



Scranton-Wilkes-Barre, PA

2021

Mean Appraised Value

\$204,172

Mean Appraised Value in
Communities of Color

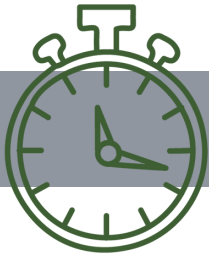
\$173,158



Mean Appraised Value in
White Neighborhoods

\$210,562

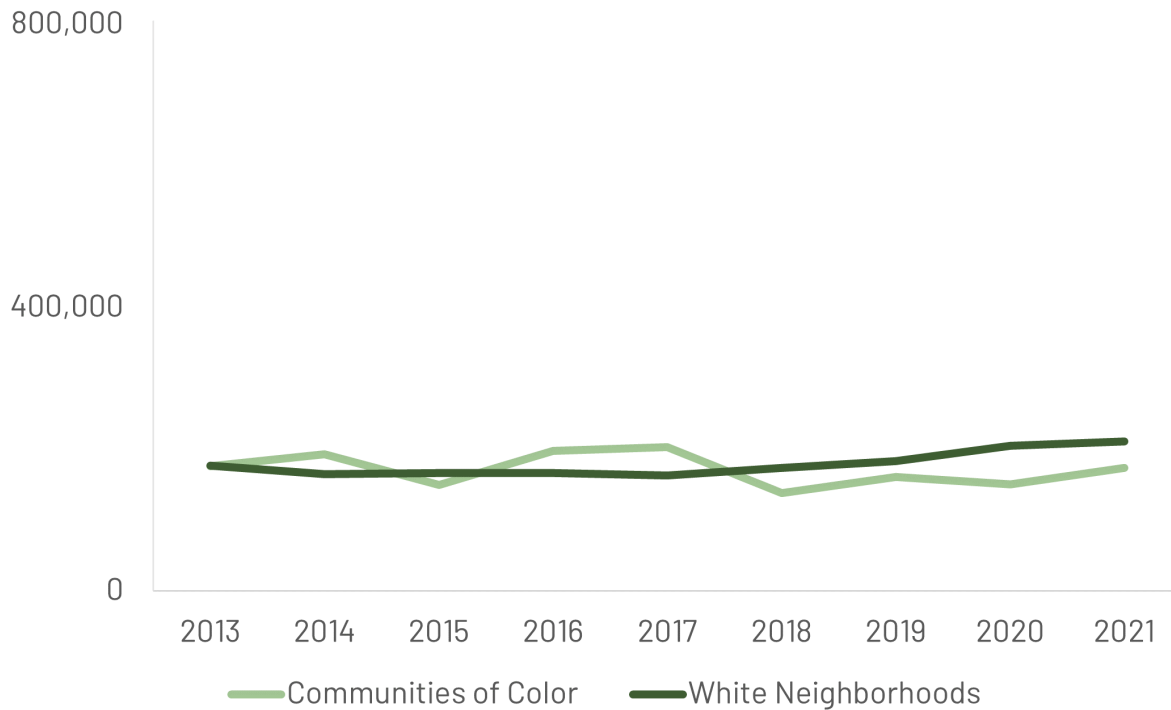
Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.



Over Time, 2013-2021

Figure 1

Mean Appraised Values Over Time 2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Communities of Color	176,152	192,399	149,461	197,227	202,532	138,018	160,313	150,119	173,158
White Neighborhoods	176,199	164,432	166,089	165,987	162,509	173,056	182,598	204,784	210,562

Citation: Howell, Junia and Elizabeth Korver-Glenn. 2022. "Metropolitan Area Supplemental Files ." In *Appraised: The Persistent Evaluation of White Neighborhoods as More Valuable Than Communities of Color*. eruka.org/appraised