

Davidsville 15928

ZIP code · PA · Pennsylvania > Somerset County > Davidsville

SELLER'S MARKET

\$136K

MEDIAN SALE PRICE

27

SALES (12 MO)

\$206K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



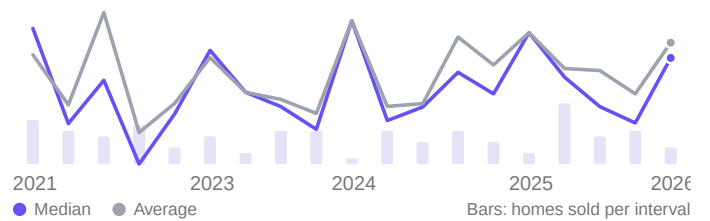
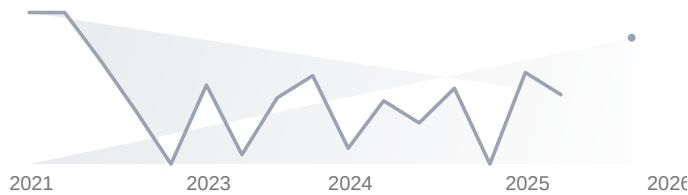
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$190K · Average \$204K

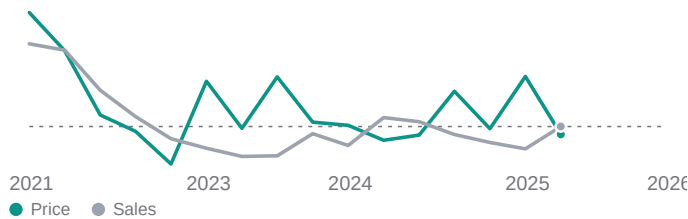


Growth (year over year)

Price -10.3% · Sales +0.0%

Price per square foot

\$130/ft²

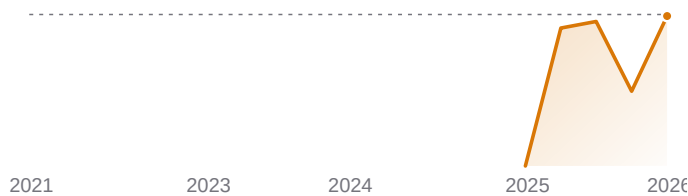


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

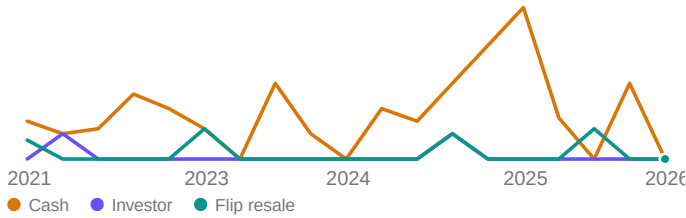
4.1%



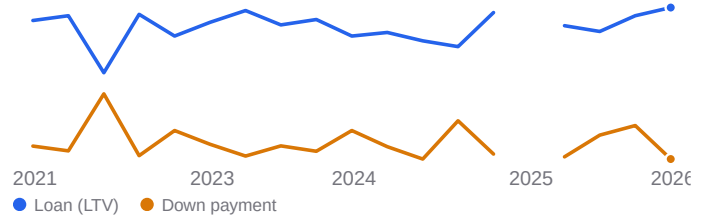
BUYERS & OUTCOMES

Buyer mix

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

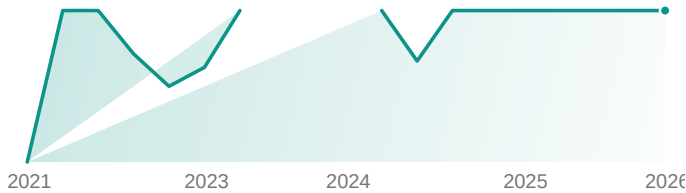


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



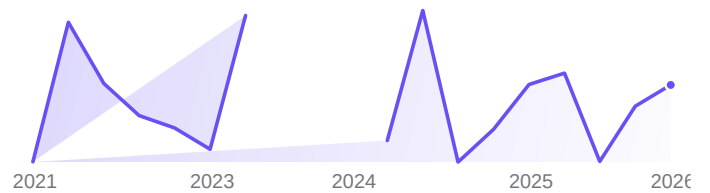
Sellers who sold at a gain

100%



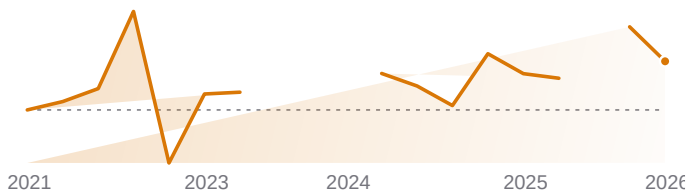
Typical hold before selling

8.8 yrs



Median annualized return at resale

+8.5%



HOUSING STOCK

Homes	655
Median value (AVM)	\$206K
Median size	1,674 ft²
Median bedrooms	3
Median year built	1962
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	3.5%
Owner occupied	91%
Company owned	4.3%
Median loan-to-value	45%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	1,747
Density	276 / mi²
Median household income	\$68K
Average household income	\$97K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	33
Homes occupied	90%
Bachelor's or higher	24%
Poverty rate	6.9%
Unemployment	1.0%
Average temp	48°F
Annual precip	43 in
Sunshine	45%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.