

Centre County, PA

County · PA · Pennsylvania

BALANCED MARKET

\$393K

MEDIAN SALE PRICE

+7.5%

1-YR CHANGE

1,559

SALES (12 MO)

\$348K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



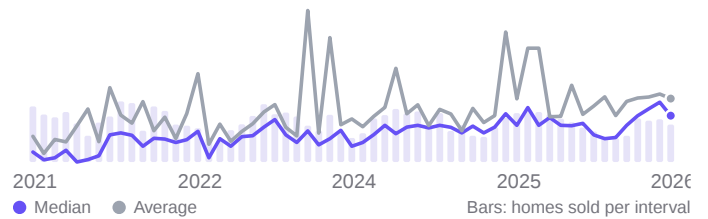
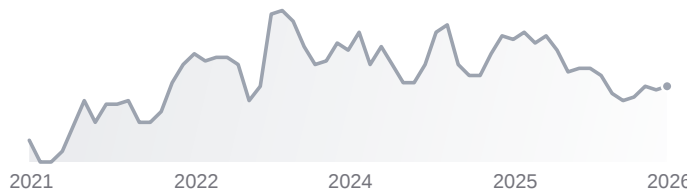
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$375K · Average \$420K

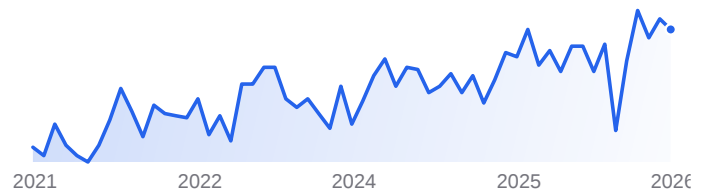
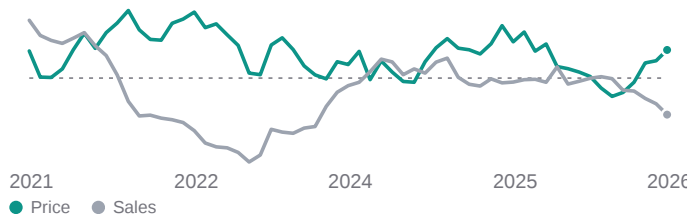


Growth (year over year)

Price +7.5% · Sales -9.8%

Price per square foot

\$229/ft²

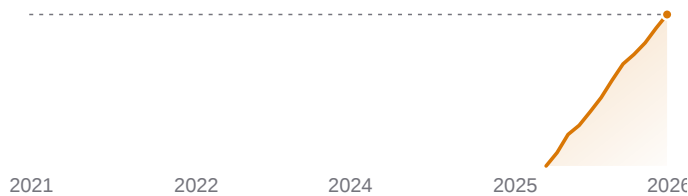


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

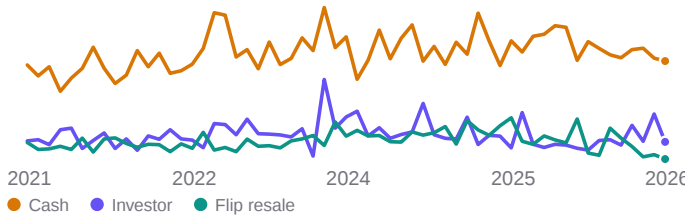
3.3%



BUYERS & OUTCOMES

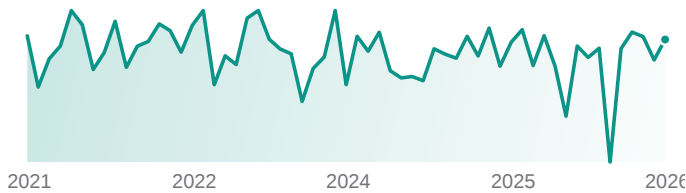
Buyer mix

Cash 30% · Investor 5.2% · Flip resale 0%



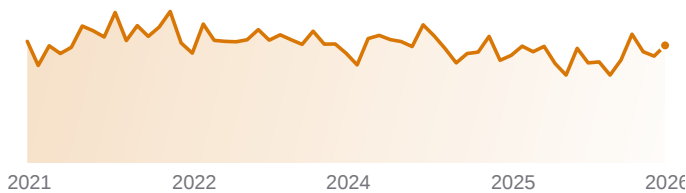
Sellers who sold at a gain

96%

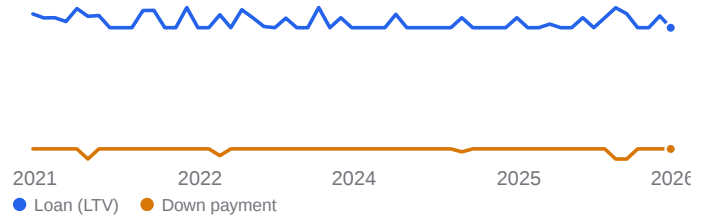


Median annualized return at resale

+5.2%

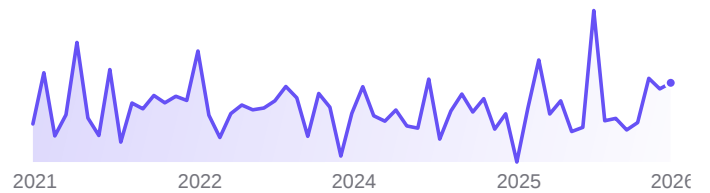


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	47,897
Median value (AVM)	\$348K
Median size	1,631 ft²
Median bedrooms	3
Median year built	1980
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.6%
Owner occupied	73%
Company owned	9.9%
Median loan-to-value	48%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	160,014
Density	144 / mi²
Median household income	\$69K
Average household income	\$97K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	34
Homes occupied	91%
Bachelor's or higher	20%
Poverty rate	14.1%
Unemployment	0.8%
Average temp	48°F
Annual precip	41 in
Sunshine	57%

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.