the adults in this neighborhood are wealthy and educated executives. They own stately homes that tend to maintain high real estate appreciation rates. Their upper-level careers keep them busy, but allow them to live comfortably. If you're an executive and want to keep similar company, consider settling in this neighborhood, rated as an executive lifestyle "best choice" neighborhood for Pennsylvania by NeighborhoodScout's analysis, which rated it as better for executive lifestyles than 97.3% of the neighborhoods in Pennsylvania. In addition to being an excellent choice for highly educated executives, this neighborhood is also a very good choice for urban sophisticates.

Diversity

Did you know that this neighborhood has more Slovak and Lebanese ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 4.3% of this neighborhood's residents have Slovak ancestry and 3.2% have Lebanese ancestry.

This neighborhood is also pretty special linguistically. Significantly, 3.3% of its residents five years old and above primarily speak German/Yiddish at home. While this may seem like a small percentage, it is higher than 98.3% of the neighborhoods in America.

THE NEIGHBORS

How wealthy a neighborhood is, from very wealthy, to middle income, to low income is very formative with regard to the personality and character of a neighborhood. Equally important is the rate of people, particularly children, who live below the federal poverty line. In some wealthy gated communities, the areas immediately surrounding can have high rates of childhood poverty, which indicates other social issues. NeighborhoodScout's analysis reveals both aspects of income and poverty for this neighborhood.

The neighbors in this neighborhood in Allentown are wealthy, making it among the 15% highest income neighborhoods in America. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 89.5% of the neighborhoods in America. With 17.7% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 65.7% of U.S. neighborhoods.

The old saying "you are what you eat" is true. But it is also true that you are what you do for a living. The types of occupations your neighbors have shape their character, and together as a group, their collective occupations shape the culture of a place.

In this neighborhood, 55.9% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is manufacturing and laborer occupations, with 23.7% of the residents employed. Other residents here are employed in clerical, assistant, and tech support occupations (10.8%), and 9.1% in sales and service jobs, from major sales accounts, to working in fast food restaurants.

Languages

The languages spoken by people in this neighborhood are diverse. These are tabulated as the languages people preferentially speak when they are at home with their families. The most common language spoken in this neighborhood is English, spoken by 82.0% of households. Other important languages spoken here include Spanish and German/Yiddish.

Ethnicity / Ancestry

Culture is the shared learned behavior of peoples. Undeniably, different ethnicities and ancestries have different cultural traditions, and as a result, neighborhoods with concentrations of residents of one or another ethnicities or ancestries will express those cultures. It is what makes the North End in Boston so fun to visit for the Italian restaurants, bakeries, culture, and charm, and similarly, why people enjoy visiting Chinatown in San Francisco.

In this neighborhood in Allentown, PA, residents most commonly identify their ethnicity or ancestry as German (31.3%). There are also a number of people of Irish ancestry (17.1%), and residents who report English roots (11.3%), and some of the residents are also of Italian ancestry (9.5%), along with some Dominican ancestry residents (6.2%), among others.

GETTING TO WORK

Even if your neighborhood is walkable, you may still have to drive to your place of work. Some neighborhoods are located where many can get to work in just a few minutes, while others are located such that most residents have a long and arduous commute. The greatest number of commuters in this neighborhood spend between 15 and 30 minutes commuting one-way to work (54.0% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (81.4%) drive alone in a private automobile to get to work. In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.



Neighborhood Real Estate Data

1845 Lehigh Pkwy N, Allentown, PA 18103

44 Vital Statistics | 3 Condition Alerts

May 16, 2025

AVERAGE HOME VALUES

Median Home Value

\$667,589

⚠

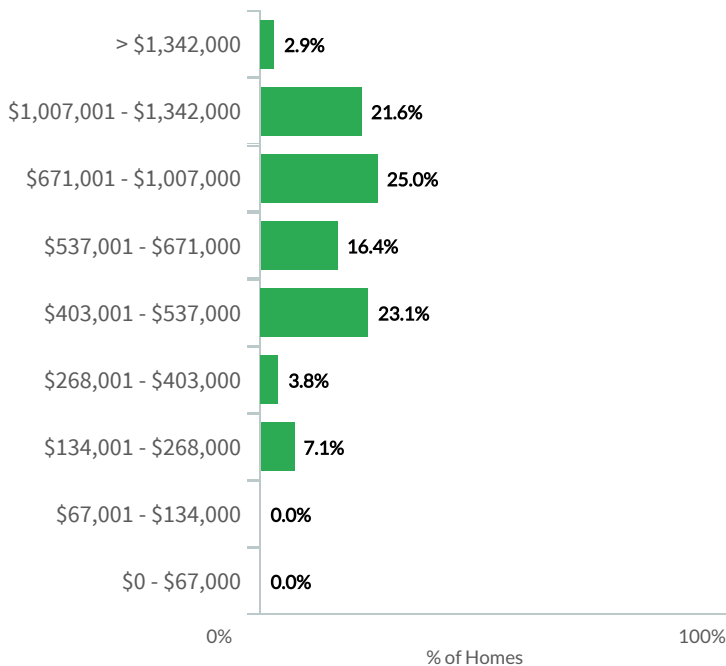
This neighborhood's median house value is currently among the **highest** of all neighborhoods in this state.

Median Real Estate Taxes

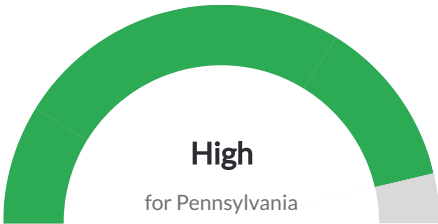
\$11,300

(1.7% effective rate)

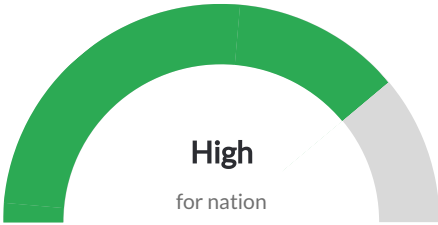
Neighborhood Home Prices



Higher home value than **92.6%** of Pennsylvania neighborhoods.



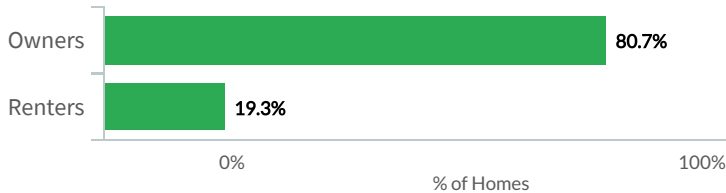
Higher home value than **77.8%** of U.S. neighborhoods.



HOMEOWNERSHIP

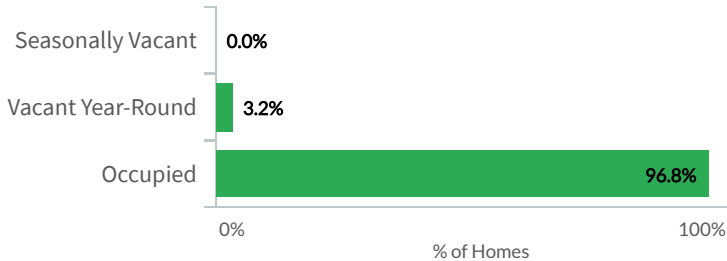
Homeownership Rate

The percentage of housing units in the neighborhood that are occupied by the property owner versus occupied by a tenant. (Vacant units are counted separately.)



Vacancy Rate

The average annual change in the vacancy rate in the neighborhood during the latest five years. Trend is based on the percentage of properties that are vacant year round.



RENTAL MARKET

Average Market Rent

\$2,732 / per month

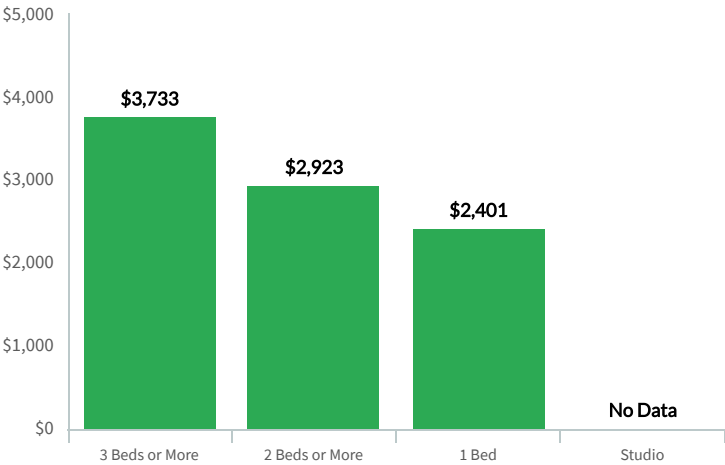
⚠

This neighborhood's avg monthly rental cost is among the **highest** in this state, according to NeighborhoodScout's exclusive analysis.

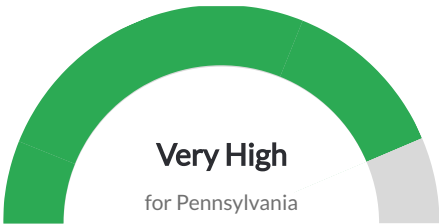
Gross Rental Yield

9.97%

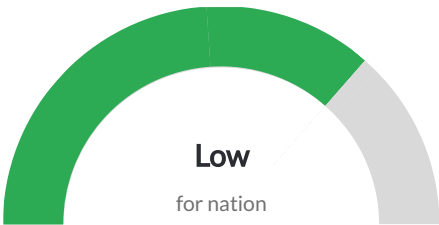
Median monthly rent by number of bedrooms



Higher average rent than **87.2%** of Pennsylvania neighborhoods.



Higher average rent than **72.9%** of U.S. neighborhoods.



NEIGHBORHOOD SETTING

Coastal

Neighborhoods on the ocean or tidally influenced rivers.

Lakefront

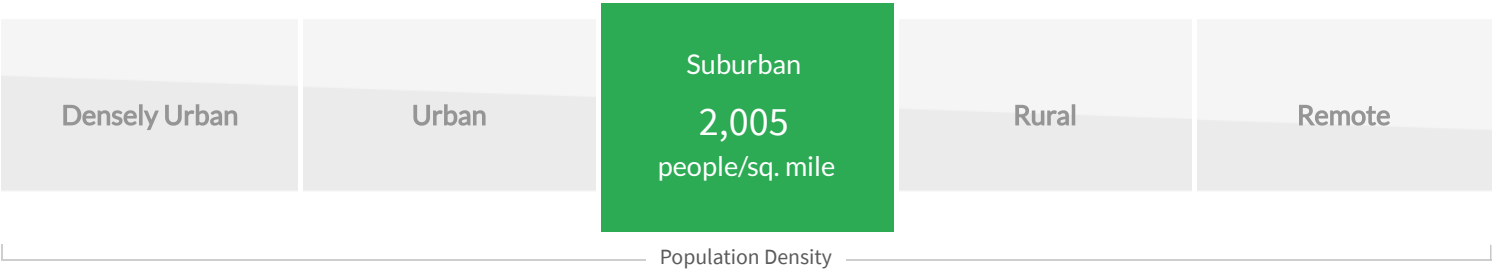
The neighborhood includes shoreline on a significant body of freshwater. These are lakes large enough to include recreation and scenic areas. (Note that smaller lakes are not included, or neighborhoods that have little shoreline on a lake, relative to the size of the entire neighborhood).

Farms

Agricultural land uses are a significant part of the neighborhood and contribute to its character.

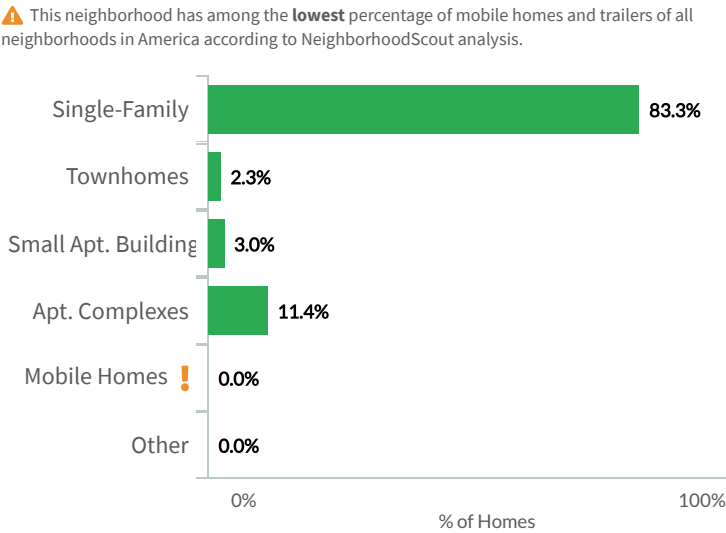
Neighborhood Look and Feel

Suburban: Although not necessarily outside city limits, these neighborhoods have a more generous amount of space per person with densities generally between 1,000 and 5,000 people per square mile.

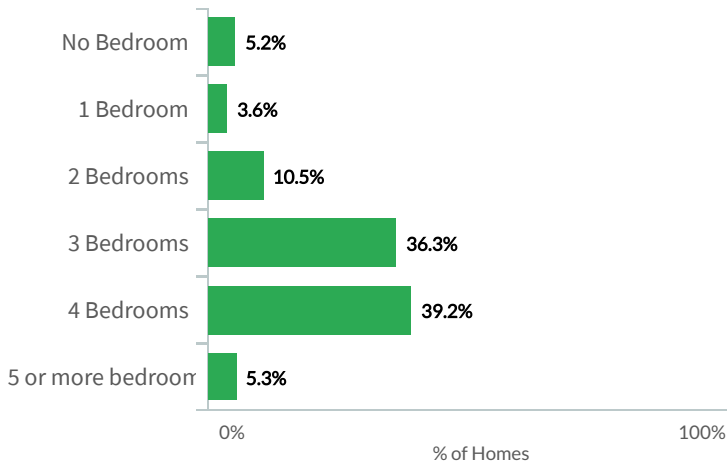


HOUSING MARKET DETAILS

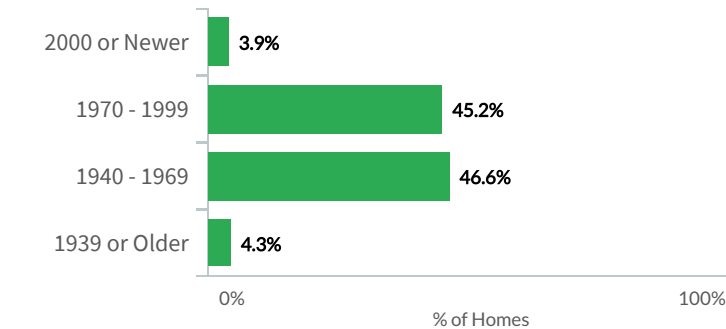
Types of Homes



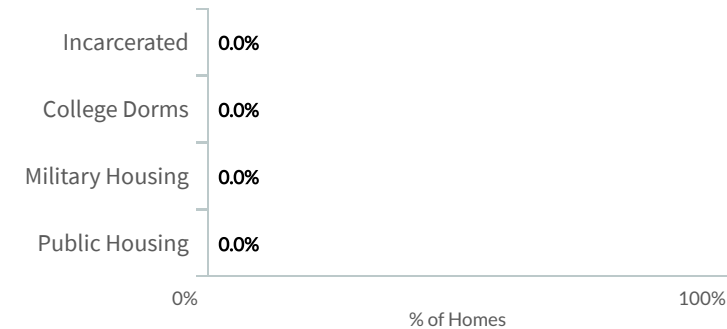
Home Size



Age of Homes



Special Purpose Housing





Neighborhood Economics & Demographics Data

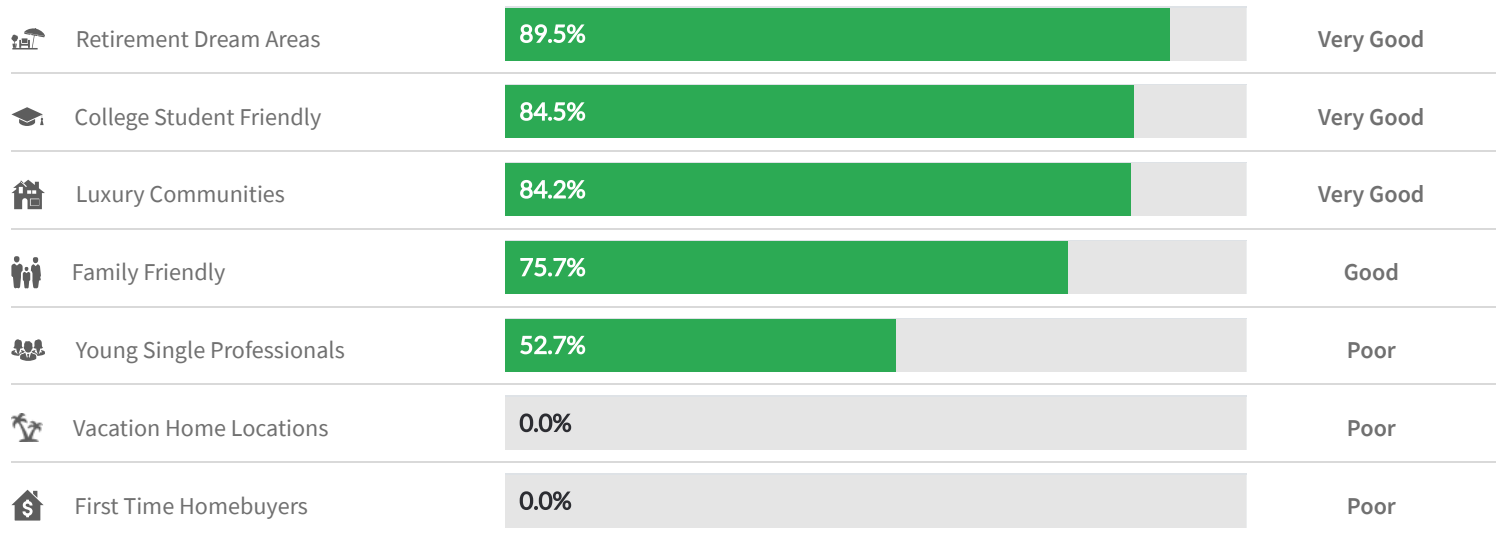
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LIFESTYLE

Percentage of neighborhoods in America that this neighborhood surpasses.

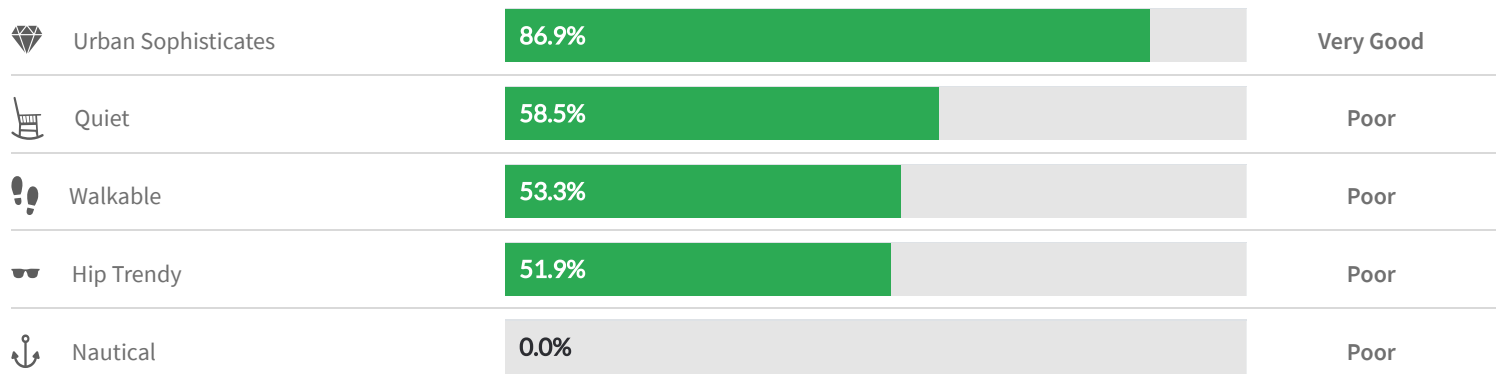


There isn't one neighborhood that is best for everyone. The best neighborhood for you may not be the best one for someone else. Similarly, what you want as a first-time home buyer may be different than what you want when you have school-aged children, or when you are nearing retirement.

The length of the bars indicate the percentage of neighborhoods in America that this neighborhood is more family-friendly than, more college student friendly than, more luxurious than, and so forth.

SPECIAL CHARACTER

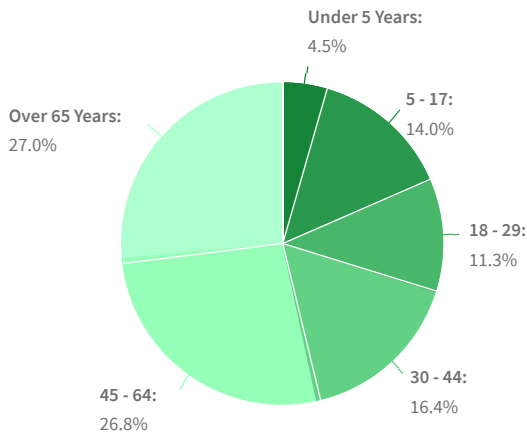
Percentage of neighborhoods in America that this neighborhood surpasses.



People have personalities, and so do neighborhoods. A neighborhood's character describes its personality and the feeling one gets when experiencing the neighborhood as a true resident. Quiet and sophisticated? Hip and walkable? The length of the bars indicate the percentage of neighborhoods in America that this neighborhood is more Urbane than, more Hip than, more Quiet than, more Nautical than, more Walkable than.

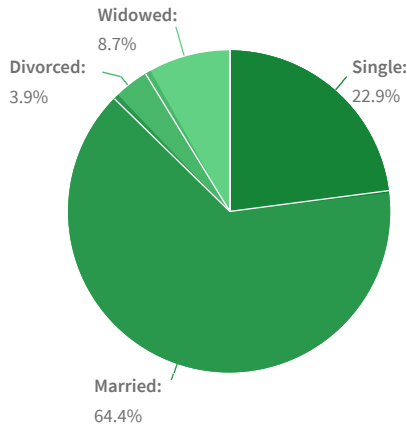
AGE

Neighborhoods that score highest for mixed ages have the most equitable distribution across all age groups.



MARITAL STATUS

Based on residents who are 18 and over. We are unable to include same-sex marriages due to data limitations.

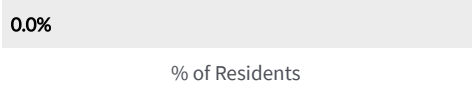


GENDER



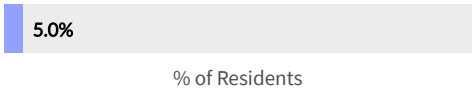
MILITARY

Currently active in the military living on or off base.



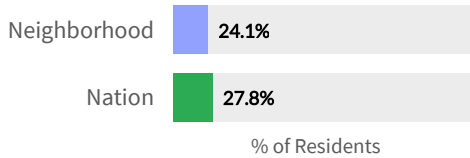
COLLEGE

Enrolled undergraduate or graduate students living on or off campus.

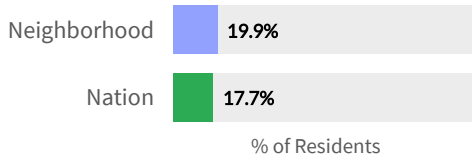


HOUSEHOLD TYPES

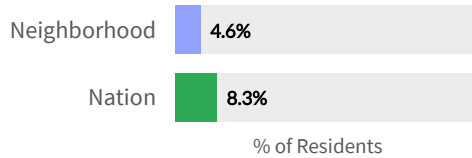
One person households



Married Couple with Child

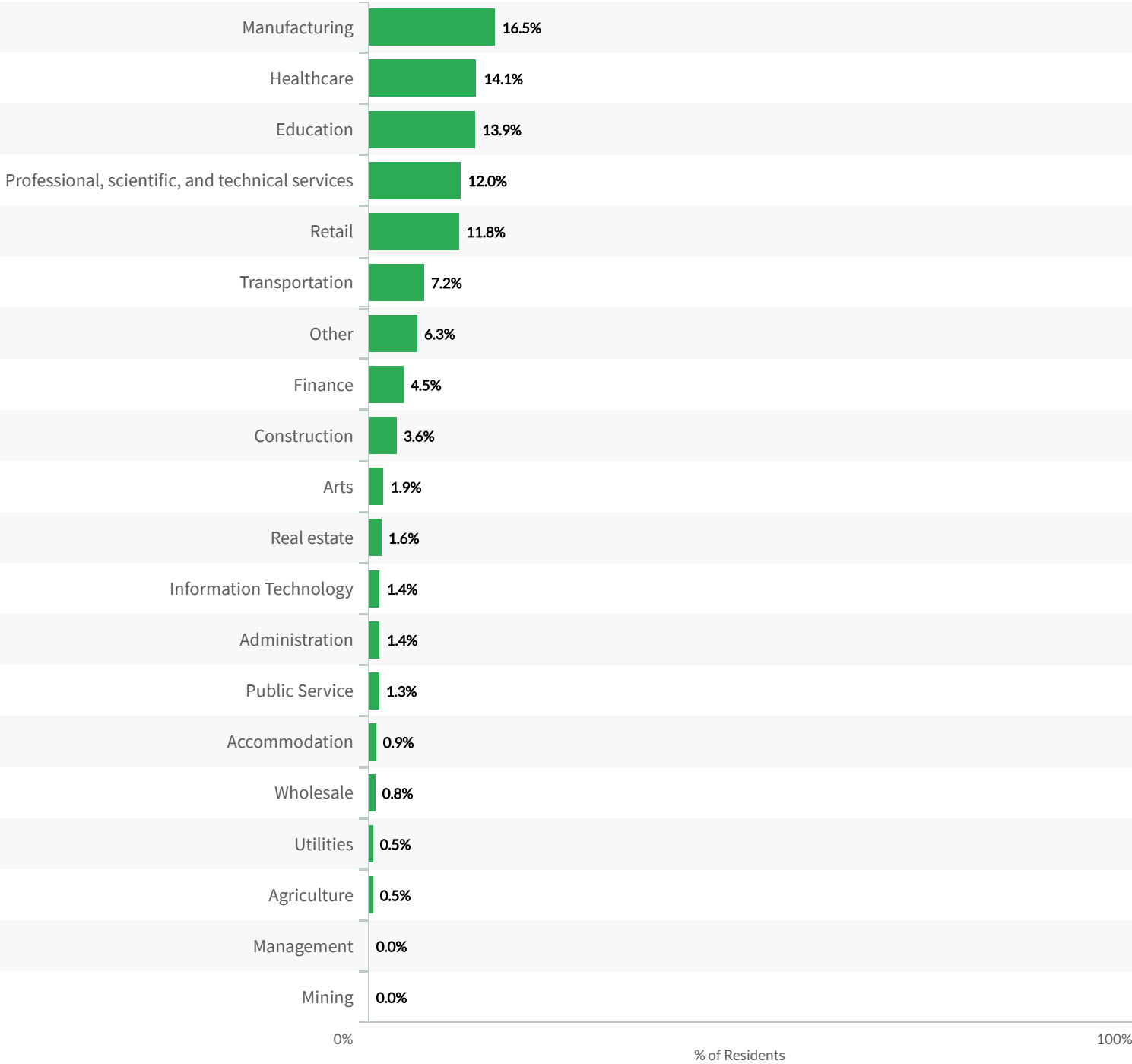


Single Parent with Child



EMPLOYMENT INDUSTRIES

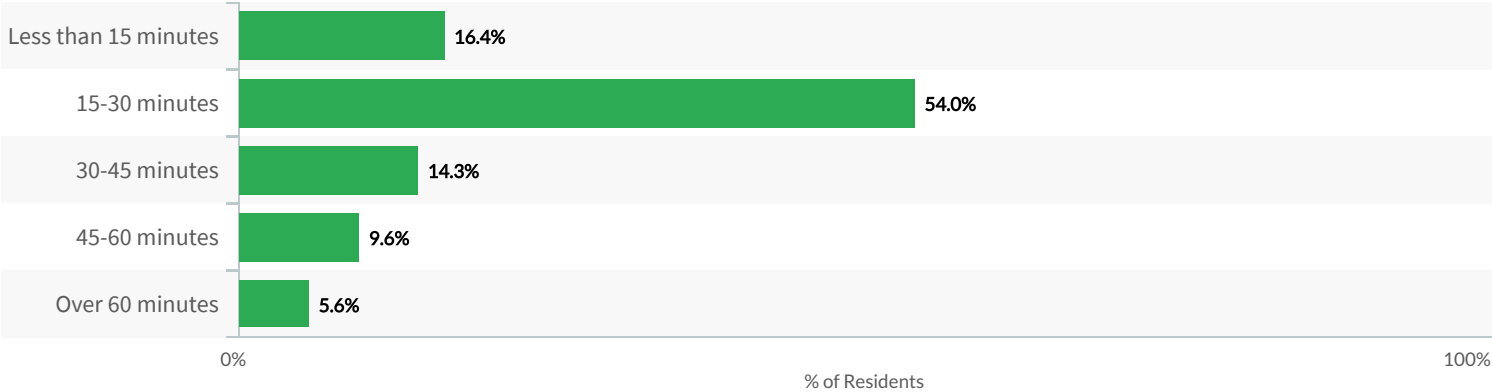
Types of employers for whom residents work. Neighborhoods where residents cluster into particular industries are often found near particular employers or institutions.



COMMUTE TO WORK

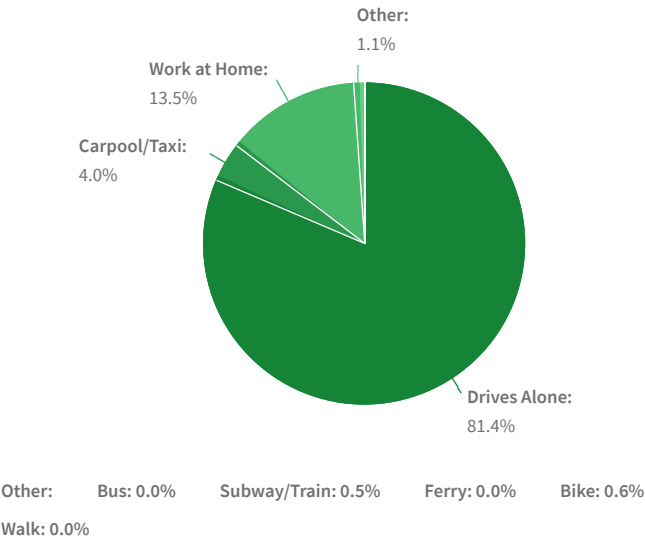
Average One-way Commute Time

The amount of time spent commuting tells a lot about a neighborhood’s access to jobs and the degree of congestion in the area. The time is calculated for all residents working outside the home.



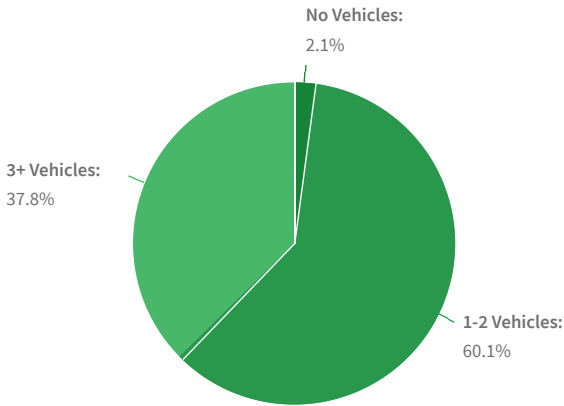
Means of Transport

The share of using each mode of transport is measured as percentage of all working adults.



Vehicles per household

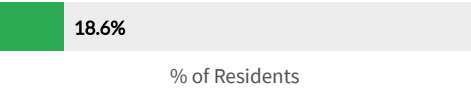
Number of vehicles registered per household, as a percentage of all households in the neighborhood.



MIGRATION & MOBILITY

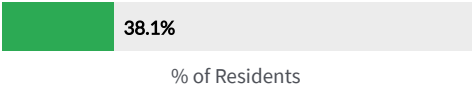
Moved Last Year

Very high values show a lack of stability in the neighborhood. Very low values may represent insularity to outsiders.



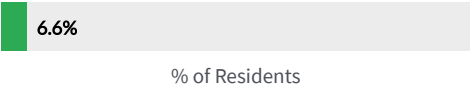
Born Out of State

High in neighborhoods that attract new residents from around the country.



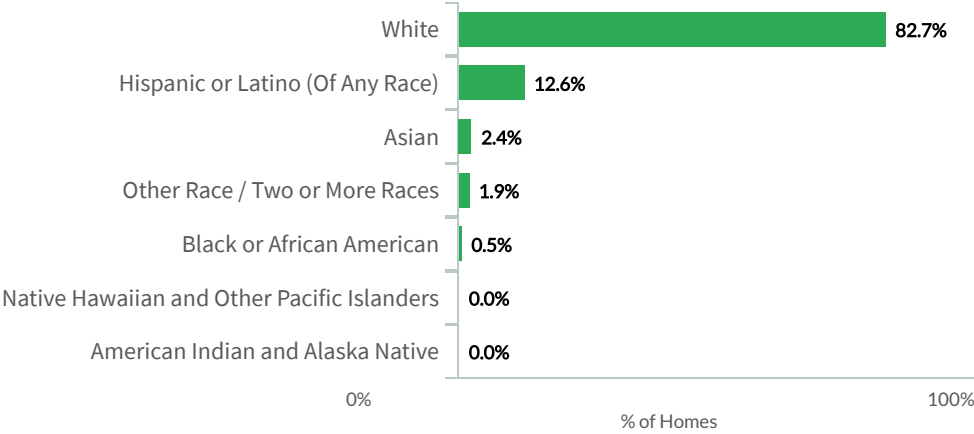
Foreign Born

Residents have immigrated to the U.S. from another country and may or may not be naturalized citizens.

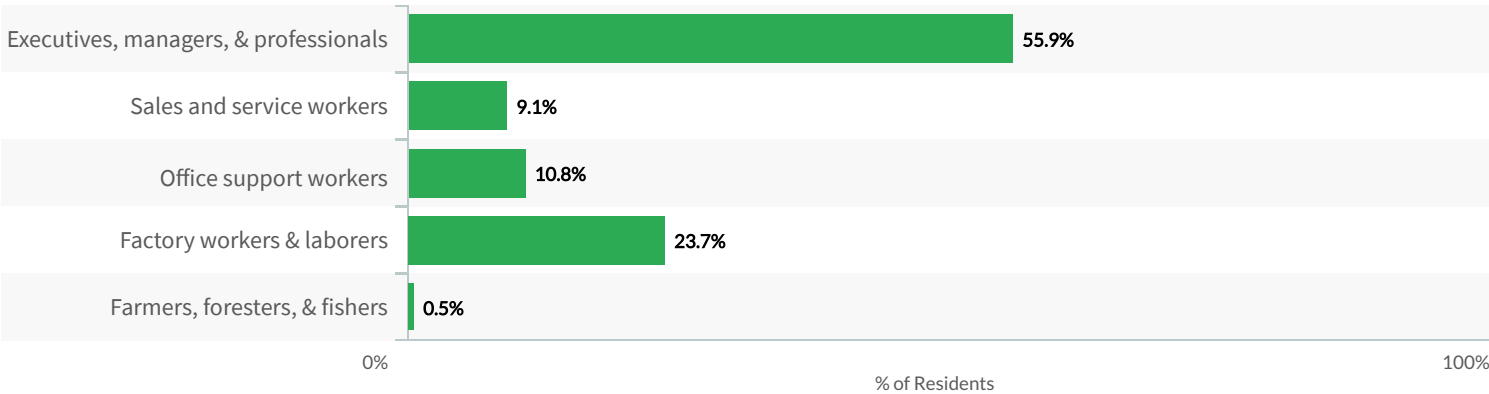


RACE & ETHNIC DIVERSITY

"Race/Ethnicity: Self-reported to the US Census. Asian and Hispanic residents may identify with one of the more specific subcategories."html_safe

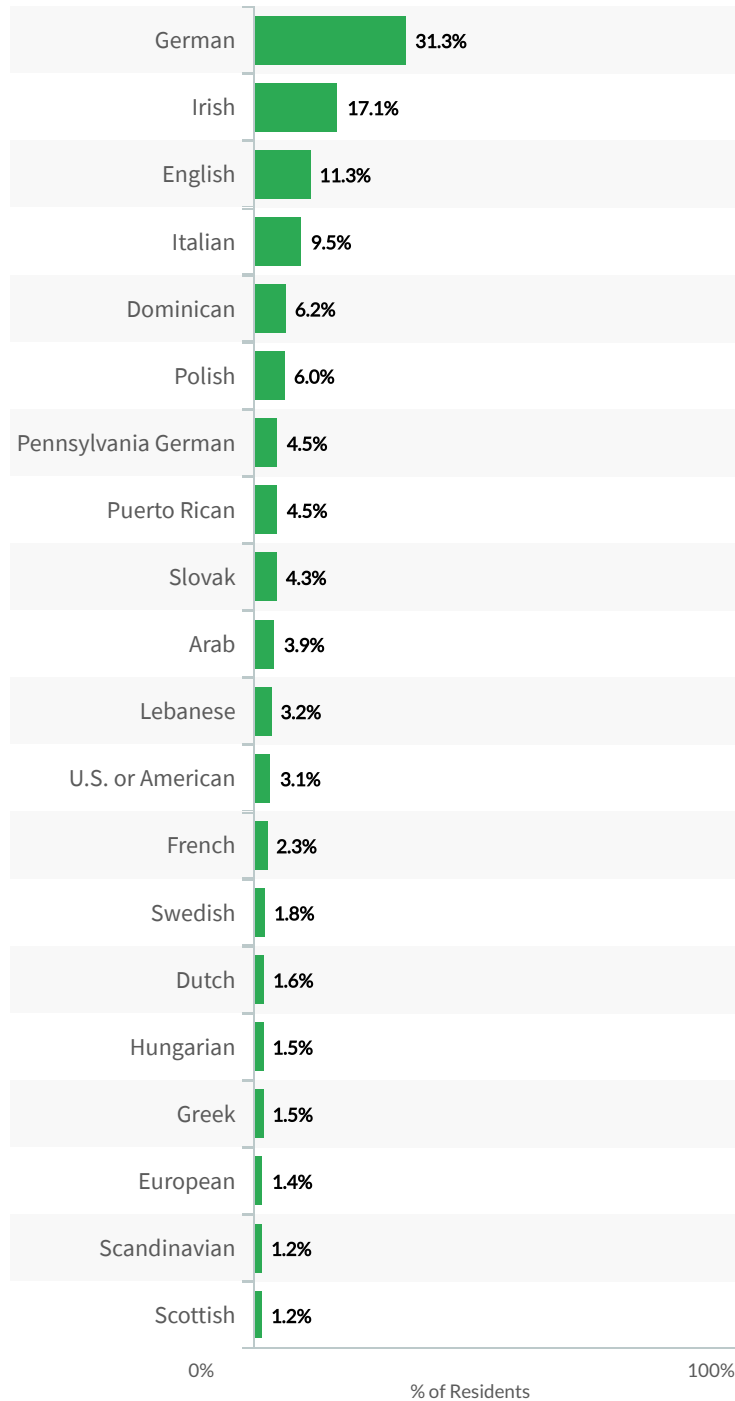


OCCUPATIONS



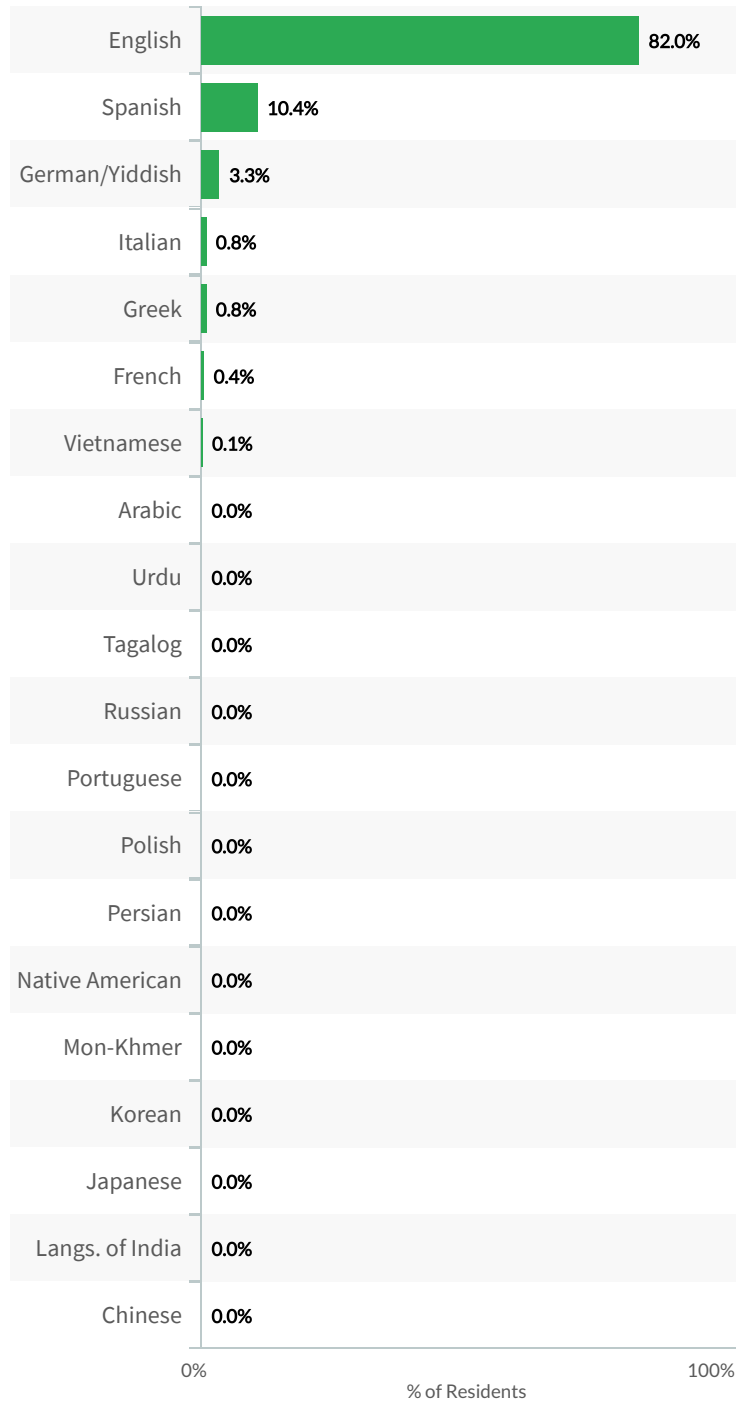
ANCESTRY

Top 20 most common groups that neighborhood residents self-report as their ancestry.



LANGUAGES SPOKEN

Top 20 most common languages neighborhood residents preferentially speak when they are at home with their families.

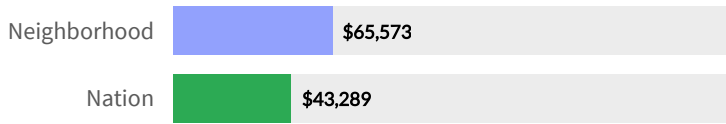


AVERAGE INCOME

Per Capita Income

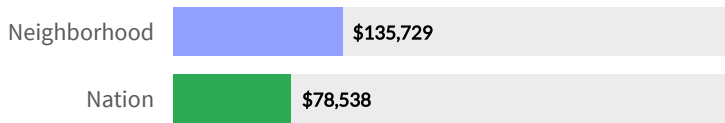
Best measure of the average spending power of each person in the neighborhood.

⚠️ This neighborhood has one of the **highest** per capita incomes in the state, according to NeighborhoodScout's exclusive analysis.



Median Household Income

Best measure of the budget of the typical family or other non-family household.

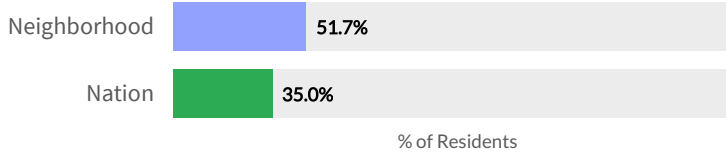


EDUCATION

Adults with College Degree

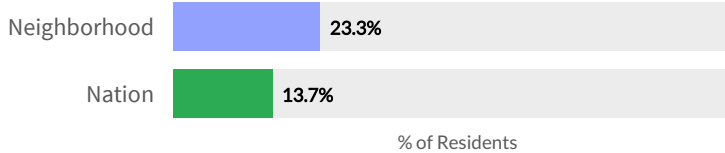
Adults aged 25 and older that have attained at least a 4 year college degree like a BA.

⚠️ This neighborhood has among the **highest** percentage of adults 25 and over with at least a 4-year college degree of all neighborhoods in this state.



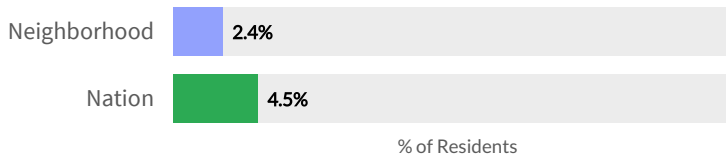
Adults with Advanced Degree

Adults aged 25 and older that have attained a graduate or professional degree above and beyond a 4 year degree.

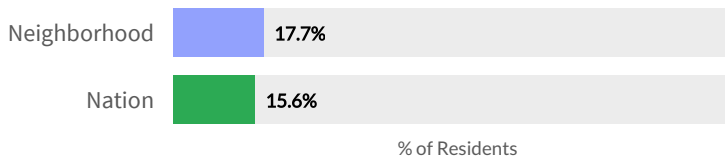


UNEMPLOYMENT RATE

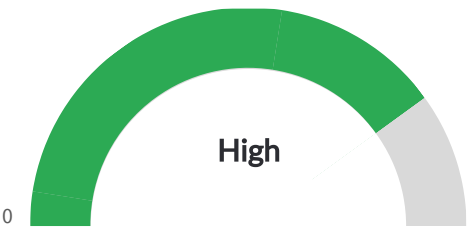
The percent of neighborhood residents who are seeking employment, but are currently unemployed.



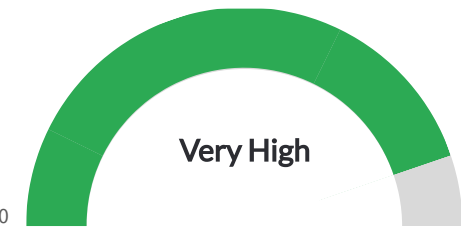
CHILDREN LIVING IN POVERTY



More educated than **80.87%** of U.S. neighborhoods.



Higher income than **89.52%** of U.S. neighborhoods.





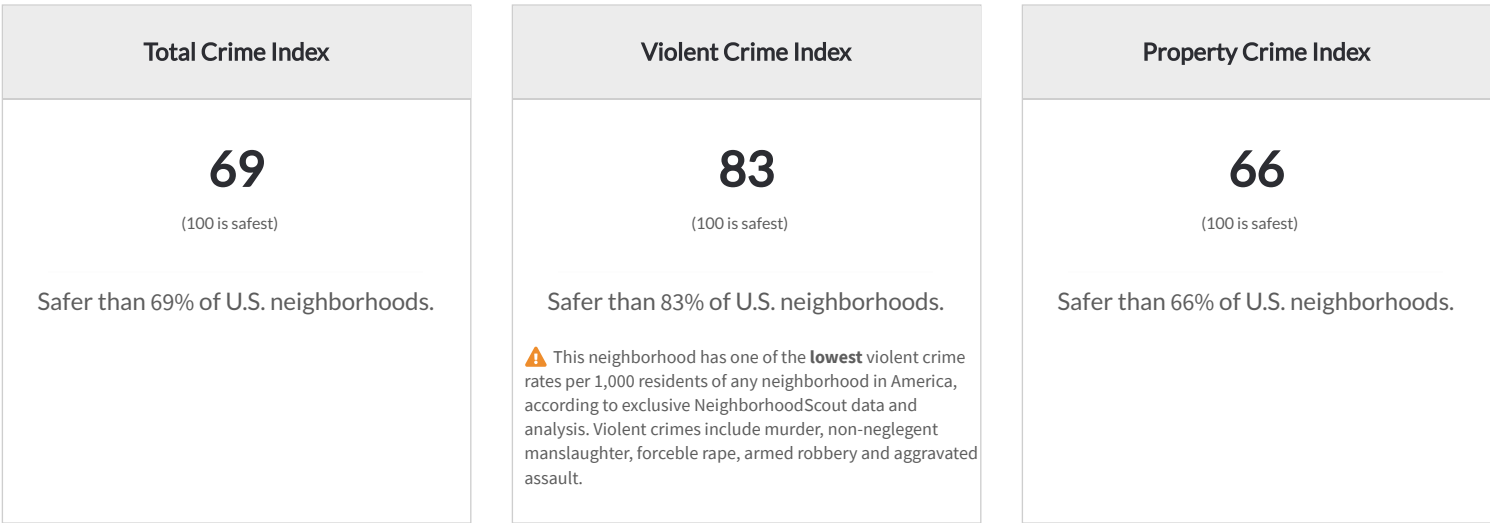
Neighborhood Crime Data

1845 Lehigh Pkwy N, Allentown, PA 18103

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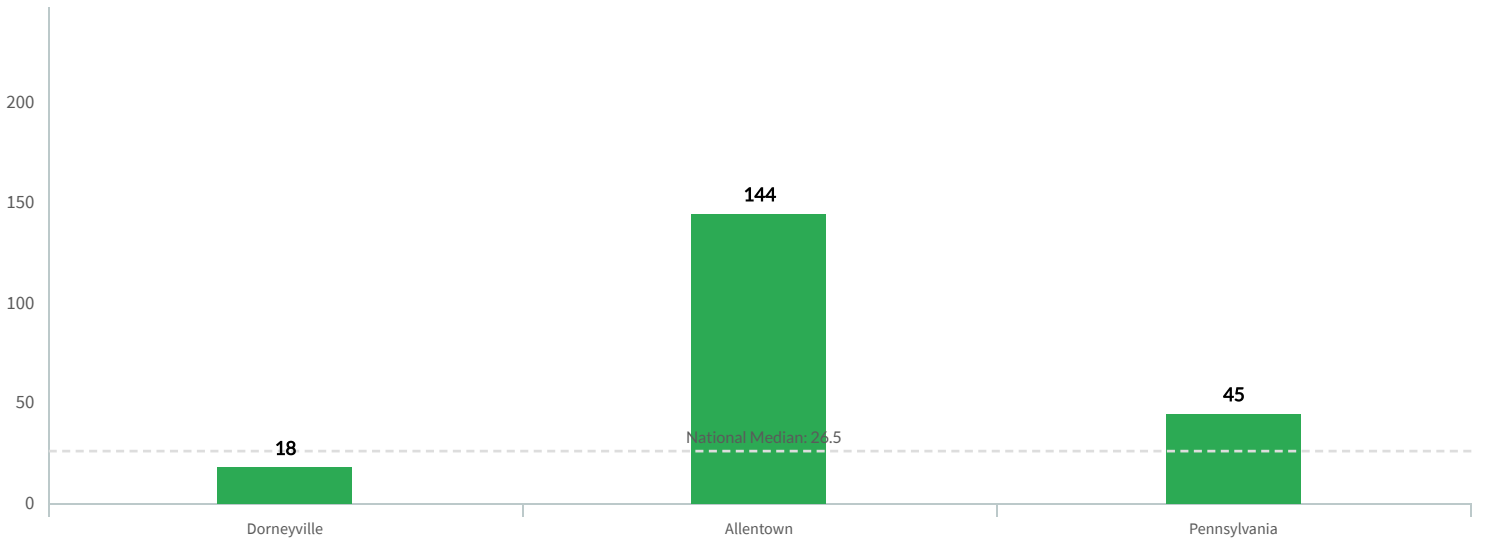
NEIGHBORHOOD CRIME INDEX



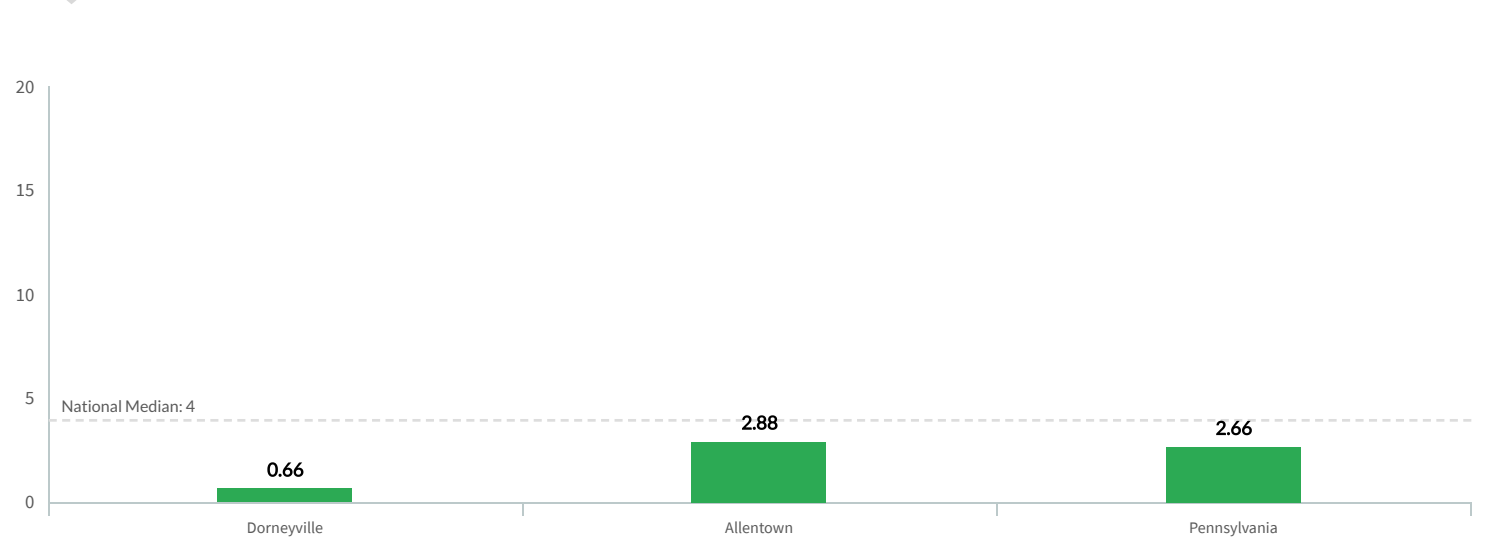
NeighborhoodScout® provides exclusive crime risk analytics for every neighborhood in America with up to 98% predictive accuracy. Crime risk indices are nationally comparable on a 1 – 100 scale, where 100 means safer than 100% of U.S. neighborhoods.

Crime risk data are updated annually. Raw crime incidents are sourced from all 18,000+ local law enforcement agencies – municipal, county, transit, park, port, university, tribal and more, assigned to localities, then built into NeighborhoodScout’s proprietary predictive models to provide a comprehensive crime risk profile for every neighborhood and address-vicinity in the U.S.

CRIMES (per square mile)

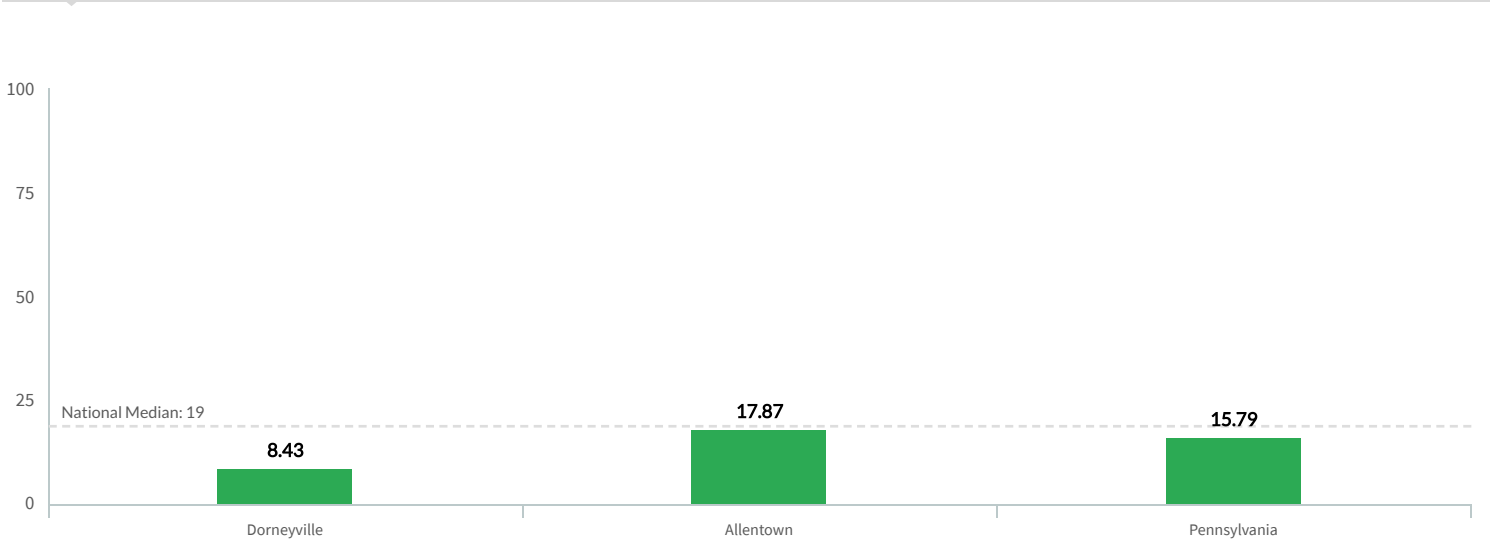


VIOLENT CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Violent Crime		
1 in 1,512 in this Neighborhood	1 IN 347 in Allentown	1 IN 375 in Pennsylvania

PROPERTY CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Property Crime		
1 in 119 in this Neighborhood	1 IN 56 in Allentown	1 IN 63 in Pennsylvania



Neighborhood Public School Data

1845 Lehigh Pkwy N, Allentown, PA 18103

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May 16, 2025

ZONED SCHOOL RATING INFORMATION

* 10 is the highest

School Quality

School Quality Rating, rates the quality of the zoned K-12 public schools that serve this address.

57

(100 is best)

Better than 57% of all U.S. schools.

Middle Schools

6

High Schools

7

SCHOOLS THAT SERVE THIS ADDRESS

Quality rating scores are provided below with 10 being the highest possible score. * 10 is the highest

School Details	Grades	Compared to PA	Compared to Nation
Salisbury Middle School 3301 Devonshire Rd Allentown, PA 18103	05-08	4	6
Salisbury High School 500 E Montgomery St Allentown, PA 18103	09-12	5	7

THIS ADDRESS IS SERVED BY 1 DISTRICT:

Salisbury Township Sd		
1,490	3	15
students enrolled in this district	schools in district	students per classroom

District Quality Compared to PA

6

(10 is best)

Better than 50.7% of all PA school districts.

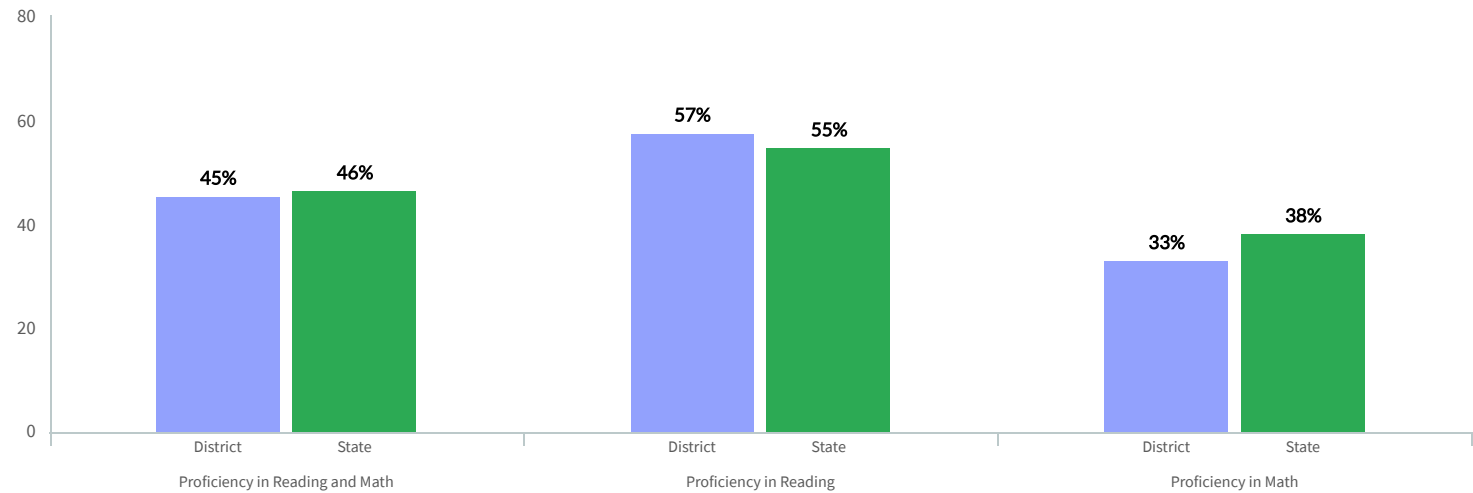
District Quality Compared to U.S.

6

(10 is best)

Better than 59.5% of all US school districts.

PUBLIC SCHOOL TEST SCORES






SCHOOL DISTRICT ENROLLMENT BY GROUP

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	64.6%	64.5%
Black	5.1%	15.4%
Hispanic	27.7%	15.1%
Asian Or Pacific Islander	2.1%	4.7%
American Indian Or Native Of Alaska	0.5%	0.3%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
Economically disadvantaged	40.0%	53.0%
Free lunch eligible	35.2%	51.6%
Reduced lunch eligible	4.8%	1.3%

EDUCATIONAL EXPENDITURES

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$12,195	\$18,171,000	44.2%
Support Expenditures			
Student	\$1,274	\$1,898,000	4.6%
Staff	\$1,283	\$1,912,000	4.7%
General Administration	\$519	\$773,000	1.9%
School Administration	\$973	\$1,450,000	3.5%
Operation	\$1,882	\$2,804,000	6.8%
Transportation	\$1,066	\$1,588,000	3.9%
Other	\$879	\$1,310,000	3.2%
Total Support  Among the highest per student in this state.	\$7,876	\$11,735,000	28.6%
Non-instructional Expenditures  Among the highest per student in this state.	\$7,504	\$11,181,000	27.2%
Total Expenditures  Among the highest per student in this state.	\$27,575	\$41,087,000	100.0%



Neighborhood Trends and Forecasts

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RISING STAR INDEX

Appreciation Potential (3 years)

HIGH



Forecast to **appreciate** between 21% and 30% over the next 3 years

1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

BLUE CHIP INDEX

Past Appreciation and Existing Fundamentals

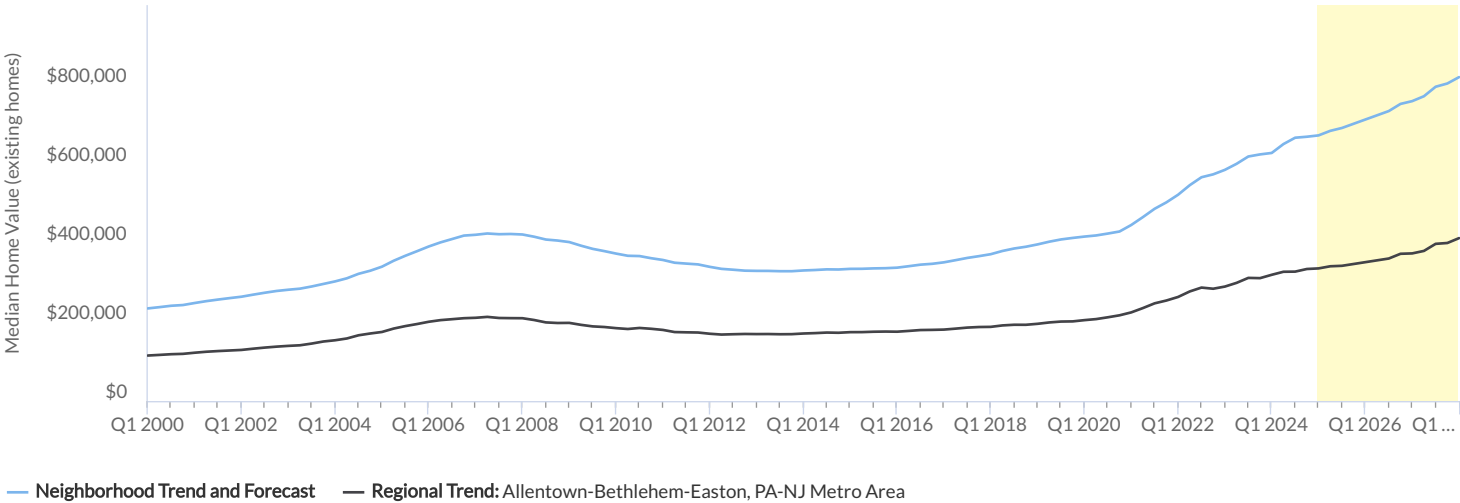
MODERATE



Ranked in the **middle 30%** of all neighborhoods in the nation for investment security

1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

SCOUT VISION® NEIGHBORHOOD HOME VALUE TREND & FORECAST



SCOUT VISION® HOME VALUE TRENDS AND FORECAST

Comparison ratings are provided below with 10 being the highest possible score.

Time Period	Total Appreciation	Average Annual Rate	Compared To Metro	Compared To America
3 Year Forecast: 2025 Q1 - 2028 Q1	22.55%	7.01%		
Latest Quarter: 2024 Q3 - 2024 Q4	0.38%	1.51%		
Last 12 Months: 2023 Q4 - 2024 Q4	7.17%	7.17%		
Last 2 Years: 2022 Q4 - 2024 Q4	16.59%	7.98%		
Last 5 Years: 2019 Q4 - 2024 Q4	62.04%	10.13%		
Last 10 Years: 2014 Q4 - 2024 Q4	100.93%	7.23%		
Since 2000: 2000 Q1 - 2024 Q4	175.32%	4.26%		

* 10 is highest

KEY PRICE DRIVERS AT THIS LOCATION

Pros

Likely to drive home values upward over the next few years or indicators of upward trends already underway.

Access to High Paying Jobs

Crime

Cons

Impediments to home value appreciation over the next few years or indicators of negative trends already underway.

Real Estate Values Nearby

SCOUT VISION® PROXIMITY INDEX

Price Advantage Score

STRONG DISADVANTAGE

1

2

3

4

5

At least **17.5% more expensive** per sq ft than other neighborhoods nearby.

1=Strong Disadvantage

2=Disadvantage

3=Similar Price

4=Advantage

5=Strong Advantage

Access to High-Paying Jobs

VERY GOOD

1

2

3

4

5

On average in the **top 40%** for job accessibility.

1=Limited

2=Below Average

3=Average

4=Very Good

5=Excellent

\$189

neighborhood price per sq ft

\$136

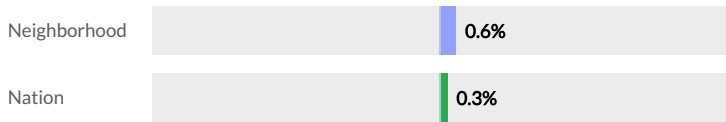
average nearby home price per sqft

JOBS WITHIN AN HOUR	HIGH-PAYING JOBS*
5 minutes	1994
10 minutes	32339
15 minutes	67371
20 minutes	105753
30 minutes	171059
45 minutes	262074
60 minutes	566384

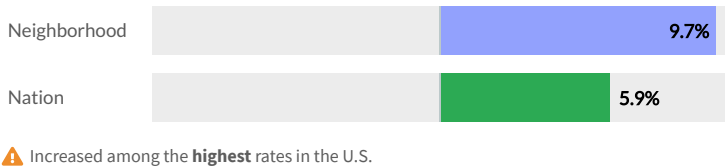
*Annual salary of \$75,000 or more

SCOUT VISION® REAL ESTATE TRENDS (LAST 5 YEARS)

Avg. Annual Homeownership Trend

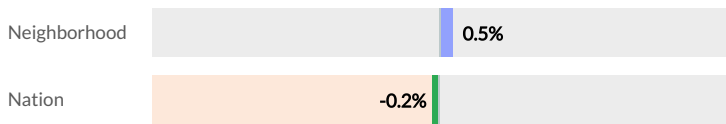


Avg. Annual Rent Price Trend



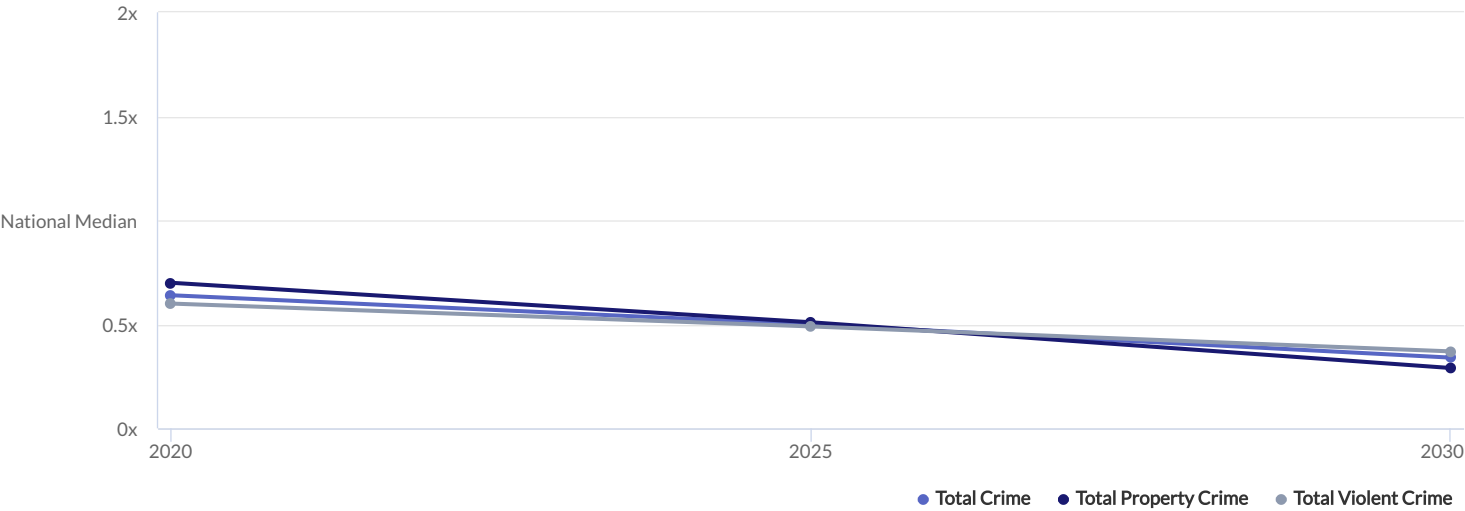
Avg. Annual Vacancy Trends

Based on the percentage of properties that are vacant year round.



SCOUT VISION® CRIME TRENDS AND FORECAST

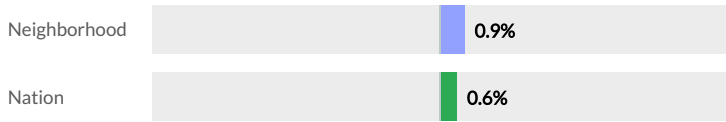
⚠ The Property Crime Index in this neighborhood dropped more than 25% over the last 5 years. This is among the greatest rates of decline in the nation over this period.



SCOUT VISION® EDUCATION TRENDS (LAST 5 YEARS)

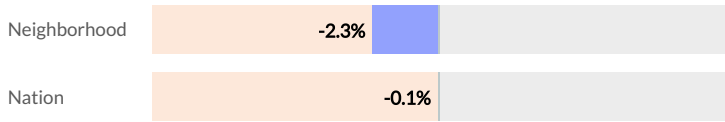
Avg. Annual Change in College Graduates

College graduates are defined as adults 25 and older with at least a 4-year college degree.



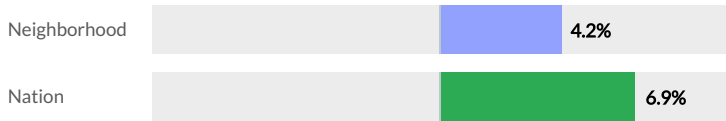
Avg. Annual Change in K-12 School Performance

Based on the percentage of students testing proficient or advanced in standardized testing.

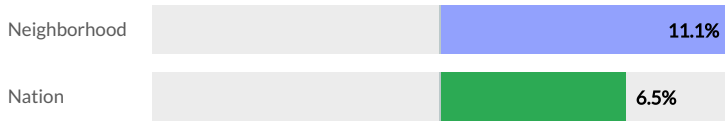


SCOUT VISION® ECONOMIC TRENDS (LAST 5 YEARS)

Avg. Annual Change in per Capita Income



Avg. Annual Change in Household Income



⚠ Increased among the **highest** rates in the U.S.

Avg. Annual Change in Unemployment Rate



SCOUT VISION® POPULATION TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	2,017	2,062	2.23% ↑
1 Mile	7,556	7,632	1.01% ↑
3 Miles	131,267	132,710	1.10% ↑
5 Miles	224,778	231,818	3.13% ↑
10 Miles	463,423	478,891	3.34% ↑
15 Miles	654,331	677,930	3.61% ↑
25 Miles	1,268,209	1,309,748	3.28% ↑
50 Miles	7,245,394	7,410,428	2.28% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

Allentown-Bethlehem-Easton, PA-NJ Metro Area Regional Investment Potential

Regional Appreciation Potential (3yr)

HIGH



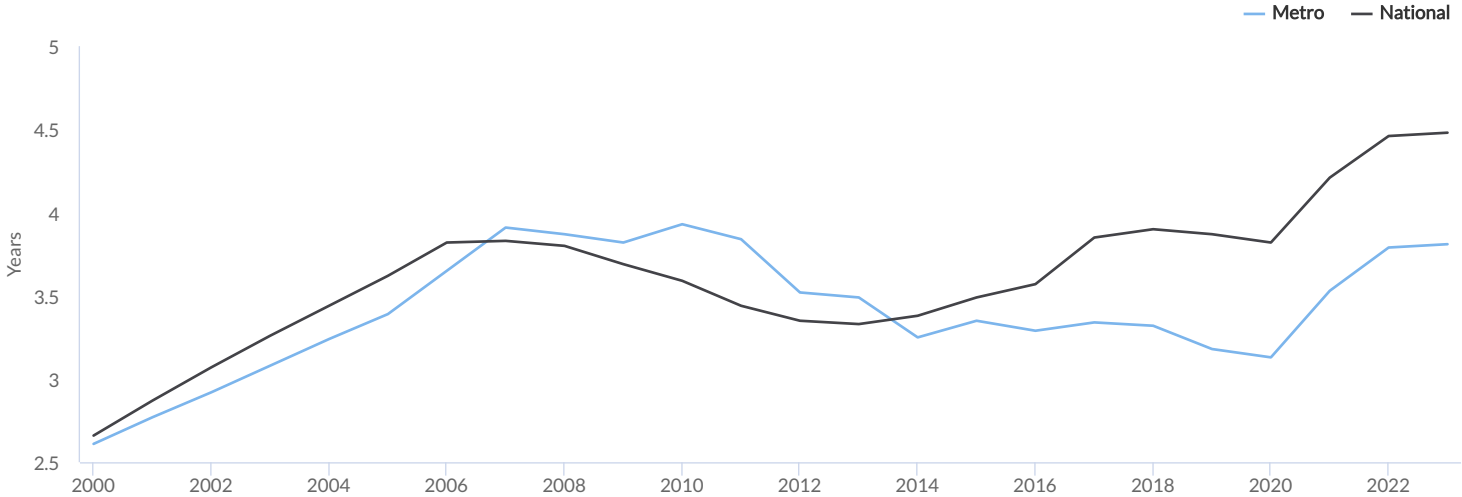
Forecast to **appreciate** between 20% and 30% over the next 3 years

1=Very Low 2=Low 3=Moderate 4=High 5=Very High

HOUSING AFFORDABILITY TRENDS

Allentown-Bethlehem-Easton, PA-NJ Metro Area

Years of average household income needed to buy average home



2.61	3.93	3.81
Region's Historical Low	Region's Historical High	Current
		<div><div></div><div>The number of years of income needed to buy a home in this region is at or very close to its historical maximum. Housing may be becoming less affordable to the average household.</div></div>

REGIONAL 1 AND 2 YEAR GROWTH TRENDS

Comparison ratings are provided below with 10 being the highest possible score.

Regional Trend	Last 2 years	Compared to Nation	Last 1 year	Compared to Nation
Population Growth	-2.35% ↓	5	-1.32% ↓	4
Job Growth	3.70% ↑	3	1.15% ↑	5
Income Trend	8.72% ↑	4	3.41% ↑	4
Unemployment Trend	-0.27% ↓ <div>⚠ The decrease in unemployment in this region has been among the greatest in the nation over the last 2 years.</div>	10	-0.18% ↓ <div>⚠ The decrease in unemployment in this region has been among the greatest in the nation over the last year.</div>	10
Stock Performance of Region's Industries	27.64% ↑	4	5.49% ↑	4
Housing Added	1.13% ↑	4	0.51% ↑	3
Vacancy Trend	-1.03% ↓ <div>⚠ The decrease in vacancy rates in this region has been among the greatest in the nation over the last 2 years.</div>	9	-1.18% ↓ <div>⚠ The decrease in vacancy rates in this region has been among the greatest in the nation over the last year.</div>	10

* 10 is highest

DISCLAIMER

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