

Huntingdon County, PA

County · PA · Pennsylvania

BUYER'S MARKET

\$154K

MEDIAN SALE PRICE

-22.7%

1-YR CHANGE

506

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



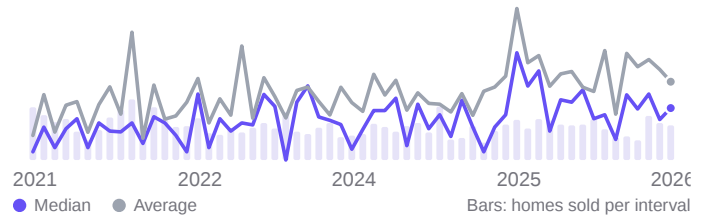
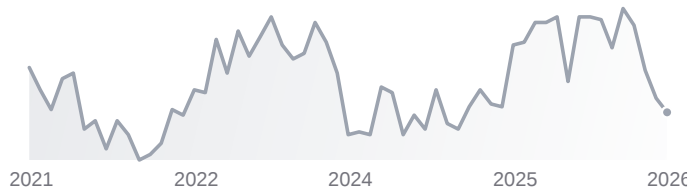
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$153K · Average \$185K

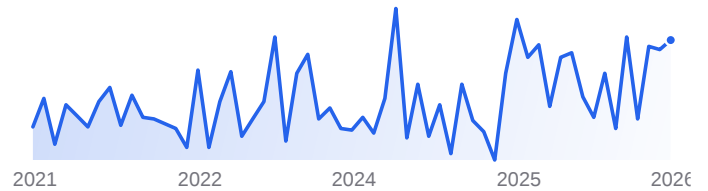
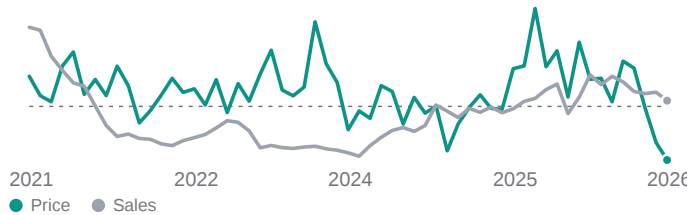


Growth (year over year)

Price -22.7% · Sales +2.4%

Price per square foot

\$145/ft²

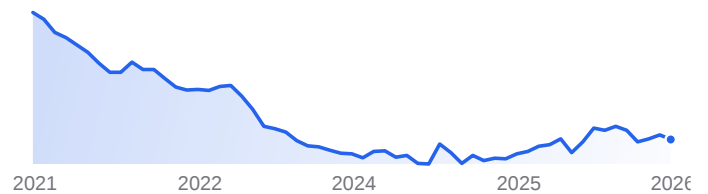


Sale premium vs estimated value

+1.7%

Annual turnover (share of homes sold)

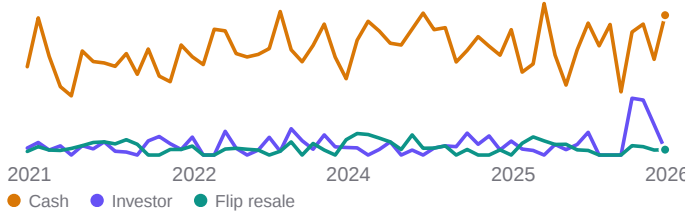
2.7%



BUYERS & OUTCOMES

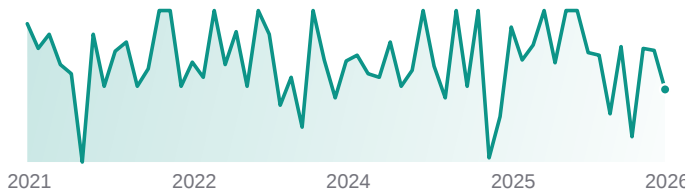
Buyer mix

Cash 59% · Investor 2.3% · Flip resale 2.3%



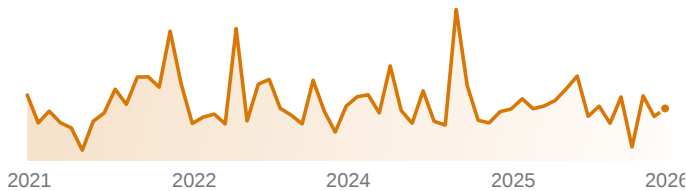
Sellers who sold at a gain

79%

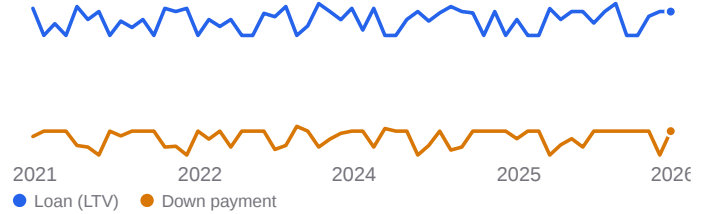


Median annualized return at resale

+5.9%

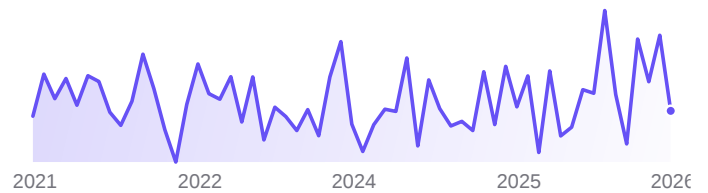


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



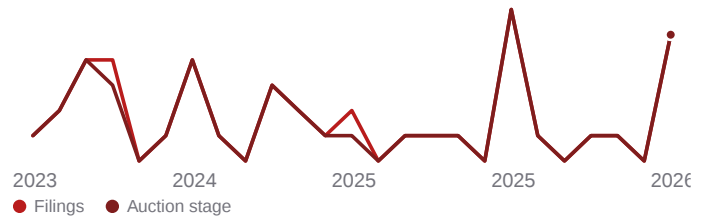
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	18,771
Median value (AVM)	\$180K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1979
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	4.3%
Owner occupied	54%
Company owned	7.4%
Median loan-to-value	36%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	43,578
Density	50 / mi²
Median household income	\$64K
Average household income	\$78K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	38
Homes occupied	82%
Bachelor's or higher	13%
Poverty rate	9.2%
Unemployment	1.2%
Average temp	50°F
Annual precip	40 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.