

Cassville 16623

ZIP code · PA · Pennsylvania > Huntingdon County > Cassville

SELLER'S MARKET

\$85K

MEDIAN SALE PRICE

-77.3%

1-YR CHANGE

11

SALES (12 MO)

\$154K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100

Buyer's market

Balanced

Seller's market

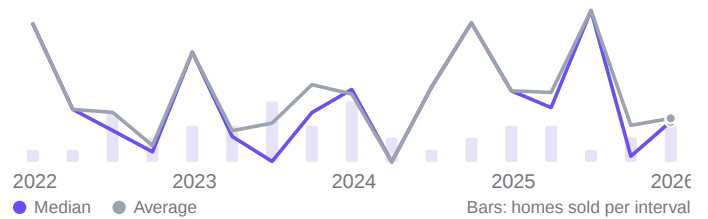
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$120K · Average \$127K



Growth (year over year)

Price -77.3% · Sales +120.0%

Price per square foot

\$145/ft²

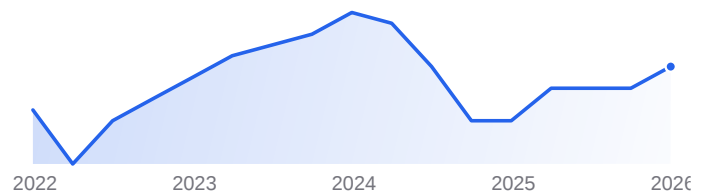


Sale premium vs estimated value

+64.4%

Annual turnover (share of homes sold)

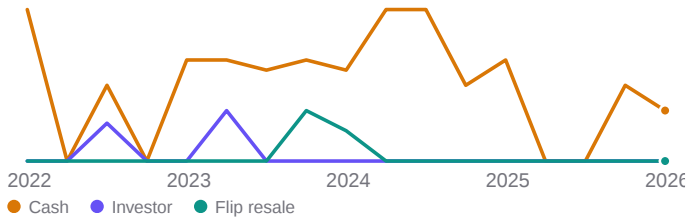
4.0%



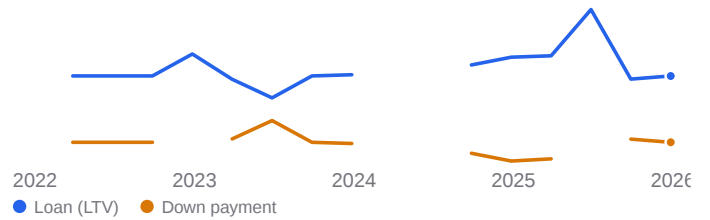
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



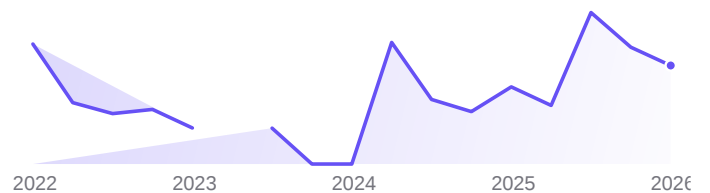
Sellers who sold at a gain

50%



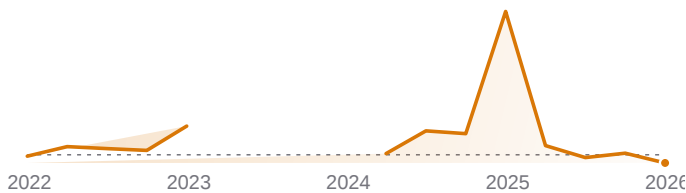
Typical hold before selling

11.5 yrs



Median annualized return at resale

-9.5%



HOUSING STOCK

Homes	272
Median value (AVM)	\$154K
Median size	1,581 ft²
Median bedrooms	3
Median year built	1979
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	10%
Owner occupied	40%
Company owned	8.5%
Median loan-to-value	55%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	350
Density	27 / mi ²
Median household income	\$74K
Average household income	\$88K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	42
Homes occupied	65%
Bachelor's or higher	9%
Poverty rate	9.2%
Unemployment	1.4%
Average temp	49°F
Annual precip	40 in
Sunshine	57%

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.