

Homes and Apartments

The neighborhoods of Lackawanna County are safe and friendly. They are built around schools and places of worship. And, most of all they are affordable.

When searching for a place of residence, renters have a variety of options from which to choose. Whether your style is contemporary or Victorian charm, apartments are readily available at competitive prices.

Unfurnished, one-bed, one-bath apartments (750 to 900 square feet) in suburban apartment complexes are typically offered for between \$500 and \$800 per month. Unfurnished two-bed, one-bath apartments (850 to 1,150 square feet) can be rented from \$600 to \$900 per month. These rents often include water, sewer, and trash removal, while some also include heat and cable TV.

Apartments located in older homes, within safe, established neighborhoods, are available from \$375 to \$500 per month.

The cost of purchasing a new home in Greater Scranton depends upon factors such as size, style, and number of bedrooms. Older homes (50 years or more), with two to three bedrooms, located on a modest size lot can be acquired for less than \$100,000. This price range also includes some fairly modern ranch homes.

Newer two and three bedroom bi-levels and split-levels in suburban locations typically are priced between \$125,000 and \$175,000.

Modern (15 years old or less), four-bedroom homes, on fairly large lots in suburban developments, are offered for sale for an average price of \$230,000. The approximate price range for most homes in this category is \$175,000 to \$275,000. Large executive level homes often exceed \$300,000.

The average, per square foot construction cost of a new home here is approximately \$70, excluding the lot. The average cost to purchase a ½ acre lot, in a modern subdivision, with all utilities, is approximately \$40,000.



Incomes compared to \$50,000 in Scranton, PA:

Metro area	Income needed
Scranton, PA	\$50,000
Allentown, PA	\$53,556
Pittsburgh, PA	\$54,252
Hartford, CT	\$54,701
Philadelphia, PA	\$61,487
Long Island, NY	\$68,252
Princeton, NJ	\$82,490
NYC (Staten Island)	\$84,841
Boston, MA	\$91,827
Chicago, IL	\$97,276

* Source: www.homefair.com

For more information on renting or building a home in Lackawanna County, visit the Community Information section of our web site at www.scrantonchamber.com or www.scrantonplan.com. Select **Homes & Apartments**.

Cost of Living

The cost of living in Greater Scranton compares favorably with other small to mid-size cities in the Northeast and is significantly lower than major metropolitan areas. For example, a person making \$50,000 in Scranton would need to earn more than \$61,000 in Philadelphia and more than \$84,000 in Staten Island to enjoy a comparable standard of living.