

Kittanning 16201

ZIP code · PA · Pennsylvania > Armstrong County > Kittanning

BALANCED MARKET

\$142K

MEDIAN SALE PRICE

+10.3%

1-YR CHANGE

186

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



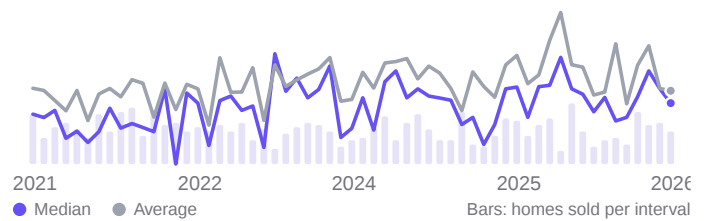
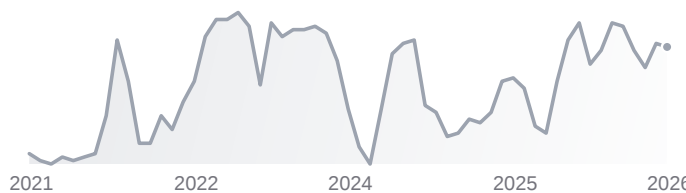
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$120K · Average \$137K

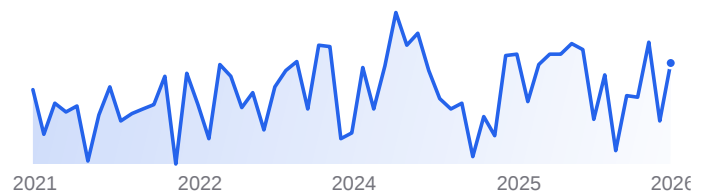
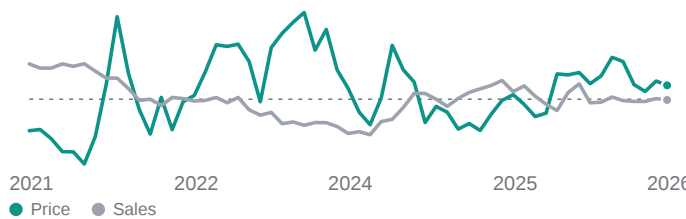


Growth (year over year)

Price +10.3% · Sales -0.5%

Price per square foot

\$100/ft²

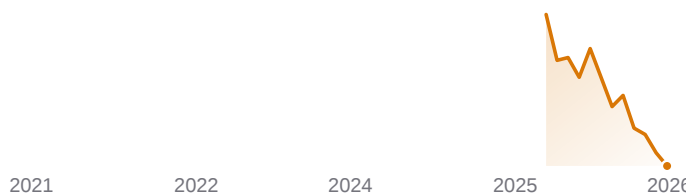


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

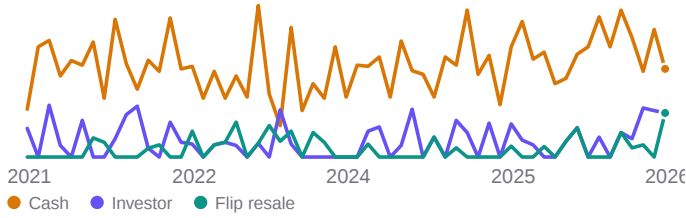
2.7%



BUYERS & OUTCOMES

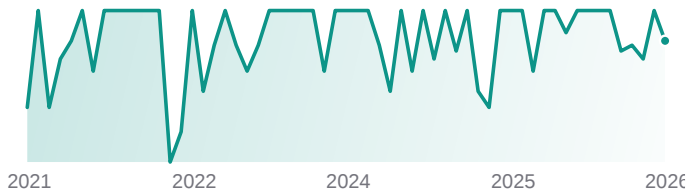
Buyer mix

Cash 40% · Investor 20% · Flip resale 20%



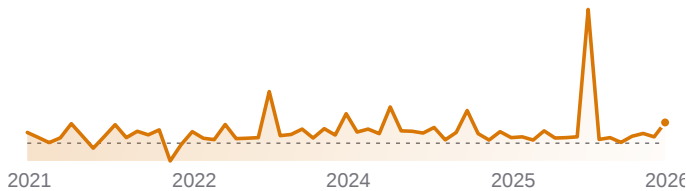
Sellers who sold at a gain

88%

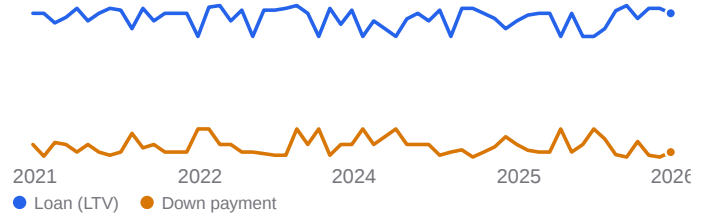


Median annualized return at resale

+18.1%

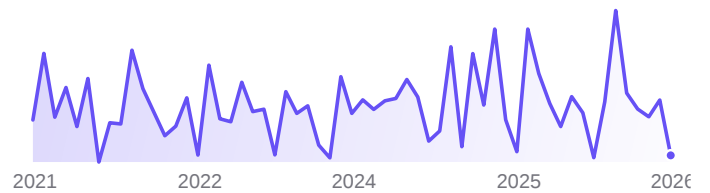


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



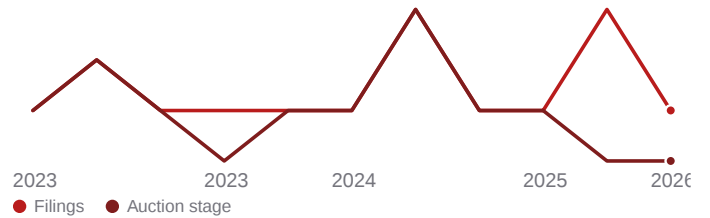
Typical hold before selling

1.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,859
Median value (AVM)	\$153K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1950
Single family	82%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	3.4%
Owner occupied	71%
Company owned	7.6%
Median loan-to-value	26%

Typical ownership tenure

23.7 yrs

COMMUNITY

Population	17,667
Density	145 / mi²
Median household income	\$70K
Average household income	\$86K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	30
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	10.5%
Unemployment	1.3%
Average temp	49°F
Annual precip	42 in
Sunshine	45%

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.