

Ford Cliff 16228

ZIP code · PA · Pennsylvania > Armstrong County > Ford Cliff

STRONG SELLER'S MARKET

\$65K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$104K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 95 / 100

Buyer's market

Balanced

Seller's market

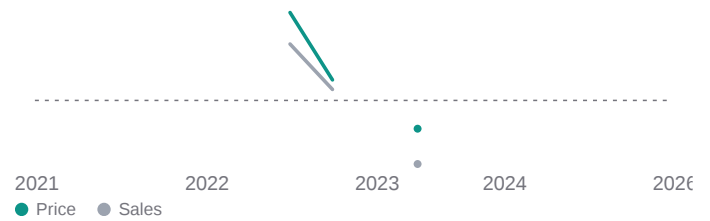
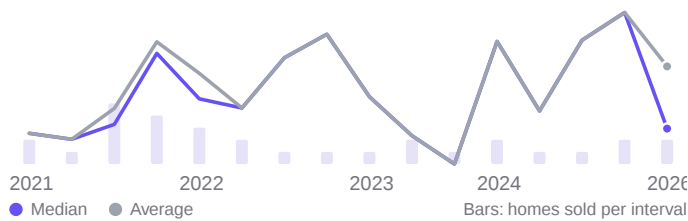
MARKET TRENDS (5 YEARS)

Sale prices

Median \$65K · Average \$118K

Growth (year over year)

Price -28.5% · Sales -64.3%

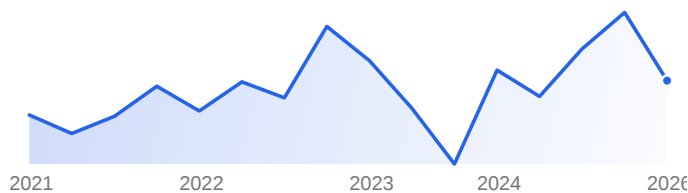


Price per square foot

\$91/ft²

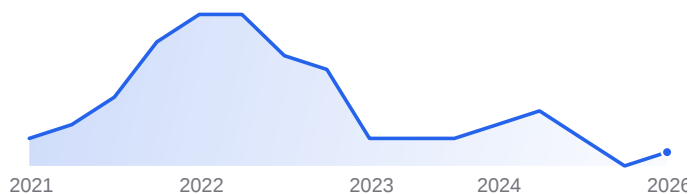
Sale premium vs estimated value

-2.5%



Annual turnover (share of homes sold)

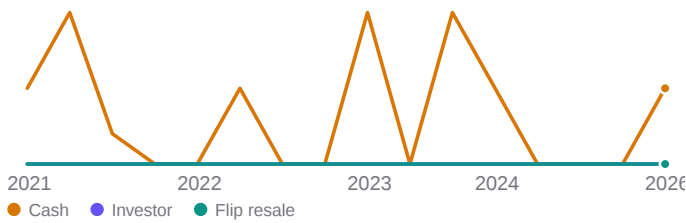
2.3%



BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



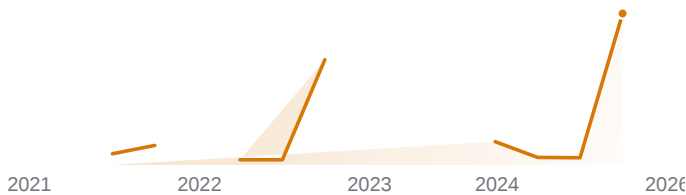
Sellers who sold at a gain

100%

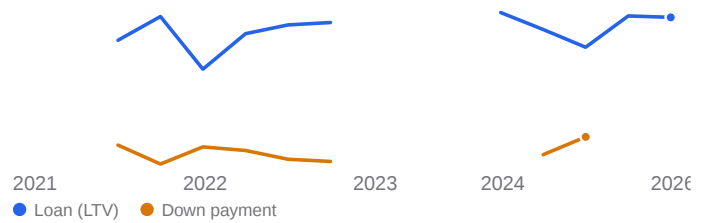
2021 2022 2023 2024 2026

Median annualized return at resale

+128.7%



Financing (share of purchase price) Loan (LTV) 100% · Down payment 20%



Typical hold before selling

3.9 yrs

2021 2022 2023 2024 2026

HOUSING STOCK

Homes	171
Median value (AVM)	\$104K
Median size	1,285 ft²
Median bedrooms	2
Median year built	1924
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.4%
Owner occupied	80%
Company owned	5.3%
Median loan-to-value	44%
Typical ownership tenure	20.6 yrs

COMMUNITY

Population	132
Density	2,238 / mi²
Median household income	\$72K
Average household income	\$100K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	25
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	5.7%
Unemployment	1.3%
Average temp	50°F
Annual precip	41 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.