

Montour County, PA

County · PA · Pennsylvania

BALANCED MARKET

\$237K

MEDIAN SALE PRICE

-6.1%

1-YR CHANGE

228

SALES (12 MO)

\$274K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



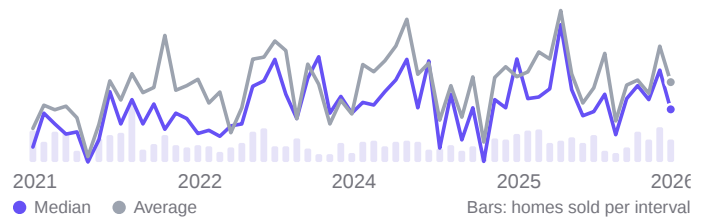
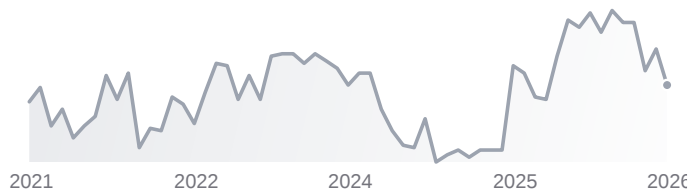
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$207K · Average \$258K

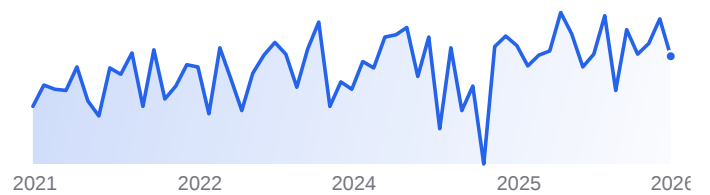
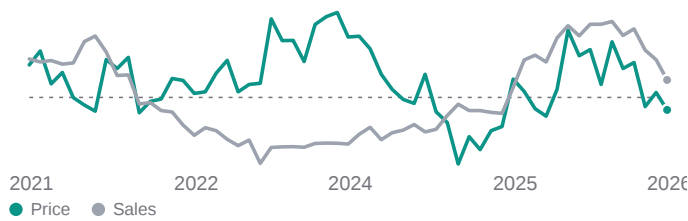


Growth (year over year)

Price -6.1% · Sales +8.6%

Price per square foot

\$151/ft²

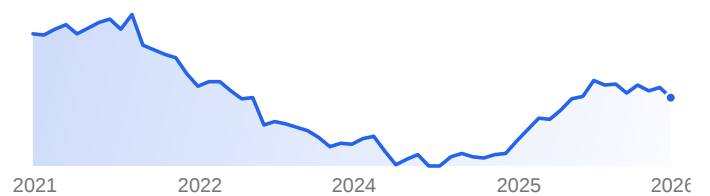
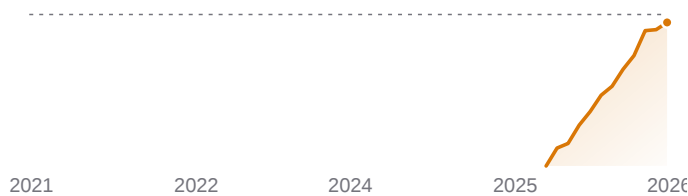


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

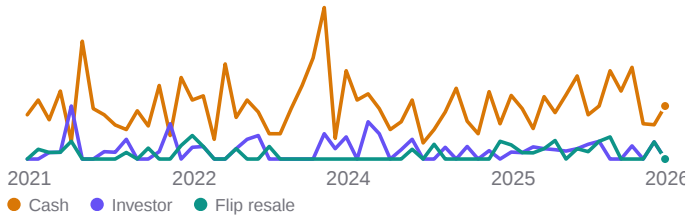
3.7%



BUYERS & OUTCOMES

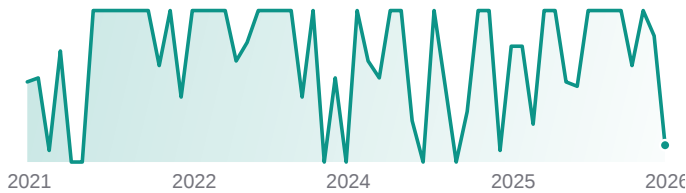
Buyer mix

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



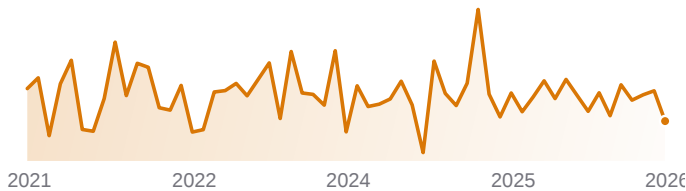
Sellers who sold at a gain

78%

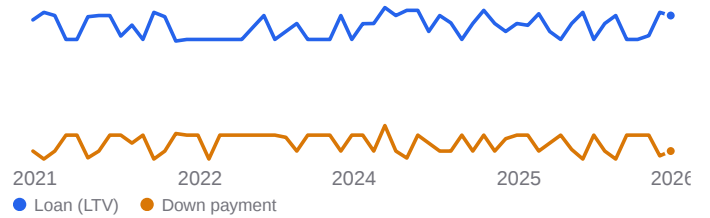


Median annualized return at resale

+3.4%

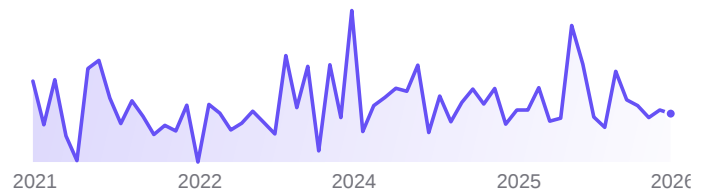


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



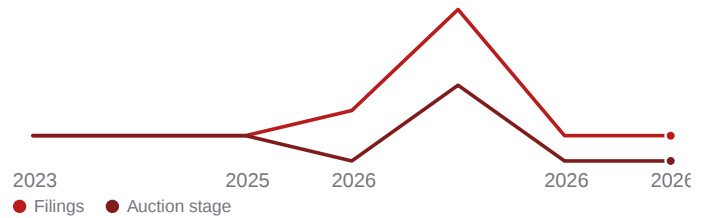
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,095
Median value (AVM)	\$274K
Median size	1,622 ft²
Median bedrooms	3
Median year built	1974
Single family	79%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.5%
Owner occupied	74%
Company owned	9.4%
Median loan-to-value	43%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	18,081
Density	139 / mi²
Median household income	\$75K
Average household income	\$106K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	41
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	8.7%
Unemployment	0.8%
Average temp	50°F
Annual precip	43 in
Sunshine	51%

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.