

Grand Valley 16420

ZIP code · PA · Pennsylvania > Warren County

\$88K

MEDIAN SALE PRICE

+95.0%

1-YR CHANGE

8

SALES (12 MO)

\$125K

MEDIAN VALUE (AVM)

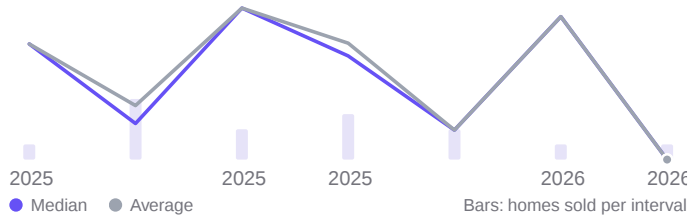
MARKET TRENDS (5 YEARS)

Sale prices

Median \$36K · Average \$36K

Growth (year over year)

Price +95.0% · Sales +33.3%

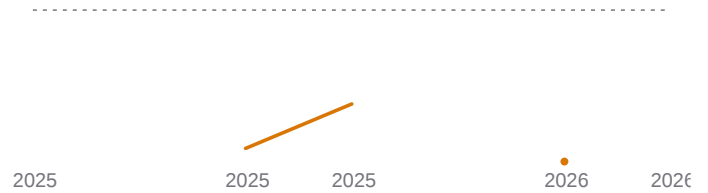
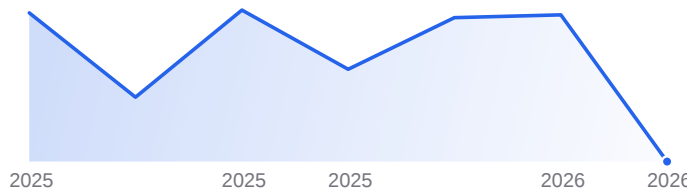


Price per square foot

\$36/ft²

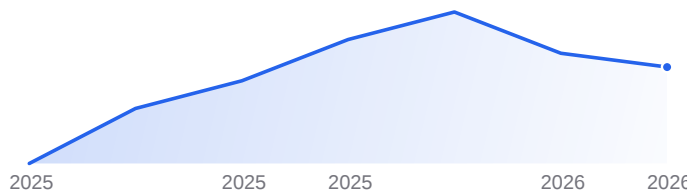
Sale premium vs estimated value

-15.9%



Annual turnover (share of homes sold)

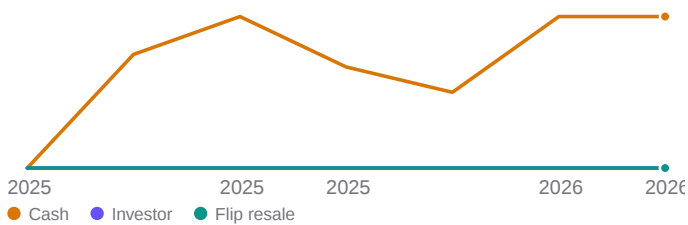
1.8%



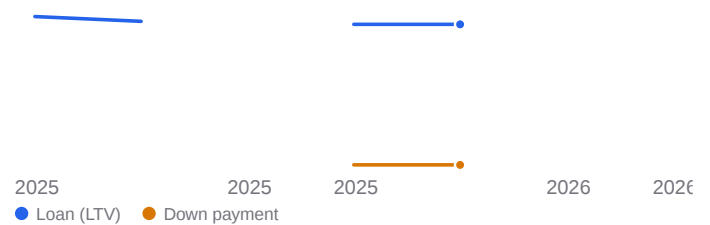
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



HOUSING STOCK

Homes	449
Median value (AVM)	\$125K
Median size	1,077 ft²
Median bedrooms	2
Median year built	1970
Single family	33%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	92%
Underwater (LTV 125% or more)	1.7%
Owner occupied	47%
Company owned	6.7%
Median loan-to-value	0%
Typical ownership tenure	25.7 yrs

COMMUNITY

Population	640
Density	13 / mi²
Median household income	\$55K
Average household income	\$67K
Crime index (US avg 100)	158
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	32
Homes occupied	52%
Bachelor's or higher	8%

Poverty rate	10.2%
Unemployment	1.0%
Average temp	45°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.