

North Springfield 16430

ZIP code · PA · Pennsylvania > Erie County

\$90K

MEDIAN SALE PRICE

2

SALES (12 MO)

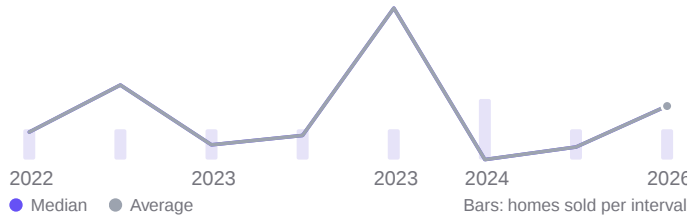
\$172K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

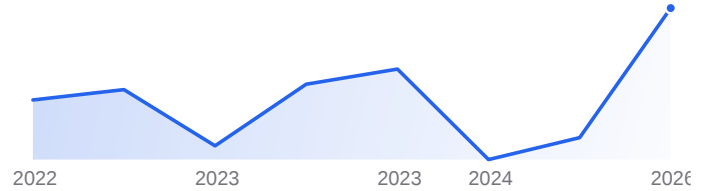
Sale prices

Median \$135K · Average \$135K



Price per square foot

\$232/ft²



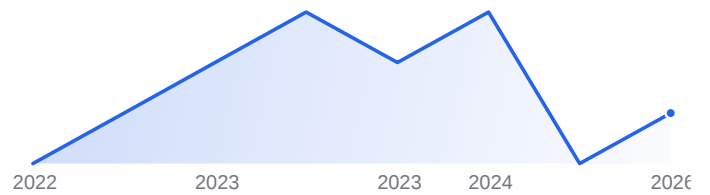
Sale premium vs estimated value

+31.1%



Annual turnover (share of homes sold)

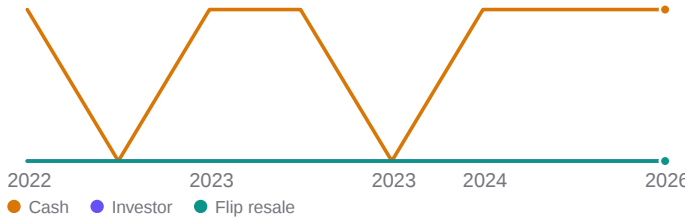
2.4%



BUYERS & OUTCOMES

Buyer mix

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

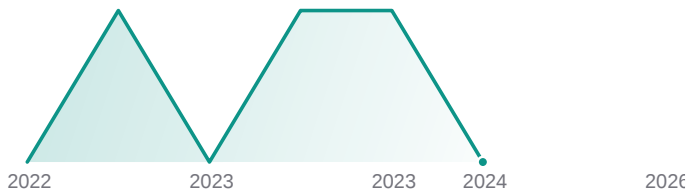


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



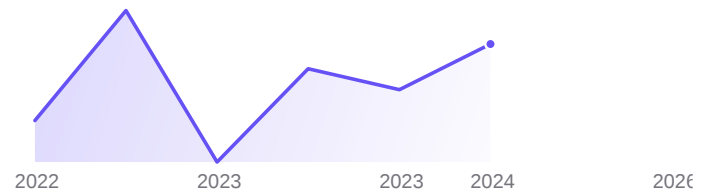
Sellers who sold at a gain

0%



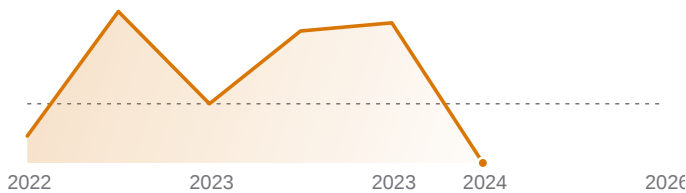
Typical hold before selling

16.0 yrs



Median annualized return at resale

-3.6%



HOUSING STOCK

Homes	82
Median value (AVM)	\$172K
Median size	1,057 ft²
Median bedrooms	3
Median year built	1950
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.6%
Owner occupied	34%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	22.0 yrs

COMMUNITY

Population	144
Density	56 / mi ²
Median household income	\$89K
Average household income	\$91K
Crime index (US avg 100)	169
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	33
Homes occupied	73%
Bachelor's or higher	7%
Poverty rate	13.3%
Unemployment	1.3%
Average temp	49°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.