

Worthington 16262

ZIP code · PA · Pennsylvania > Armstrong County > Worthington

BALANCED MARKET

\$205K

MEDIAN SALE PRICE

-2.8%

1-YR CHANGE

30

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

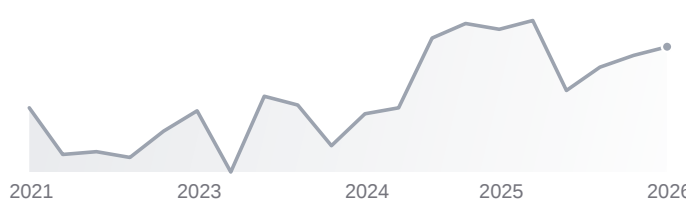
Balanced market · 55 / 100



MARKET TRENDS (5 YEARS)

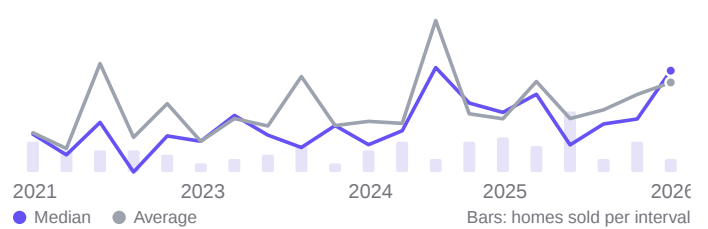
Market temperature (0–100)

55 / 100



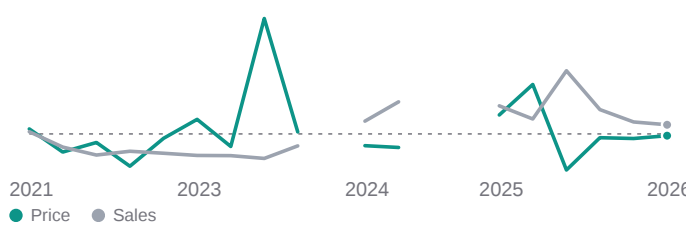
Sale prices

Median \$260K · Average \$235K



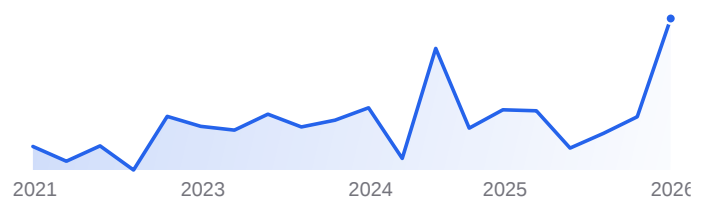
Growth (year over year)

Price -2.8% · Sales +15.4%



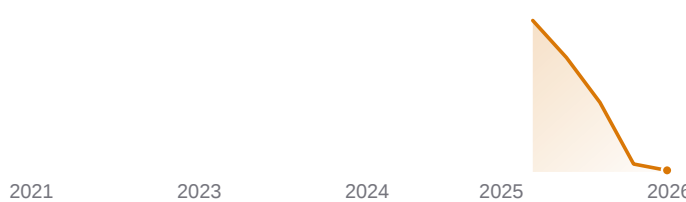
Price per square foot

\$245/ft²



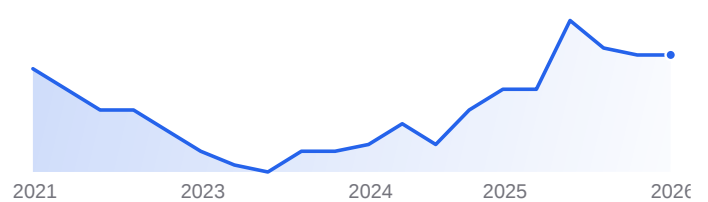
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

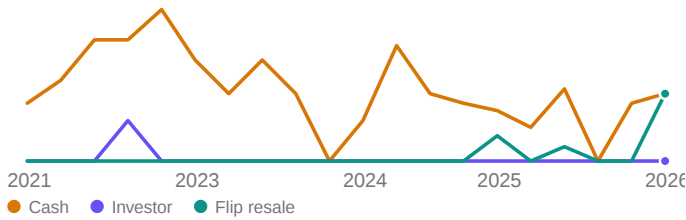
2.6%



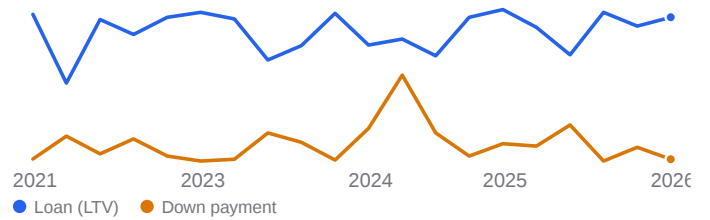
BUYERS & OUTCOMES

Buyer mix

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

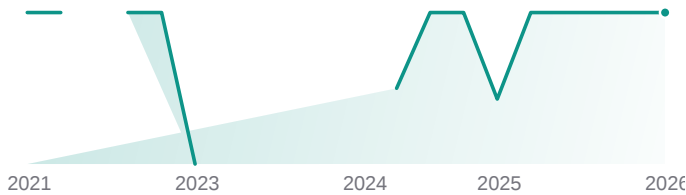


Financing (share of purchase price) Loan (LTV) 95% · Down payment 3.0%



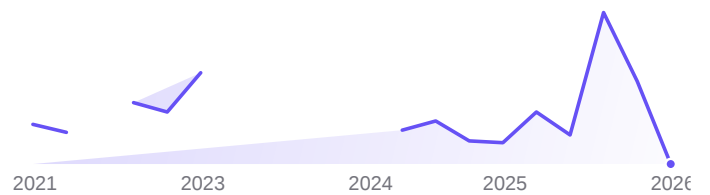
Sellers who sold at a gain

100%



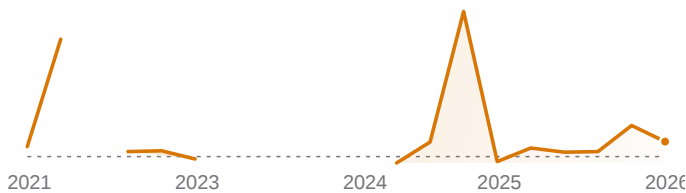
Typical hold before selling

0.8 yrs



Median annualized return at resale

+13.7%



HOUSING STOCK

Homes	1,162
Median value (AVM)	\$172K
Median size	1,494 ft²
Median bedrooms	3
Median year built	1957
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.0%
Owner occupied	71%
Company owned	7.2%
Median loan-to-value	28%
Typical ownership tenure	31.8 yrs

COMMUNITY

Population	2,985
Density	86 / mi²
Median household income	\$73K
Average household income	\$93K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	29
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	8.9%
Unemployment	1.4%
Average temp	50°F
Annual precip	42 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.