

Ashville 16613

ZIP code · PA · Pennsylvania > Cambria County > Ashville

BALANCED MARKET

\$27K

MEDIAN SALE PRICE

-68.6%

1-YR CHANGE

6

SALES (12 MO)

\$177K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

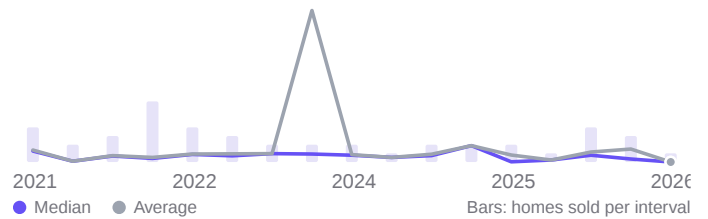
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$27K · Average \$27K

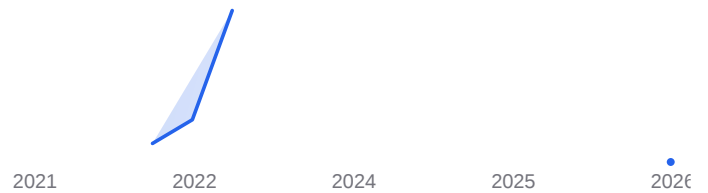


Growth (year over year)

Price -68.6% · Sales -14.3%

Price per square foot

\$17/ft²



Sale premium vs estimated value

-83.4%

Annual turnover (share of homes sold)

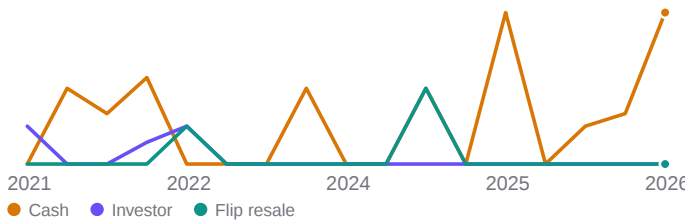
1.0%



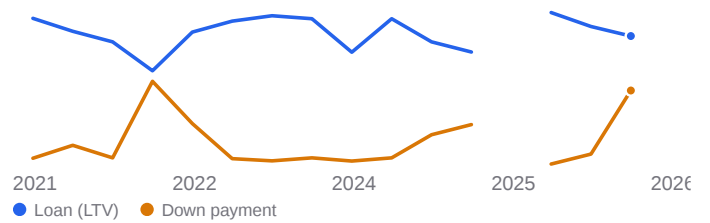
BUYERS & OUTCOMES

Buyer mix

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

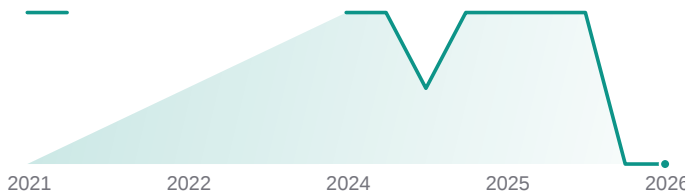


Financing (share of purchase price) Loan (LTV) 84% · Down payment 49%



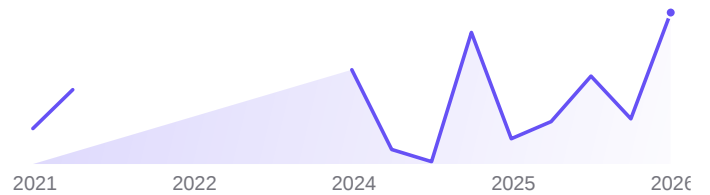
Sellers who sold at a gain

0%



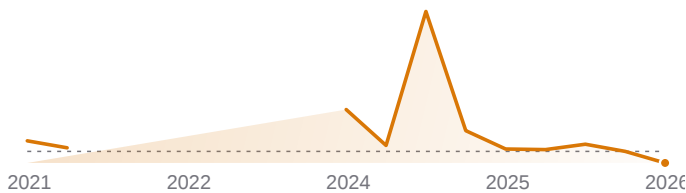
Typical hold before selling

11.9 yrs



Median annualized return at resale

-6.5%



HOUSING STOCK

Homes	603
Median value (AVM)	\$177K
Median size	1,392 ft²
Median year built	1982
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.4%
Owner occupied	86%
Company owned	3.0%
Median loan-to-value	31%
Typical ownership tenure	16.4 yrs

COMMUNITY

Population	1,823
Density	76 / mi²
Median household income	\$76K
Average household income	\$91K
Crime index (US avg 100)	51
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	31
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	7.6%
Unemployment	1.1%
Average temp	46°F
Annual precip	44 in
Sunshine	46%

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.