

Armstrong County, PA

County · PA · Pennsylvania

BUYER'S MARKET

\$133K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

747

SALES (12 MO)

\$145K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



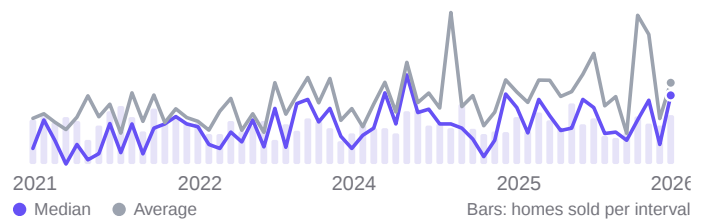
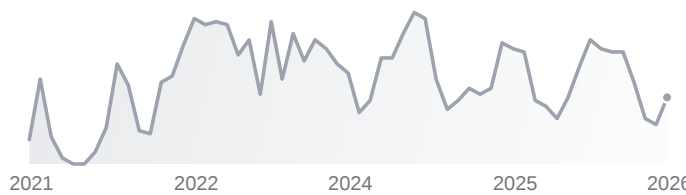
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$155K · Average \$170K

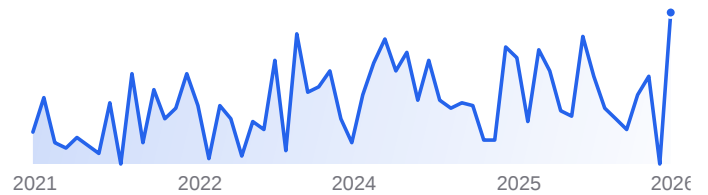
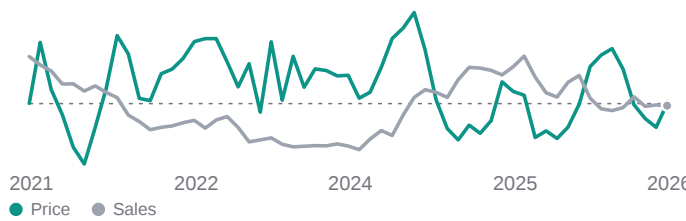


Growth (year over year)

Price +0.0% · Sales -0.8%

Price per square foot

\$118/ft²

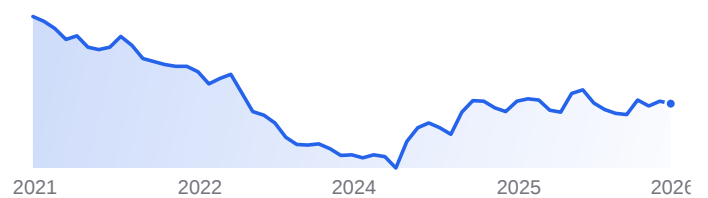


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

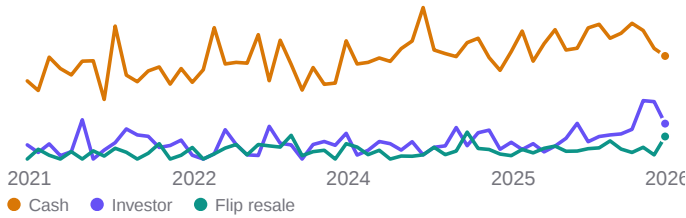
2.6%



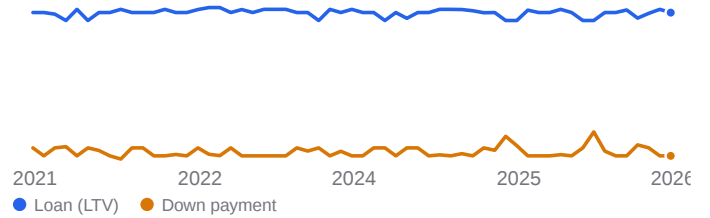
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 15% · Flip resale 9.3%

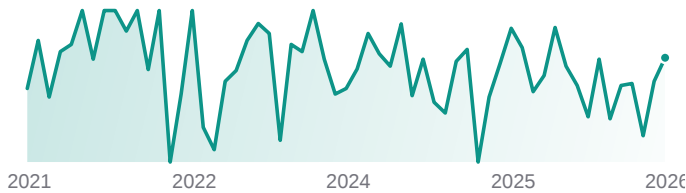


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



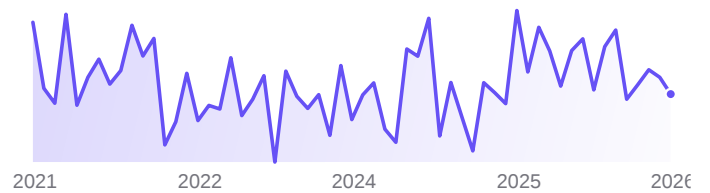
Sellers who sold at a gain

88%



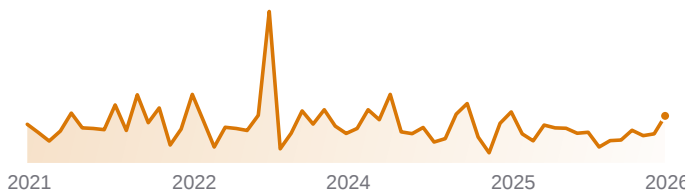
Typical hold before selling

4.4 yrs



Median annualized return at resale

+9.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	29,062
Median value (AVM)	\$145K
Median size	1,438 ft²
Median bedrooms	3
Median year built	1947
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.5%
Owner occupied	67%
Company owned	7.5%
Median loan-to-value	23%
Typical ownership tenure	26.1 yrs

COMMUNITY

Population	63,898
Density	98 / mi²
Median household income	\$65K
Average household income	\$82K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	29
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	10.7%
Unemployment	1.3%
Average temp	50°F
Annual precip	42 in
Sunshine	45%

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.