

Smicksburg 16256

ZIP code · PA · Pennsylvania > Indiana County > Smicksburg

BUYER'S MARKET

\$300K

MEDIAN SALE PRICE

23

SALES (12 MO)

\$186K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



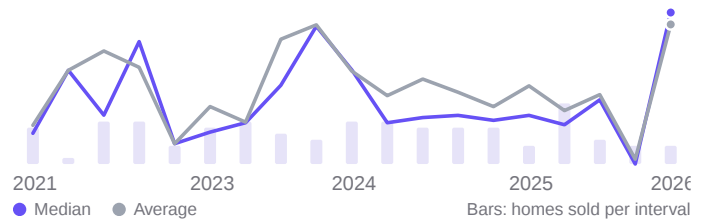
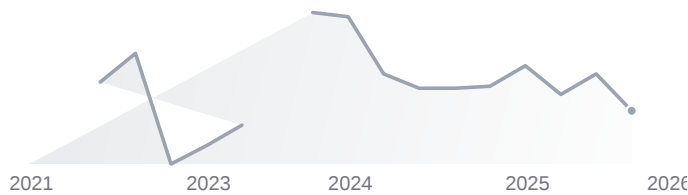
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$300K · Average \$278K

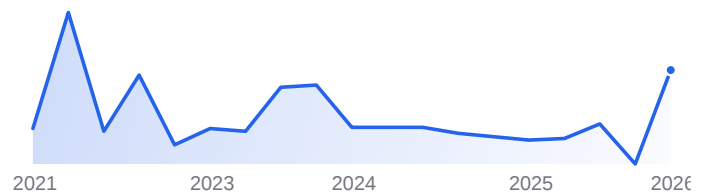
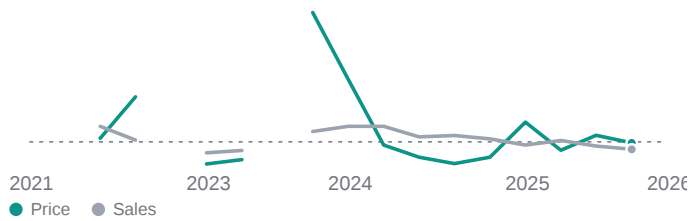


Growth (year over year)

Price -2.8% · Sales -20.7%

Price per square foot

\$114/ft²

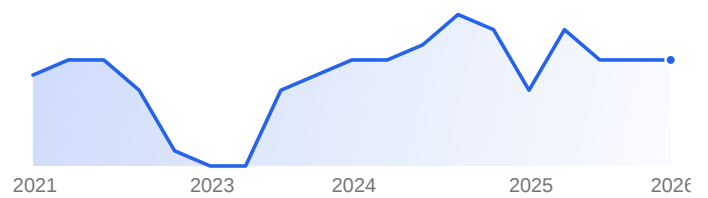
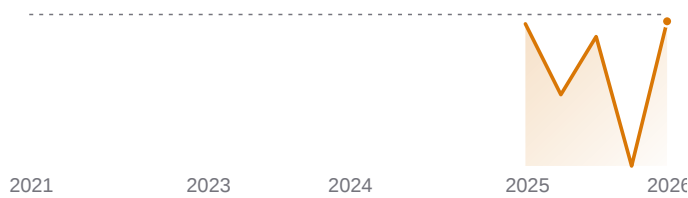


Sale premium vs estimated value

-3.8%

Annual turnover (share of homes sold)

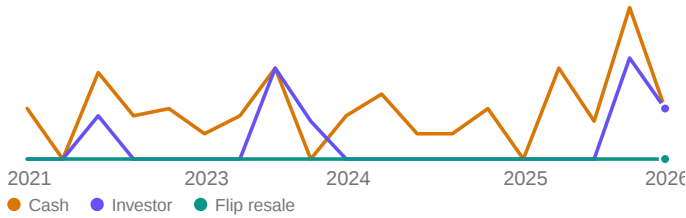
4.1%



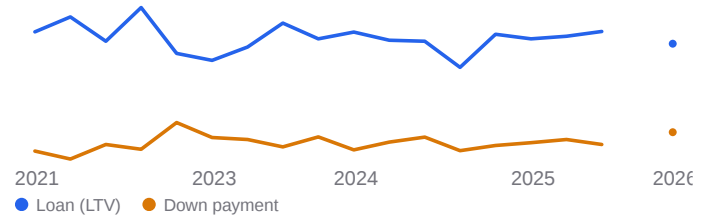
BUYERS & OUTCOMES

Buyer mix

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

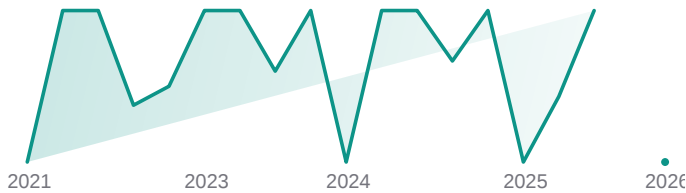


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



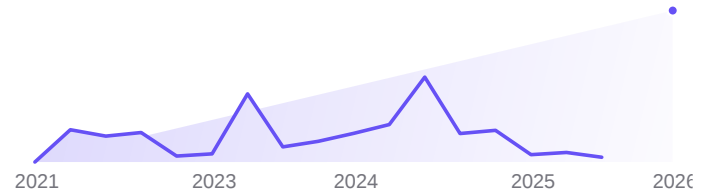
Sellers who sold at a gain

0%



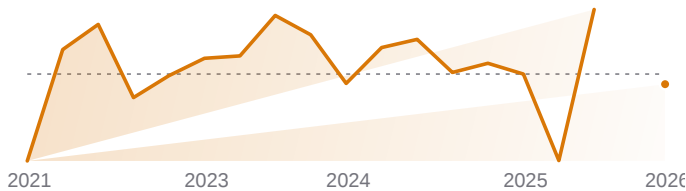
Typical hold before selling

21.0 yrs



Median annualized return at resale

-2.5%



HOUSING STOCK

Homes	558
Median value (AVM)	\$186K
Median size	1,796 ft²
Median bedrooms	3
Median year built	1978
Single family	44%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.8%
Owner occupied	89%
Company owned	8.6%
Median loan-to-value	31%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,887
Density	49 / mi²
Median household income	\$55K
Average household income	\$71K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	29
Homes occupied	88%
Bachelor's or higher	9%
Poverty rate	19.9%
Unemployment	1.3%
Average temp	48°F
Annual precip	45 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.