

Rixford 16745

ZIP code · PA · Pennsylvania > McKean County

\$17K

MEDIAN SALE PRICE

-80.2%

1-YR CHANGE

6

SALES (12 MO)

\$87K

MEDIAN VALUE (AVM)

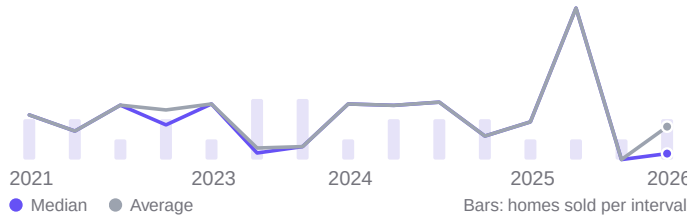
MARKET TRENDS (5 YEARS)

Sale prices

Median \$22K · Average \$67K

Growth (year over year)

Price -80.2% · Sales -14.3%



Price per square foot

\$18/ft²

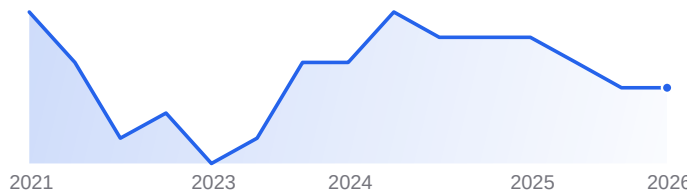
Sale premium vs estimated value

-49.6%



Annual turnover (share of homes sold)

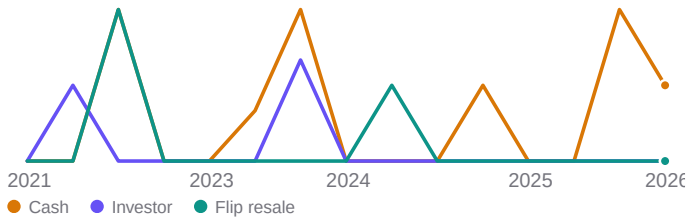
2.2%



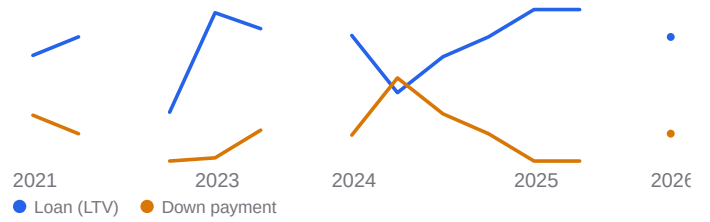
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



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



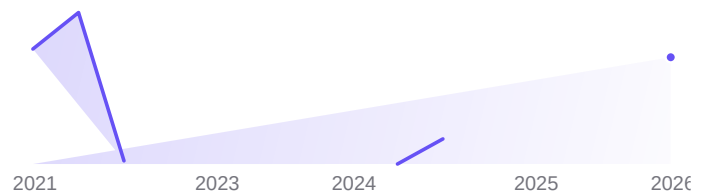
Sellers who sold at a gain

0%



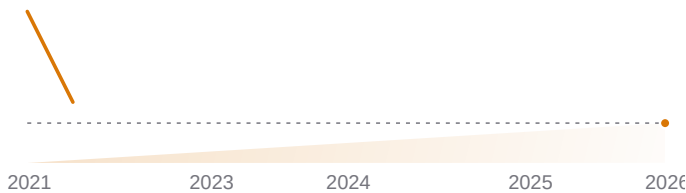
Typical hold before selling

12.3 yrs



Median annualized return at resale

+0.0%



HOUSING STOCK

Homes	267
Median value (AVM)	\$87K
Median size	1,267 ft²
Median year built	1937
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	3.2%
Owner occupied	71%
Company owned	4.1%
Median loan-to-value	42%
Typical ownership tenure	15.7 yrs

COMMUNITY

Population	426
Density	38 / mi²
Median household income	\$55K
Average household income	\$67K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	33
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	11.2%
Unemployment	0.9%
Average temp	45°F
Annual precip	44 in
Sunshine	45%

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.