

Cowansville 16218

ZIP code · PA · Pennsylvania > Armstrong County

BUYER'S MARKET

\$29K

MEDIAN SALE PRICE

-79.4%

1-YR CHANGE

8

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



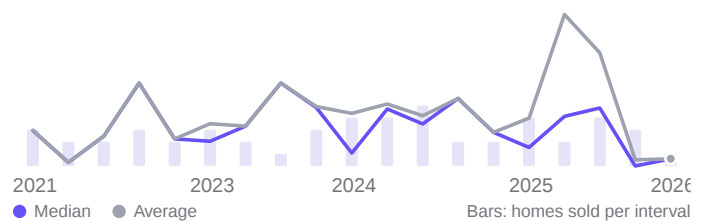
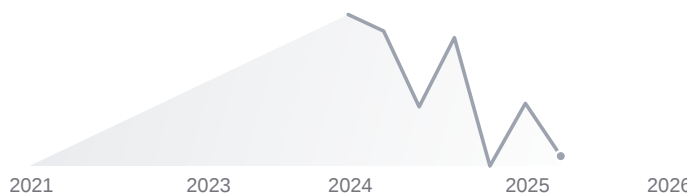
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

22 / 100

Sale prices

Median \$48K · Average \$48K

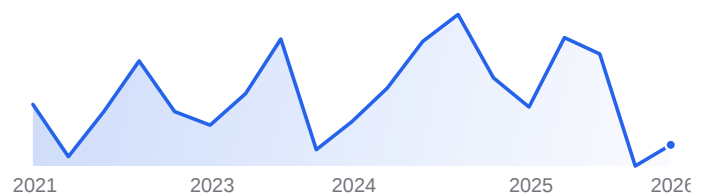
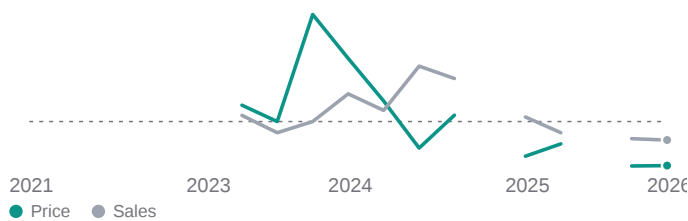


Growth (year over year)

Price -79.4% · Sales -33.3%

Price per square foot

\$42/ft²

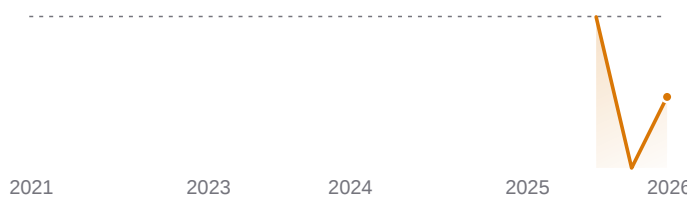


Sale premium vs estimated value

-45.1%

Annual turnover (share of homes sold)

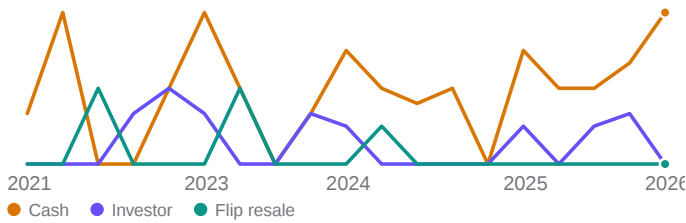
1.5%



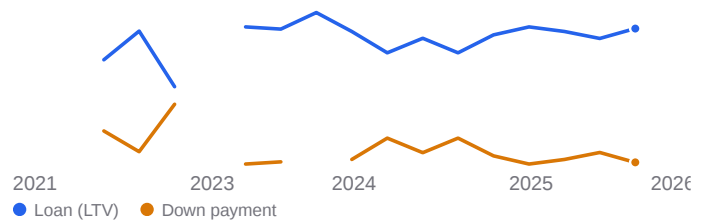
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

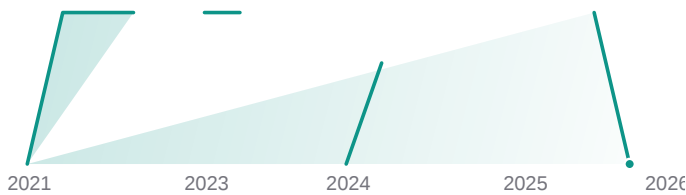


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



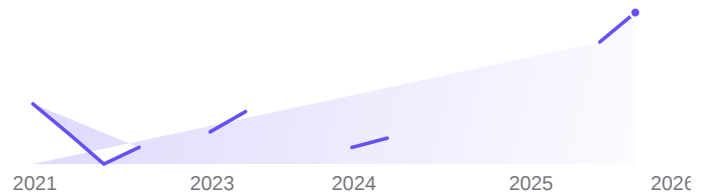
Sellers who sold at a gain

0%



Typical hold before selling

10.7 yrs



Median annualized return at resale

-13.8%



HOUSING STOCK

Homes	528
Median value (AVM)	\$167K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1962
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.5%
Owner occupied	65%
Company owned	6.1%
Median loan-to-value	9%
Typical ownership tenure	29.6 yrs

COMMUNITY

Population	1,255
Density	46 / mi²
Median household income	\$62K
Average household income	\$84K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	25
Homes occupied	84%
Bachelor's or higher	11%
Poverty rate	12.8%
Unemployment	1.2%
Average temp	49°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.