

Milton

City · PA · Pennsylvania > Northumberland County

BUYER'S MARKET

\$213K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

118

SALES (12 MO)

\$212K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



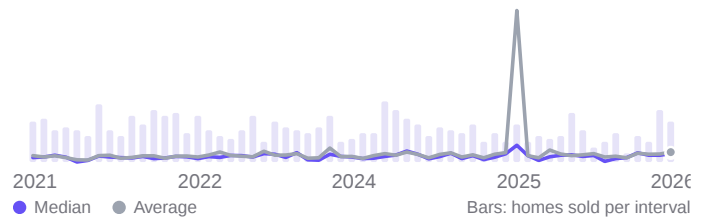
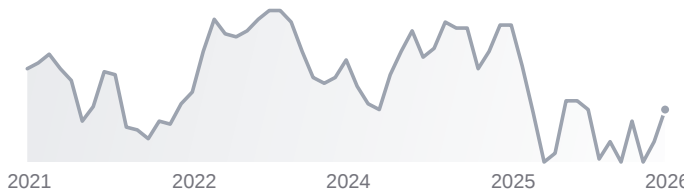
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$230K · Average \$254K

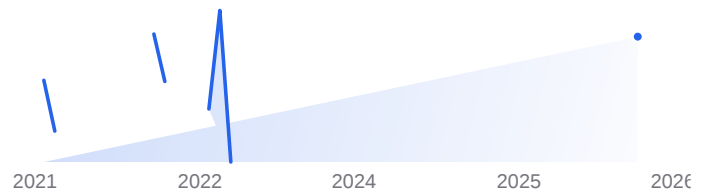
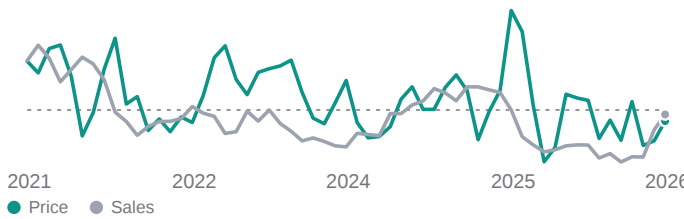


Growth (year over year)

Price -6.2% · Sales -2.5%

Price per square foot

\$204/ft²

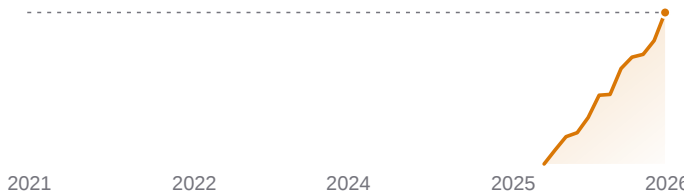


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

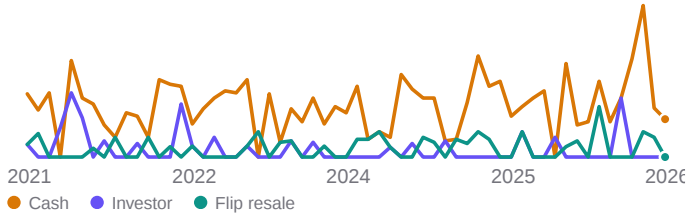
2.9%



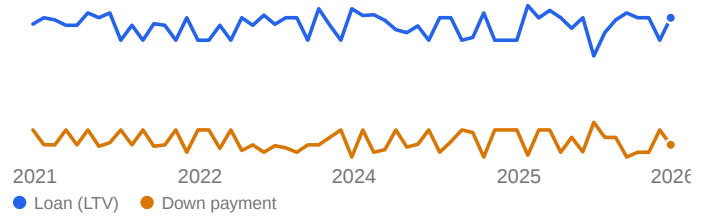
BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 0% · Flip resale 0%

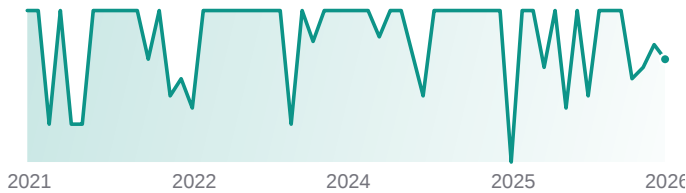


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



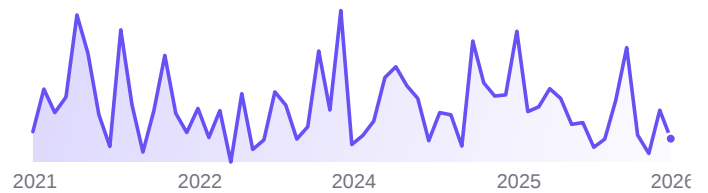
Sellers who sold at a gain

86%



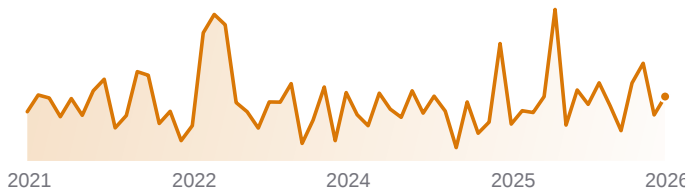
Typical hold before selling

3.2 yrs



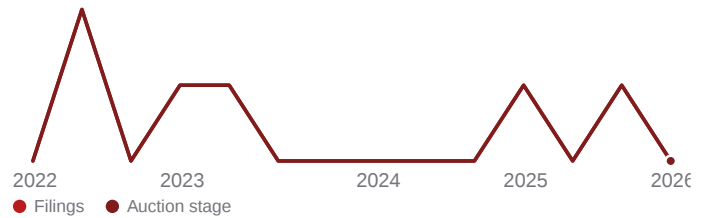
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,086
Median value (AVM)	\$212K
Median size	1,894 ft²
Median bedrooms	3
Median year built	1989
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.4%
Owner occupied	80%
Company owned	8.3%
Median loan-to-value	45%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	6,645
Density	1,916 / mi²
Median household income	\$55K
Average household income	\$73K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	39
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	13.1%
Unemployment	1.5%
Average temp	50°F
Annual precip	42 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.