

Matamoras

City · PA · Pennsylvania > Pike County

BALANCED MARKET

\$362K

MEDIAN SALE PRICE

+12.8%

1-YR CHANGE

54

SALES (12 MO)

\$321K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



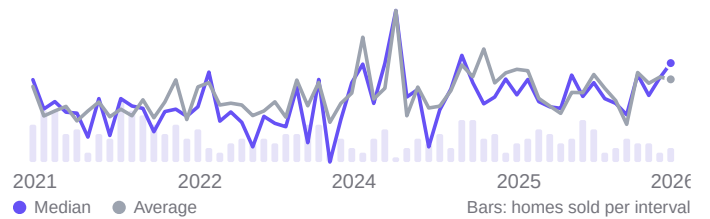
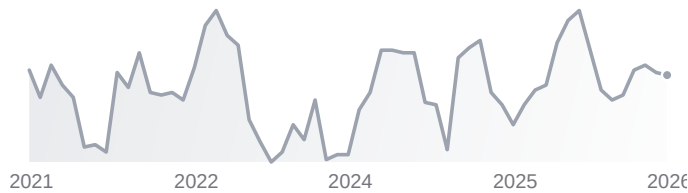
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$411K · Average \$360K

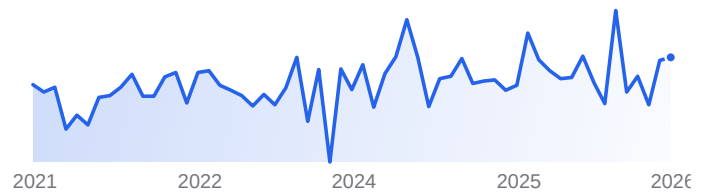
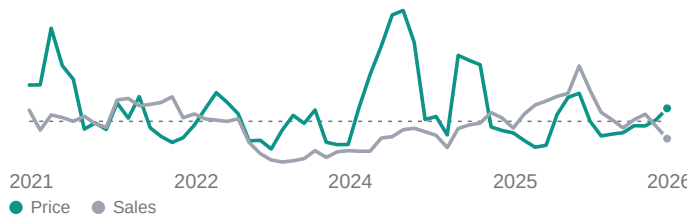


Growth (year over year)

Price +12.8% · Sales -16.9%

Price per square foot

\$220/ft²

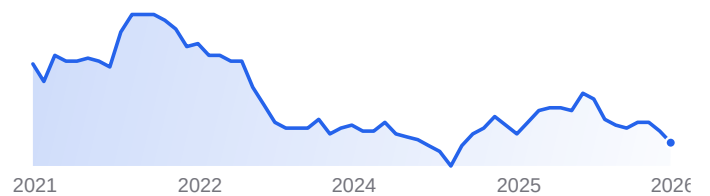
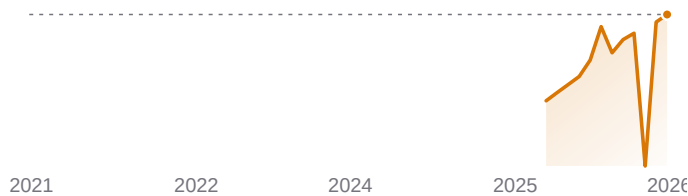


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

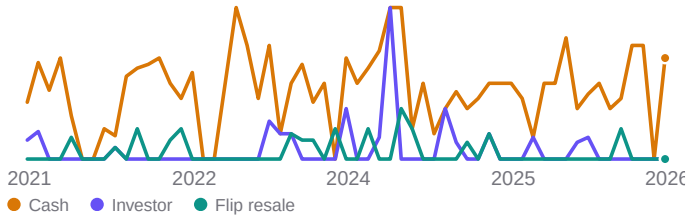
3.6%



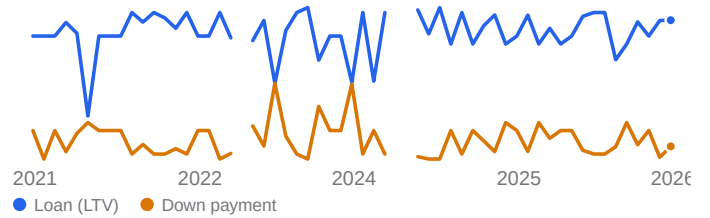
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

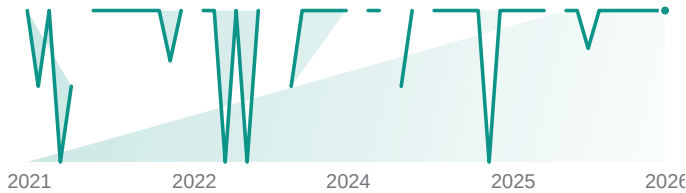


Financing (share of purchase price) Loan (LTV) 90% · Down payment 9.9%



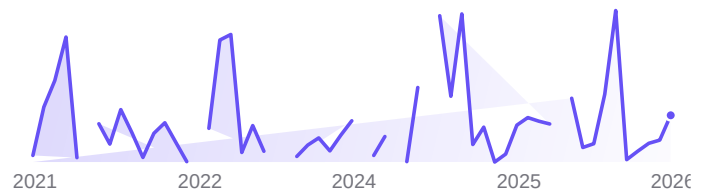
Sellers who sold at a gain

100%



Typical hold before selling

5.9 yrs



Median annualized return at resale

+7.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,484
Median value (AVM)	\$321K
Median size	1,506 ft²
Median bedrooms	3
Median year built	1956
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.3%
Owner occupied	74%
Company owned	12%
Median loan-to-value	37%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	2,507
Density	3,619 / mi²
Median household income	\$86K
Average household income	\$137K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	77
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	2.6%
Unemployment	1.5%
Average temp	49°F
Annual precip	46 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.