

Shinglehouse 16748

ZIP code · PA · Pennsylvania > Potter County > Shinglehouse

SELLER'S MARKET

\$141K

MEDIAN SALE PRICE

+179.4%

1-YR CHANGE

37

SALES (12 MO)

\$87K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

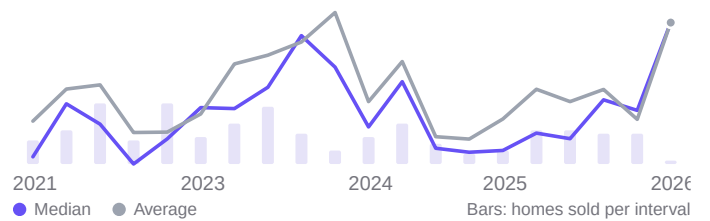
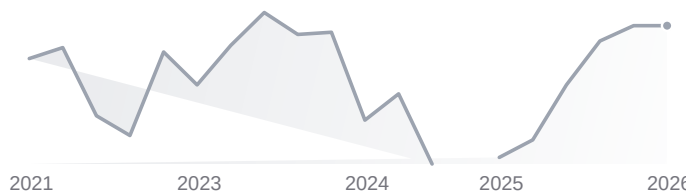
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$195K · Average \$195K

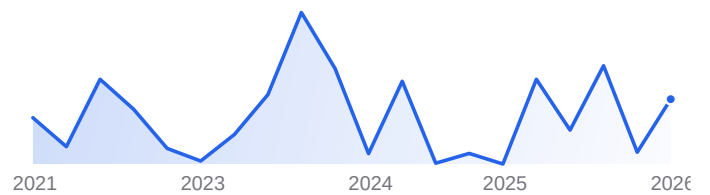
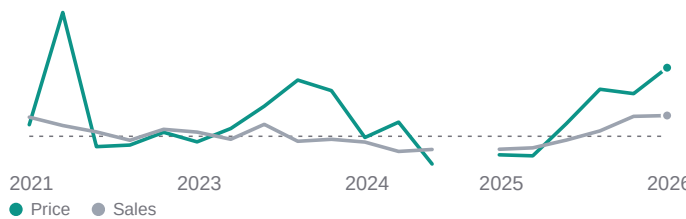


Growth (year over year)

Price +179.4% · Sales +54.2%

Price per square foot

\$102/ft²

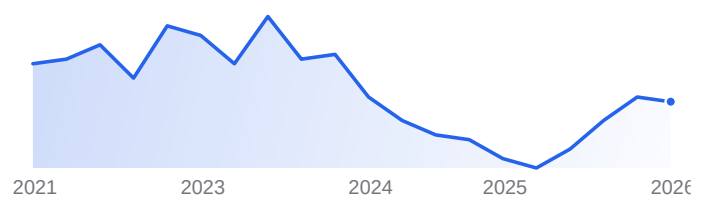


Sale premium vs estimated value

+107.3%

Annual turnover (share of homes sold)

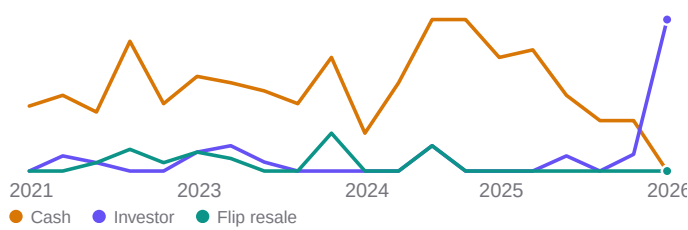
2.7%



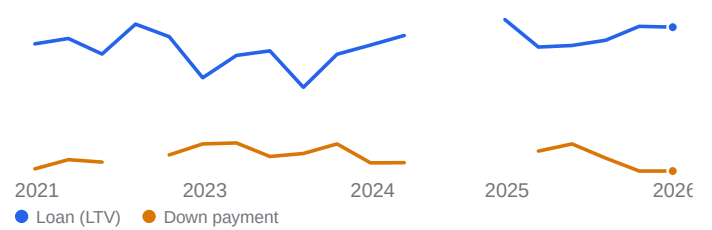
BUYERS & OUTCOMES

Buyer mix

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

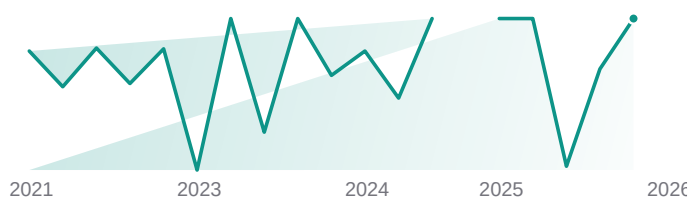


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



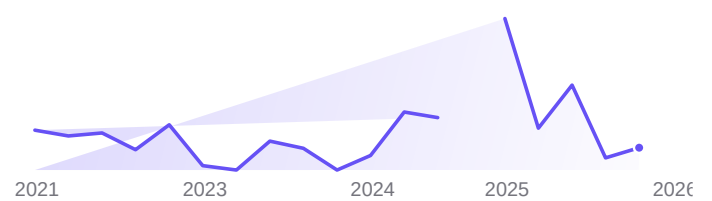
Sellers who sold at a gain

100%



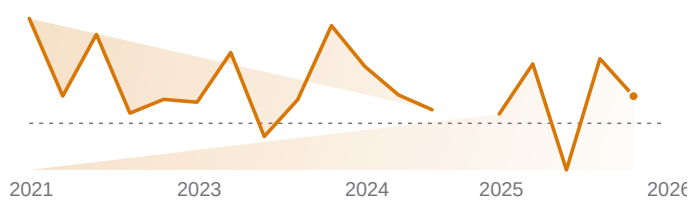
Typical hold before selling

4.1 yrs



Median annualized return at resale

+3.5%



HOUSING STOCK

Homes	1,357
Median value (AVM)	\$87K
Median size	960 ft²
Median year built	1965
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	6.4%
Owner occupied	59%
Company owned	4.0%
Median loan-to-value	30%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	2,760
Density	27 / mi²
Median household income	\$55K
Average household income	\$65K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	32
Homes occupied	78%
Bachelor's or higher	9%
Poverty rate	10.7%
Unemployment	1.4%
Average temp	45°F
Annual precip	41 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.