

Templeton 16259

ZIP code · PA · Pennsylvania > Armstrong County > Templeton

BUYER'S MARKET

\$82K

MEDIAN SALE PRICE

-53.5%

1-YR CHANGE

22

SALES (12 MO)

\$103K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



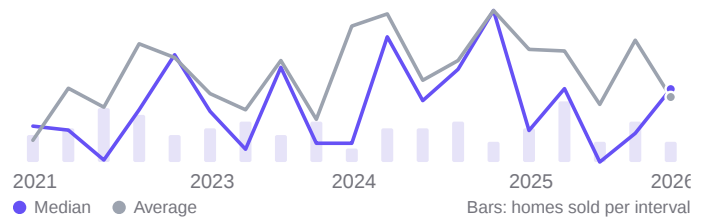
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$108K · Average \$99K

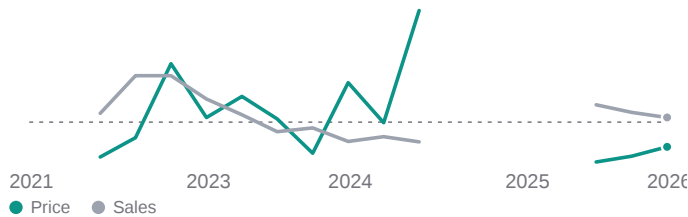


Growth (year over year)

Price -53.5% · Sales +10.0%

Price per square foot

\$75/ft²

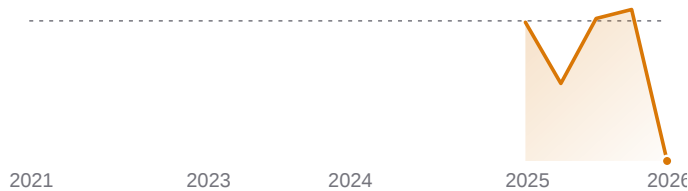


Sale premium vs estimated value

-38.1%

Annual turnover (share of homes sold)

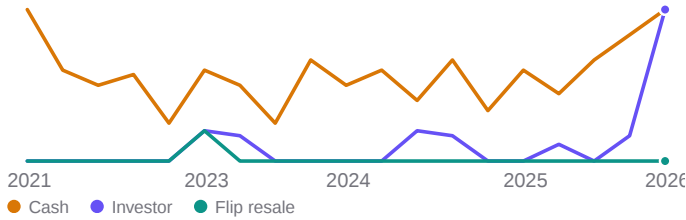
2.2%



BUYERS & OUTCOMES

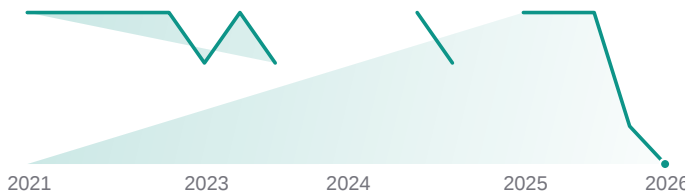
Buyer mix

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



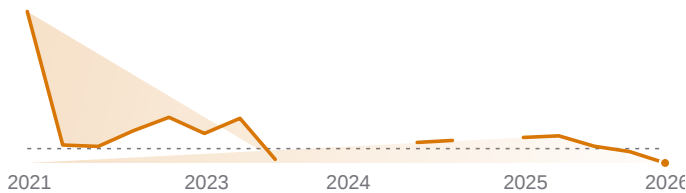
Sellers who sold at a gain

0%

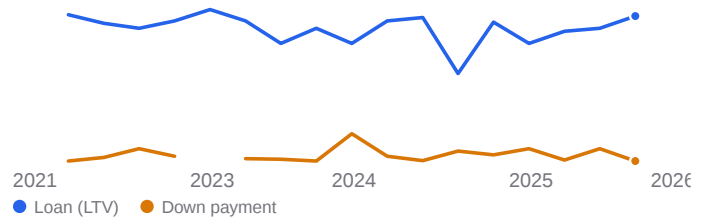


Median annualized return at resale

-8.2%

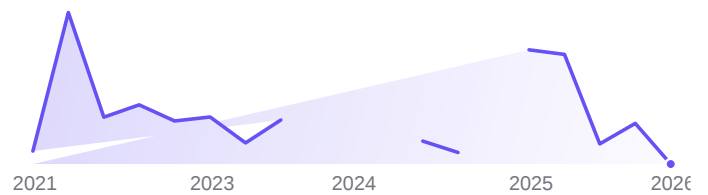


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

1.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	994
Median value (AVM)	\$103K
Median size	1,347 ft²
Median bedrooms	3
Median year built	1940
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	5.9%
Owner occupied	56%
Company owned	6.2%
Median loan-to-value	0%
Typical ownership tenure	28.9 yrs

COMMUNITY

Population	1,602
Density	34 / mi²
Median household income	\$58K
Average household income	\$78K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	27
Homes occupied	82%
Bachelor's or higher	5%
Poverty rate	10.9%
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.