

Townville 16360

ZIP code · PA · Pennsylvania > Crawford County > Townville

SELLER'S MARKET

\$209K

MEDIAN SALE PRICE

+45.6%

1-YR CHANGE

14

SALES (12 MO)

\$160K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

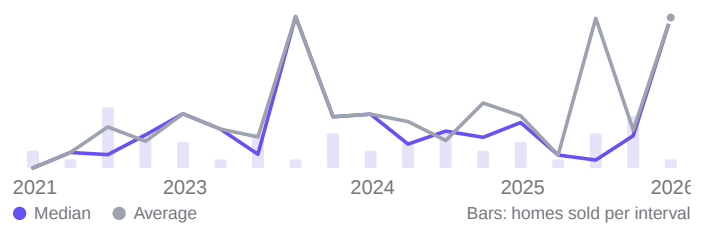
Market temperature (0-100)

79 / 100



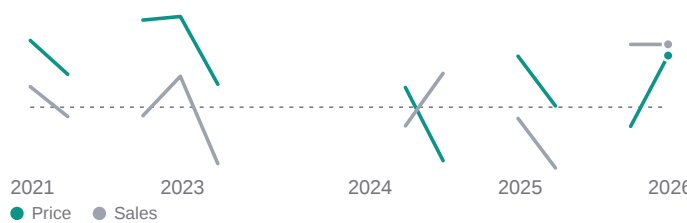
Sale prices

Median \$361K · Average \$361K



Growth (year over year)

Price +45.6% · Sales +55.6%



Sale premium vs estimated value

-0.9%



Annual turnover (share of homes sold)

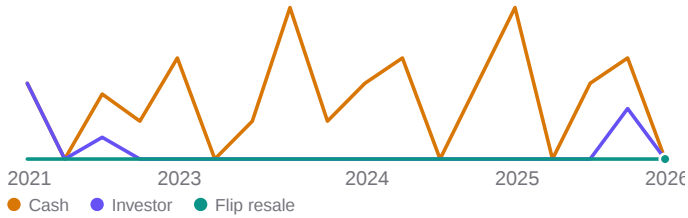
2.9%



BUYERS & OUTCOMES

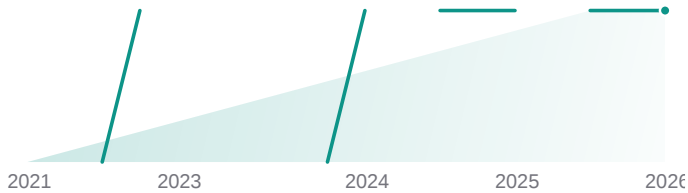
Buyer mix

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



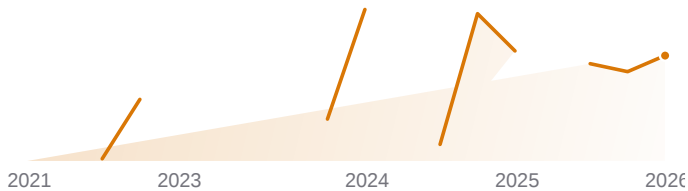
Sellers who sold at a gain

100%

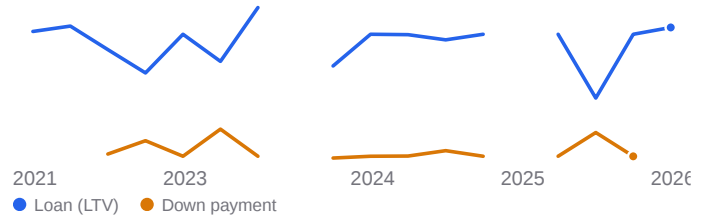


Median annualized return at resale

+9.6%

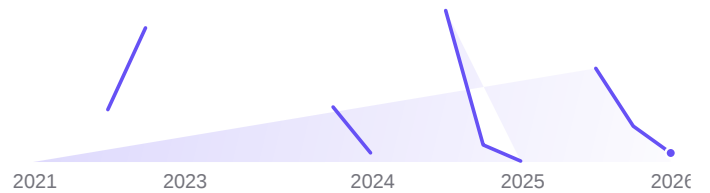


Financing (share of purchase price) Loan (LTV) 100% · Down payment 5.0%



Typical hold before selling

4.0 yrs



HOUSING STOCK

Homes	487
Median value (AVM)	\$160K
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	4.3%
Owner occupied	75%
Company owned	6.0%
Median loan-to-value	45%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	1,167
Density	39 / mi²
Median household income	\$66K
Average household income	\$87K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	31
Homes occupied	86%
Bachelor's or higher	14%
Poverty rate	10.6%
Unemployment	1.0%
Average temp	46°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.