

Karns City 16041

ZIP code · PA · Pennsylvania > Armstrong County > Karns City

SELLER'S MARKET

\$172K

MEDIAN SALE PRICE

+135.6%

1-YR CHANGE

22

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

Market temperature

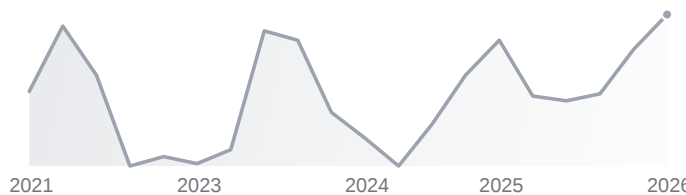
Seller's market · 70 / 100



MARKET TRENDS (5 YEARS)

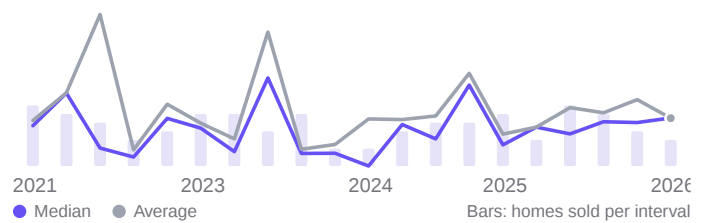
Market temperature (0–100)

70 / 100



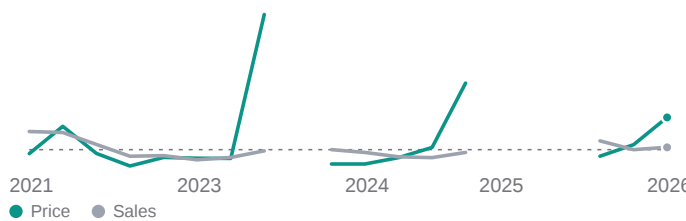
Sale prices

Median \$175K · Average \$175K



Growth (year over year)

Price +135.6% · Sales +10.0%



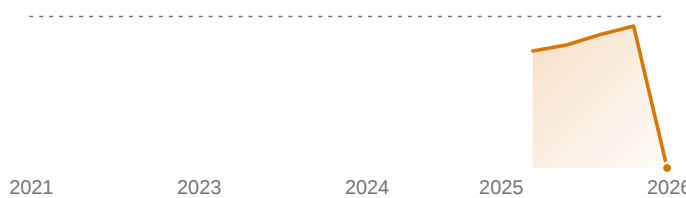
Price per square foot

\$144/ft²



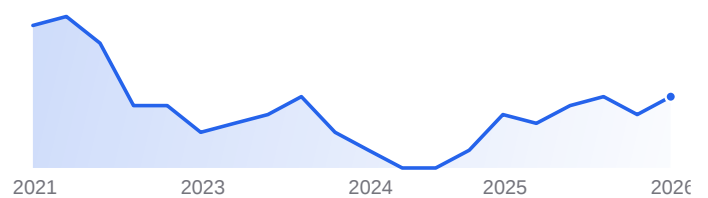
Sale premium vs estimated value

-14.3%



Annual turnover (share of homes sold)

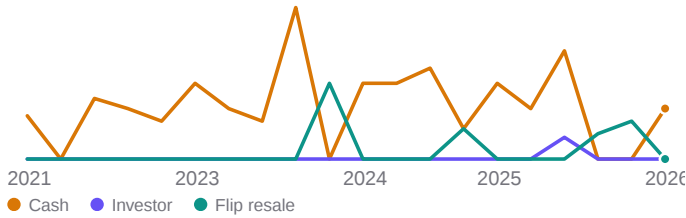
2.4%



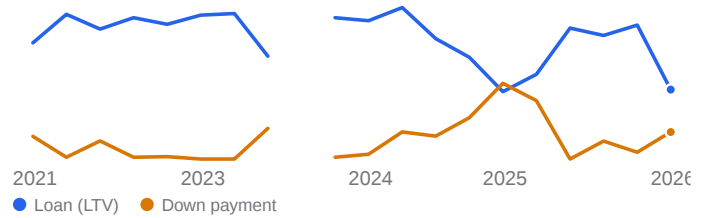
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

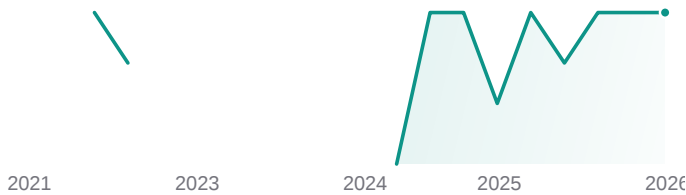


Financing (share of purchase price) Loan (LTV) 49% · Down payment 20%



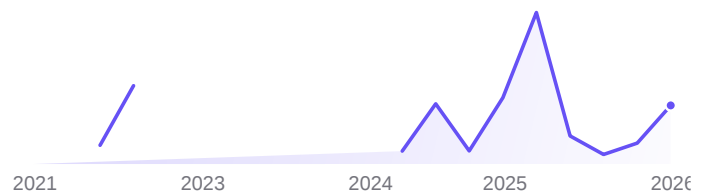
Sellers who sold at a gain

100%



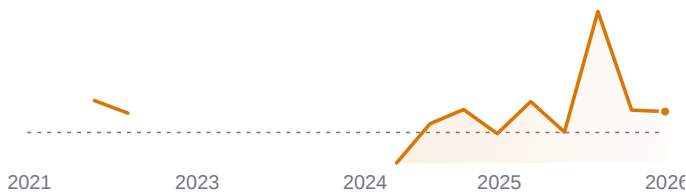
Typical hold before selling

7.8 yrs



Median annualized return at resale

+8.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	910
Median value (AVM)	\$155K
Median size	1,333 ft²
Median bedrooms	3
Median year built	1955
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	6.5%
Owner occupied	68%
Company owned	5.8%
Median loan-to-value	27%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,993
Density	69 / mi²
Median household income	\$71K
Average household income	\$83K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	27
Homes occupied	84%
Bachelor's or higher	11%
Poverty rate	10.4%
Unemployment	0.9%
Average temp	49°F
Annual precip	42 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.