

Montandon

Community · PA · Pennsylvania > Northumberland County

\$195K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

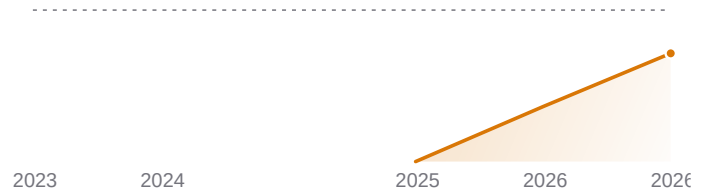
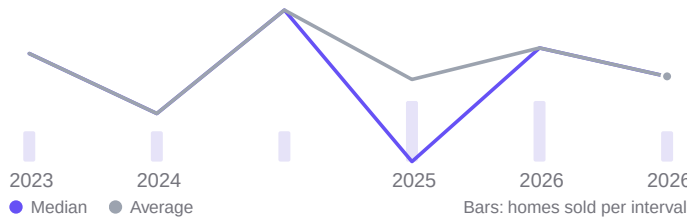
MARKET TRENDS (5 YEARS)

Sale prices

Median \$175K · Average \$175K

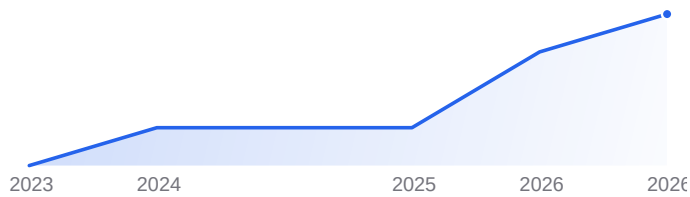
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

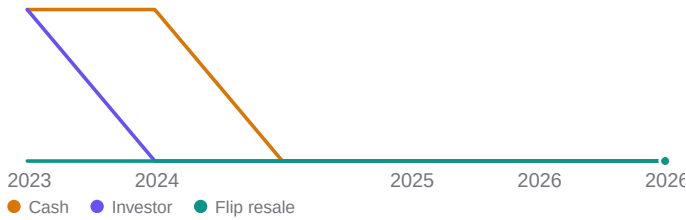
3.2%



BUYERS & OUTCOMES

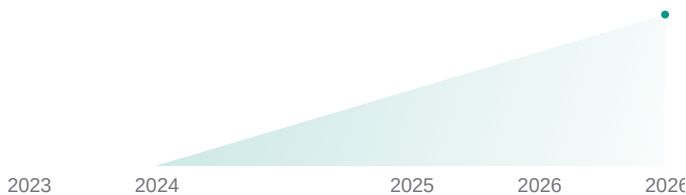
Buyer mix

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



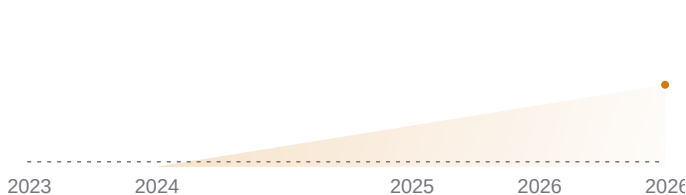
Sellers who sold at a gain

100%

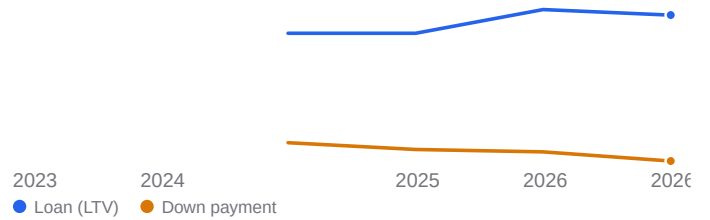


Median annualized return at resale

+15.1%

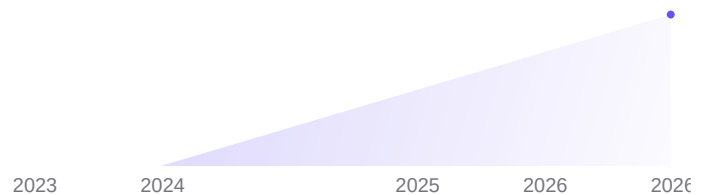


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

17.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	155
Median value (AVM)	\$153K
Single family	39%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	4.7%
Owner occupied	68%
Company owned	21%
Median loan-to-value	39%
Typical ownership tenure	11.6 yrs

COMMUNITY

Population	848
Density	968 / mi²
Median household income	\$47K
Average household income	\$71K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	39
Homes occupied	92%
Bachelor's or higher	9%
Poverty rate	7.0%
Unemployment	1.4%
Average temp	50°F
Annual precip	43 in
Sunshine	51%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.