

Oak Ridge 16245

ZIP code · PA · Pennsylvania > Armstrong County

\$96K

MEDIAN SALE PRICE

+52.8%

1-YR CHANGE

6

SALES (12 MO)

\$65K

MEDIAN VALUE (AVM)

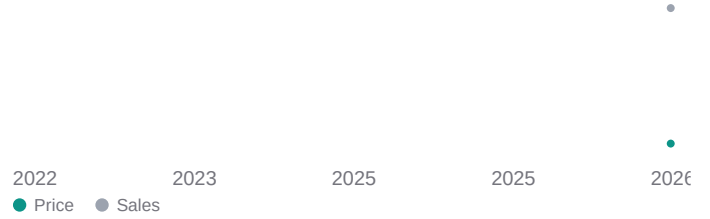
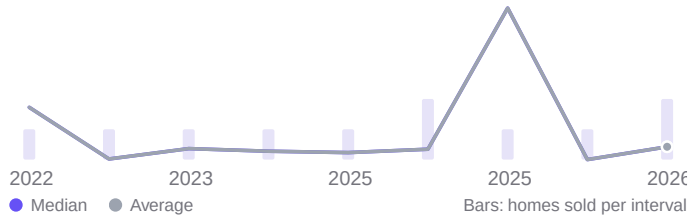
MARKET TRENDS (5 YEARS)

Sale prices

Median \$96K · Average \$96K

Growth (year over year)

Price +52.8% · Sales +500.0%

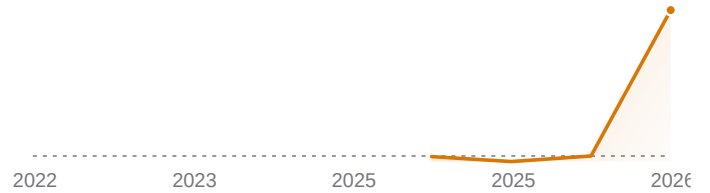
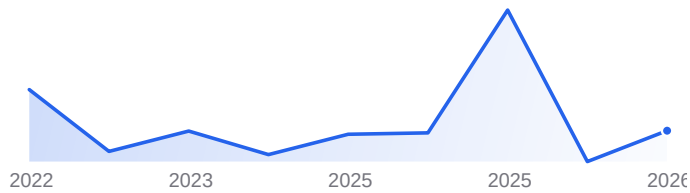


Price per square foot

\$68/ft²

Sale premium vs estimated value

+69.4%



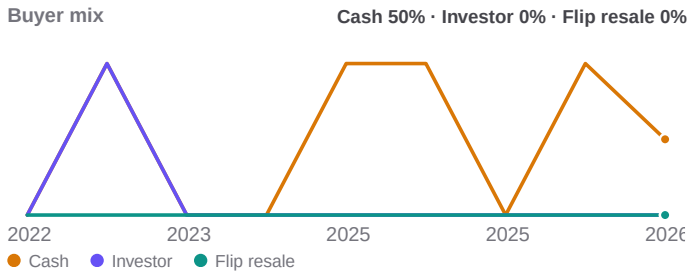
Annual turnover (share of homes sold)

6.0%



BUYERS & OUTCOMES

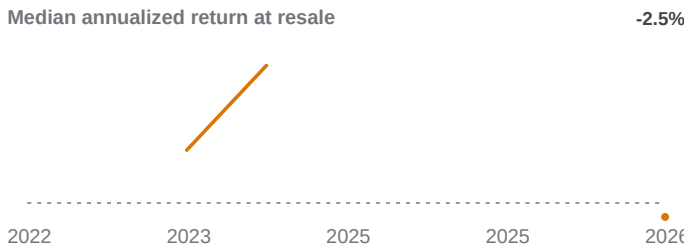
Buyer mix



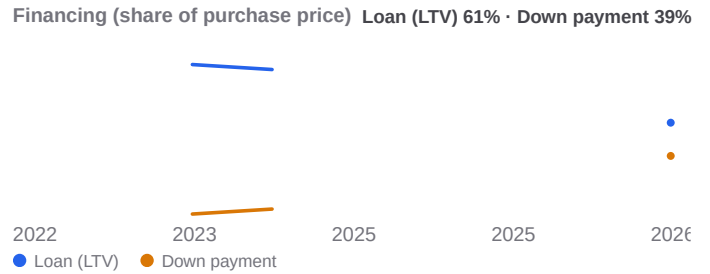
Sellers who sold at a gain



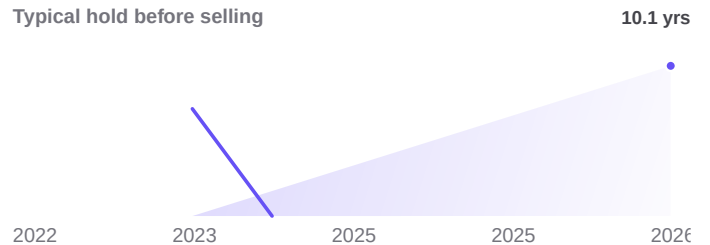
Median annualized return at resale



Financing (share of purchase price) Loan (LTV) 61% · Down payment 39%



Typical hold before selling



HOUSING STOCK

Homes	100
Median value (AVM)	\$65K
Median size	1,364 ft²
Median bedrooms	3
Median year built	1884
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	9.6%
Owner occupied	53%
Company owned	4.0%
Median loan-to-value	40%
Typical ownership tenure	22.8 yrs

COMMUNITY

Population	9
Density	35 / mi²
Median household income	\$53K
Average household income	\$71K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	29
Homes occupied	82%
Bachelor's or higher	11%
Poverty rate	11.0%
Unemployment	1.4%
Average temp	48°F
Annual precip	45 in
Sunshine	45%

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