

Perry County, PA

County · PA · Pennsylvania

SELLER'S MARKET

\$271K

MEDIAN SALE PRICE

+13.6%

1-YR CHANGE

600

SALES (12 MO)

\$283K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100



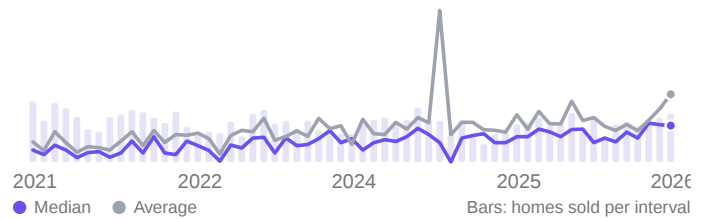
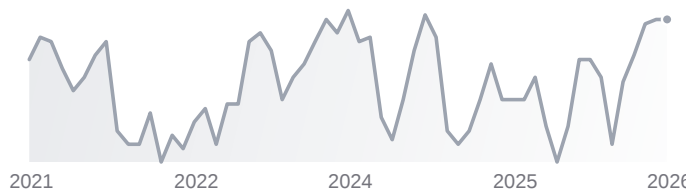
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$267K · Average \$372K

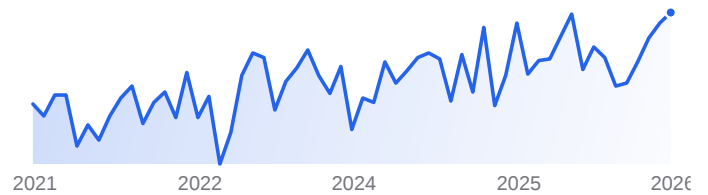
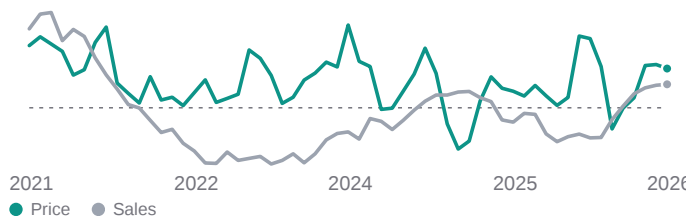


Growth (year over year)

Price +13.6% · Sales +8.1%

Price per square foot

\$190/ft²

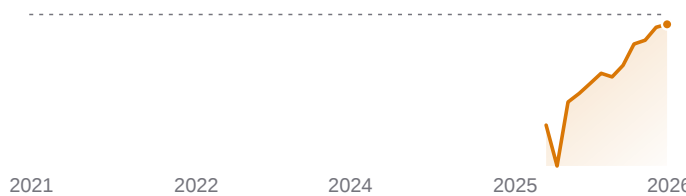


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

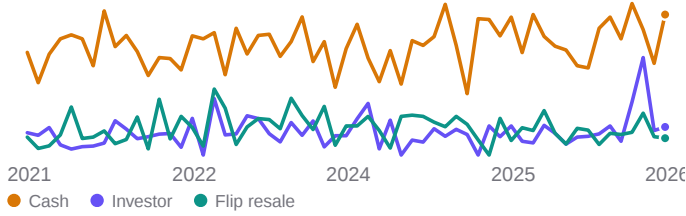
3.1%



BUYERS & OUTCOMES

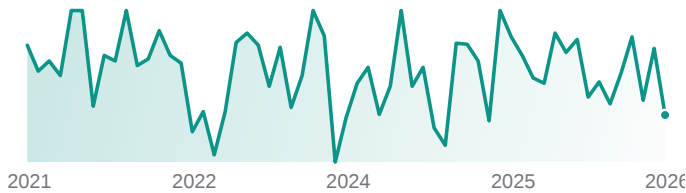
Buyer mix

Cash 40% · Investor 8.1% · Flip resale 4.8%



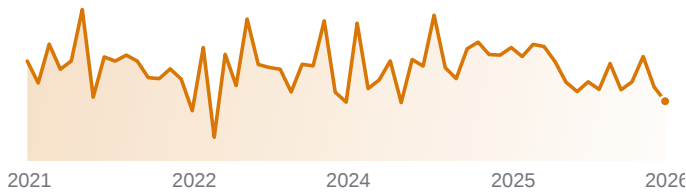
Sellers who sold at a gain

83%

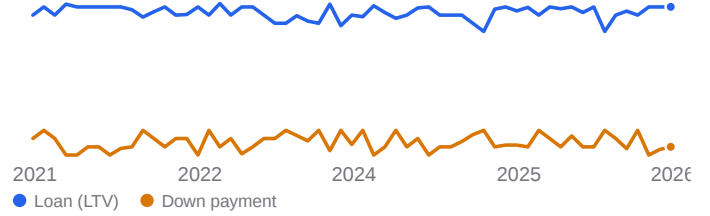


Median annualized return at resale

+3.9%

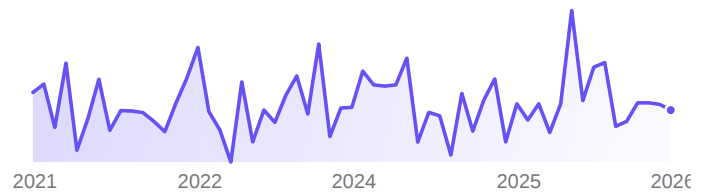


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	19,179
Median value (AVM)	\$283K
Median size	1,512 ft²
Median year built	1976
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.4%
Owner occupied	76%
Company owned	4.0%
Median loan-to-value	46%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	46,986
Density	85 / mi²
Median household income	\$78K
Average household income	\$97K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	43
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	7.0%
Unemployment	1.0%
Average temp	51°F
Annual precip	42 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.