

Cresson 16630

ZIP code · PA · Pennsylvania > Cambria County > Cresson

BALANCED MARKET

\$136K

MEDIAN SALE PRICE

-9.1%

1-YR CHANGE

46

SALES (12 MO)

\$152K

MEDIAN VALUE (AVM)

Market temperature

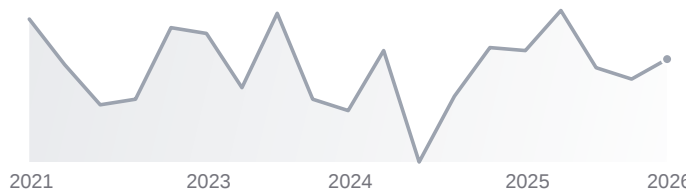
Balanced market · 44 / 100



MARKET TRENDS (5 YEARS)

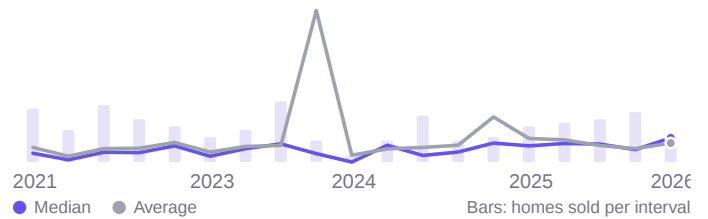
Market temperature (0-100)

44 / 100



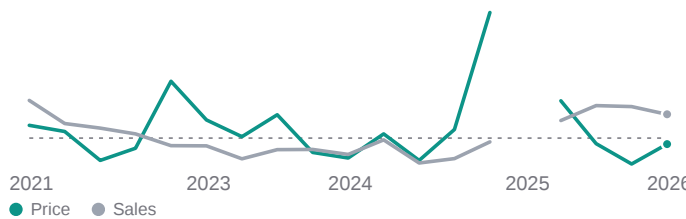
Sale prices

Median \$179K · Average \$152K



Growth (year over year)

Price -9.1% · Sales +35.3%



Sale premium vs estimated value

-1.7%



Annual turnover (share of homes sold)

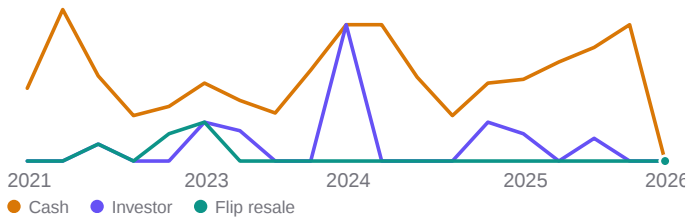
2.7%



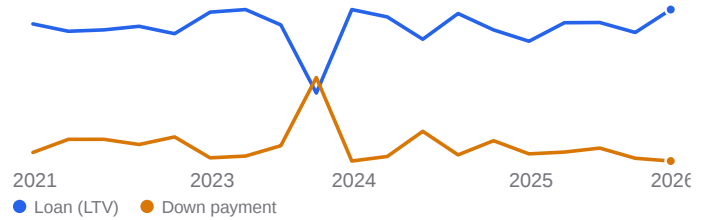
BUYERS & OUTCOMES

Buyer mix

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

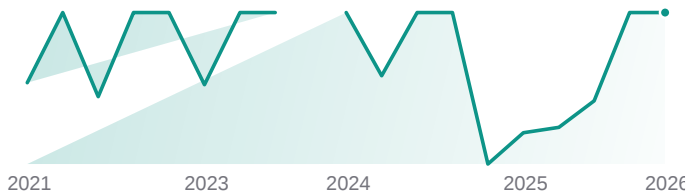


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



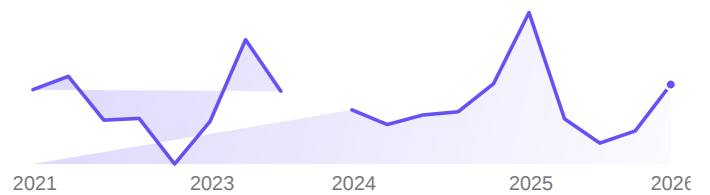
Sellers who sold at a gain

100%



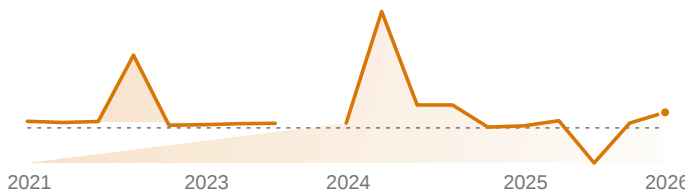
Typical hold before selling

5.2 yrs



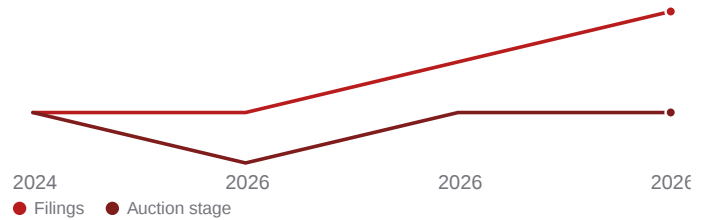
Median annualized return at resale

+17.9%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	1,717
Median value (AVM)	\$152K
Median year built	1981
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.6%
Owner occupied	74%
Company owned	13%
Median loan-to-value	43%
Typical ownership tenure	15.1 yrs

COMMUNITY

Population	2,949
Density	739 / mi²
Median household income	\$63K
Average household income	\$72K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	36
Homes occupied	88%
Bachelor's or higher	14%
Poverty rate	8.5%
Unemployment	1.0%
Average temp	46°F
Annual precip	45 in
Sunshine	45%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.