

James Creek 16657

ZIP code · PA · Pennsylvania > Huntingdon County

BUYER'S MARKET

\$231K

MEDIAN SALE PRICE

-19.0%

1-YR CHANGE

29

SALES (12 MO)

\$253K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



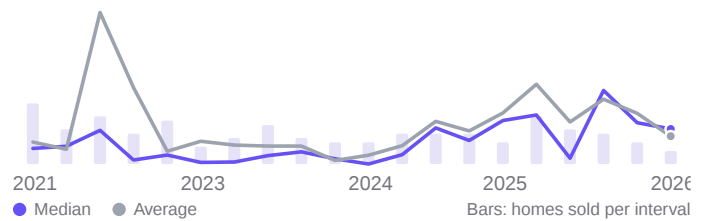
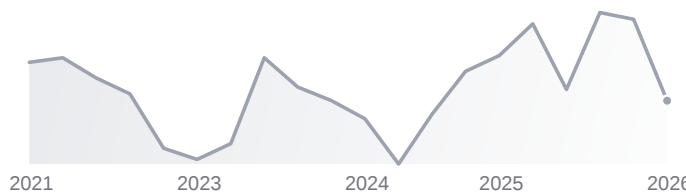
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$242K · Average \$216K

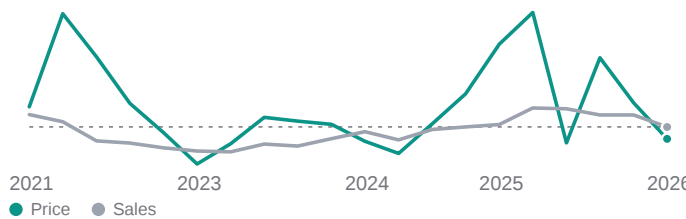


Growth (year over year)

Price -19.0% · Sales +0.0%

Price per square foot

\$275/ft²

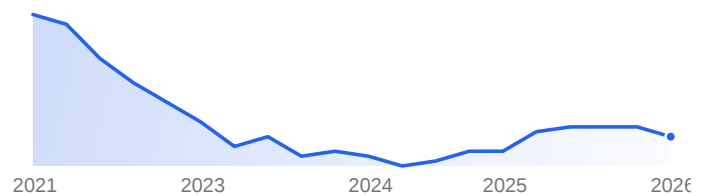


Sale premium vs estimated value

-8.7%

Annual turnover (share of homes sold)

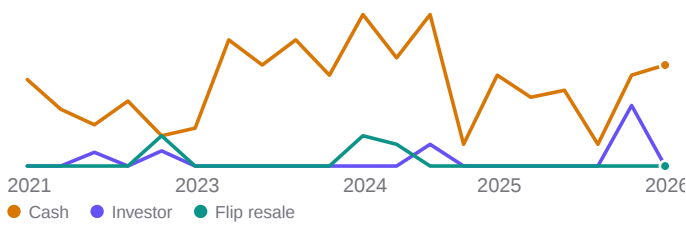
2.9%



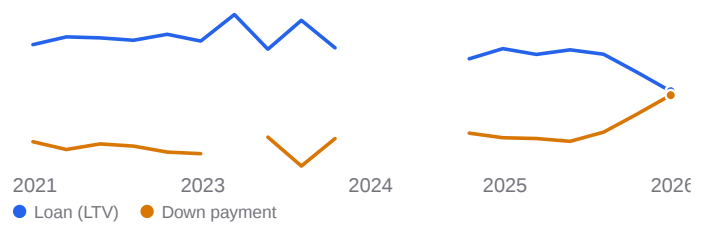
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

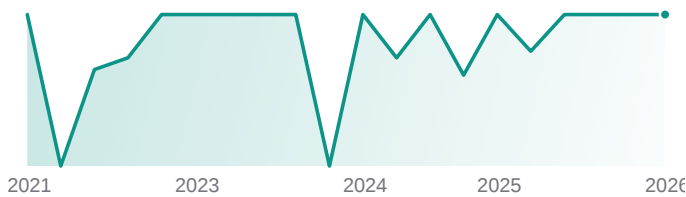


Financing (share of purchase price) Loan (LTV) 51% · Down payment 49%



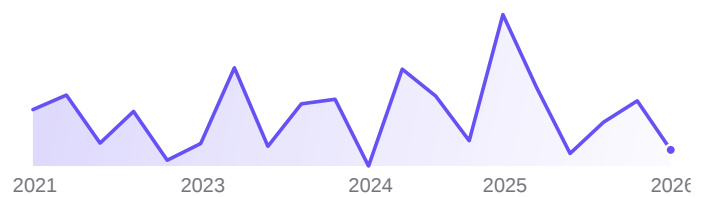
Sellers who sold at a gain

100%



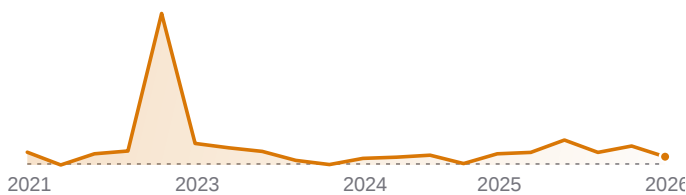
Typical hold before selling

2.0 yrs



Median annualized return at resale

+5.0%



HOUSING STOCK

Homes	990
Median value (AVM)	\$253K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1987
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.4%
Owner occupied	38%
Company owned	8.1%
Median loan-to-value	25%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,697
Density	29 / mi²
Median household income	\$70K
Average household income	\$80K
Crime index (US avg 100)	173
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	35
Homes occupied	65%
Bachelor's or higher	13%
Poverty rate	7.7%
Unemployment	1.3%
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.