

Rural Valley 16249

ZIP code · PA · Pennsylvania > Armstrong County > Rural Valley

BUYER'S MARKET

\$43K

MEDIAN SALE PRICE

-70.8%

1-YR CHANGE

25

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



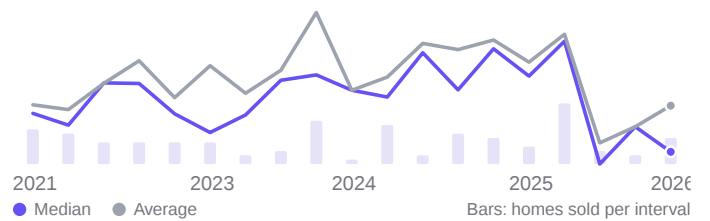
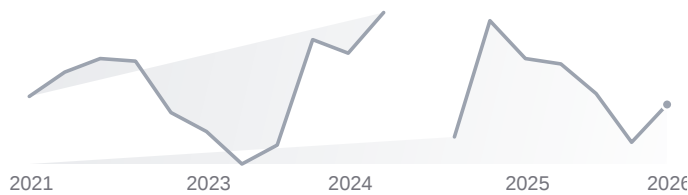
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$43K · Average \$105K

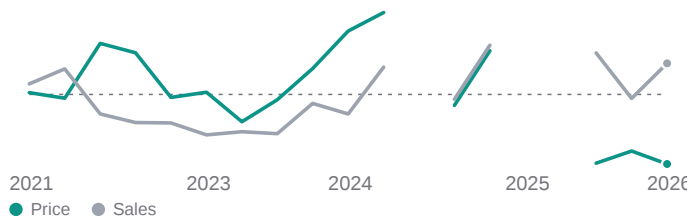


Growth (year over year)

Price -70.8% · Sales +31.6%

Price per square foot

\$69/ft²

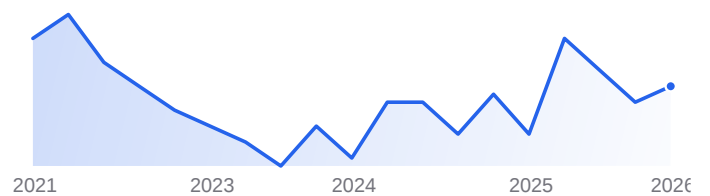
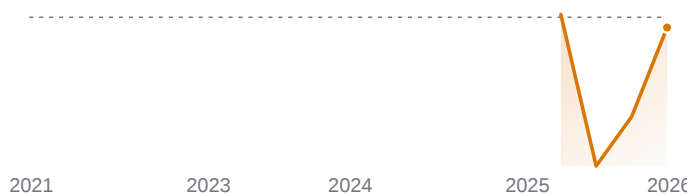


Sale premium vs estimated value

-3.6%

Annual turnover (share of homes sold)

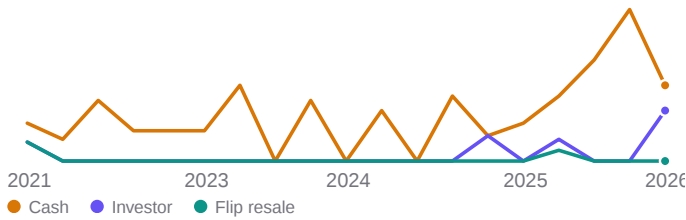
2.9%



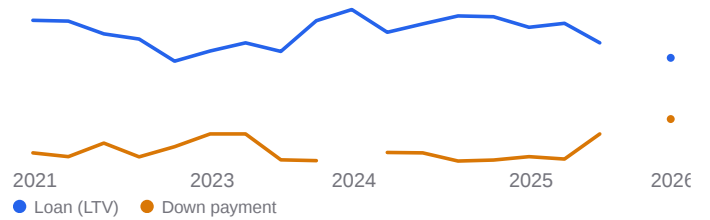
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 33% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



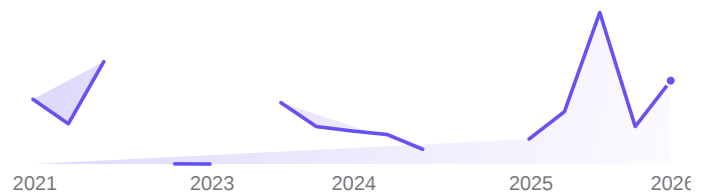
Sellers who sold at a gain

0%



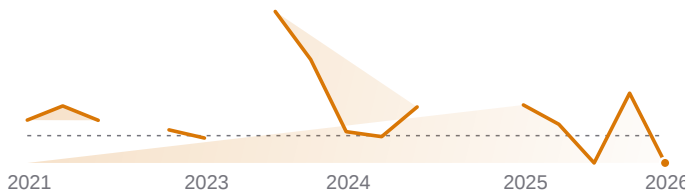
Typical hold before selling

7.1 yrs



Median annualized return at resale

-11.2%



HOUSING STOCK

Homes	871
Median value (AVM)	\$153K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1959
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	4.0%
Owner occupied	67%
Company owned	5.3%
Median loan-to-value	30%
Typical ownership tenure	27.2 yrs

COMMUNITY

Population	2,373
Density	73 / mi²
Median household income	\$70K
Average household income	\$84K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	30
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	6.5%
Unemployment	1.3%
Average temp	49°F
Annual precip	43 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.