

Custer City 16725

ZIP code · PA · Pennsylvania > McKean County

\$140K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$102K

MEDIAN VALUE (AVM)

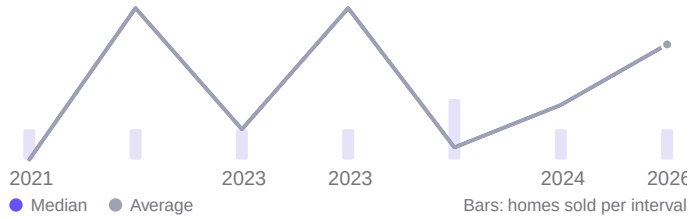
MARKET TRENDS (5 YEARS)

Sale prices

Median \$140K · Average \$140K

Growth (year over year)

Price -67.6% · Sales +300.0%

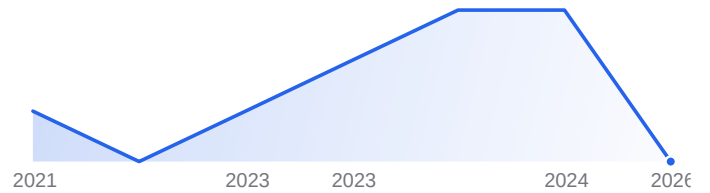
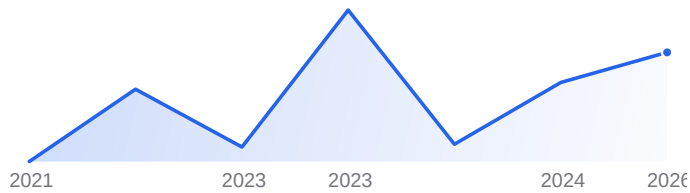


Price per square foot

\$131/ft²

Annual turnover (share of homes sold)

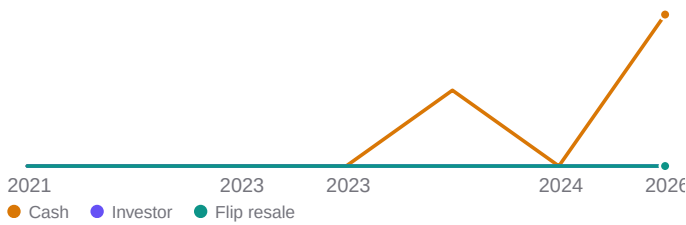
1.4%



BUYERS & OUTCOMES

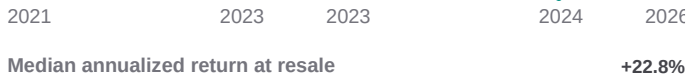
Buyer mix

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

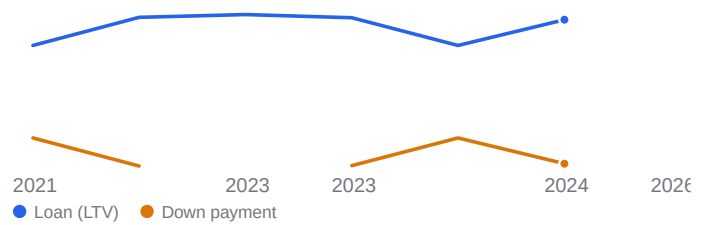


Sellers who sold at a gain

100%

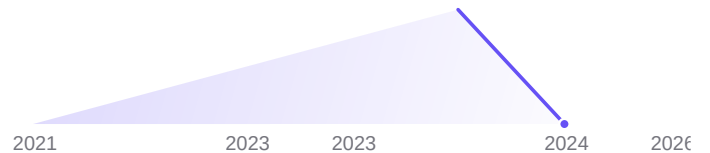


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



Typical hold before selling

3.6 yrs



HOUSING STOCK

Homes	69
Median value (AVM)	\$102K
Median size	1,266 ft²
Median year built	1930
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	4.3%
Owner occupied	77%
Company owned	5.8%
Median loan-to-value	33%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	1
Density	34 / mi ²
Median household income	\$73K
Average household income	\$99K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	33
Homes occupied	87%
Bachelor's or higher	13%
Poverty rate	5.5%
Unemployment	0.7%
Average temp	44°F
Annual precip	48 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.