

Spruce Creek 16683

ZIP code · PA · Pennsylvania > Huntingdon County

\$239K
 MEDIAN SALE PRICE

+9.8%
 1-YR CHANGE

6
 SALES (12 MO)

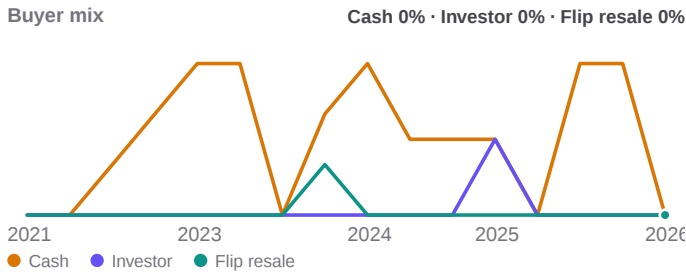
\$211K
 MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

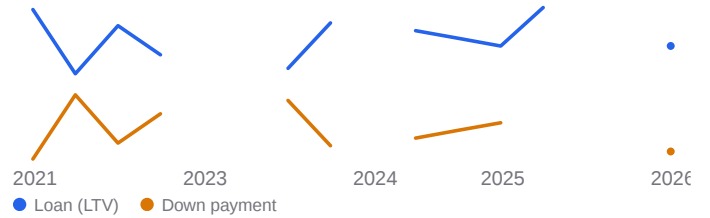


BUYERS & OUTCOMES

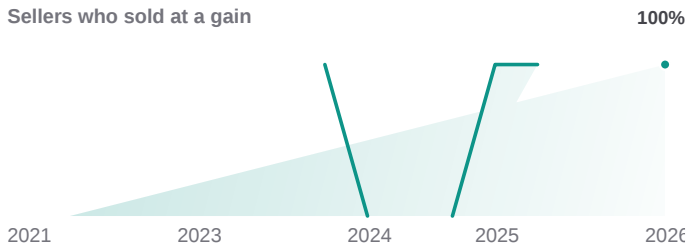
Buyer mix



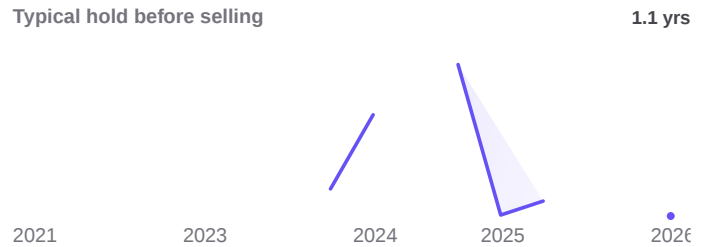
Financing (share of purchase price) Loan (LTV) 75% · Down payment 6.3%



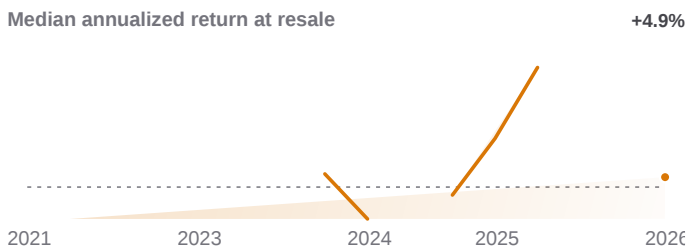
Sellers who sold at a gain



Typical hold before selling



Median annualized return at resale



HOUSING STOCK

Homes	215
Median value (AVM)	\$211K
Median size	1,338 ft²
Median bedrooms	3
Median year built	1979
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	9.5%
Owner occupied	43%
Company owned	11%
Median loan-to-value	34%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	625
Density	19 / mi²
Median household income	\$83K
Average household income	\$93K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	36
Homes occupied	87%
Bachelor's or higher	22%
Poverty rate	5.4%
Unemployment	1.5%
Average temp	49°F
Annual precip	41 in
Sunshine	57%

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