

Moshannon 16859

ZIP code · PA · Pennsylvania > Centre County > Moshannon

SELLER'S MARKET

\$42K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$164K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

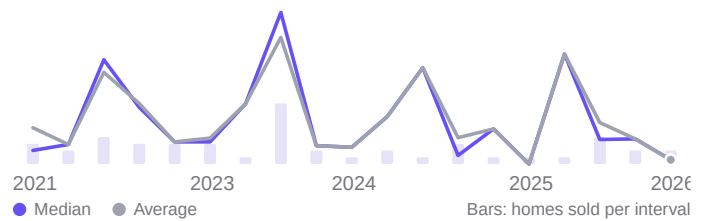
79 / 100

Sale prices

Median \$42K · Average \$42K



2021 2023 2024 2025 2026

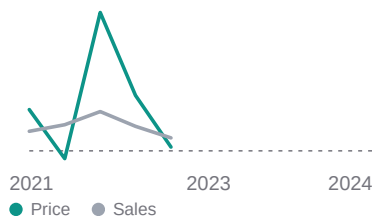


Growth (year over year)

Price +86.9% · Sales +0.0%

Price per square foot

\$60/ft²



2021 2023 2024 2025 2026



Sale premium vs estimated value

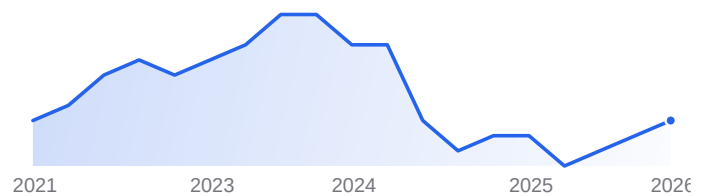
-35.9%

Annual turnover (share of homes sold)

2.7%



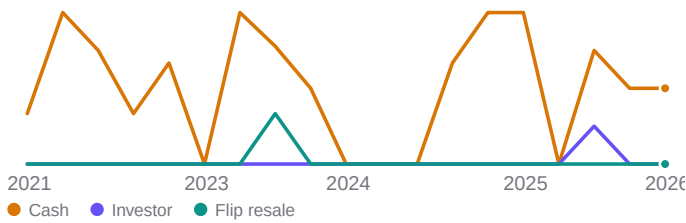
2021 2023 2024 2025 2026



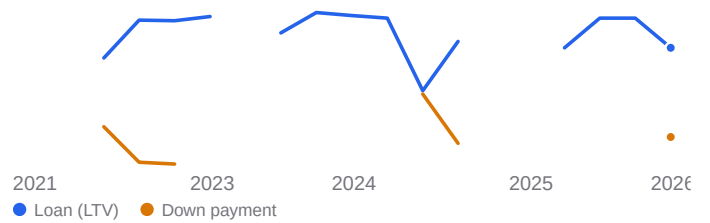
BUYERS & OUTCOMES

Buyer mix

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

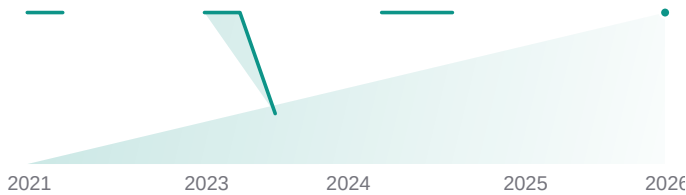


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



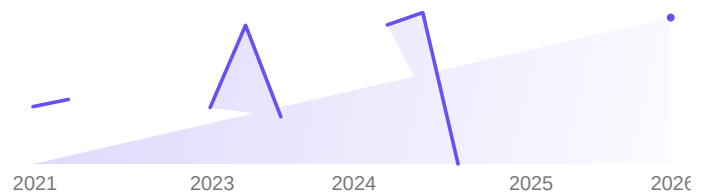
Sellers who sold at a gain

100%



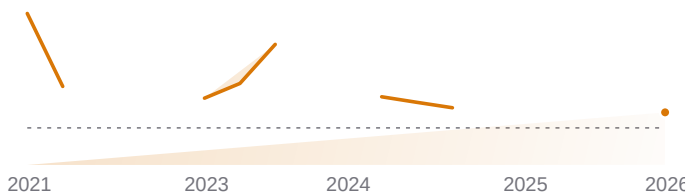
Typical hold before selling

18.5 yrs



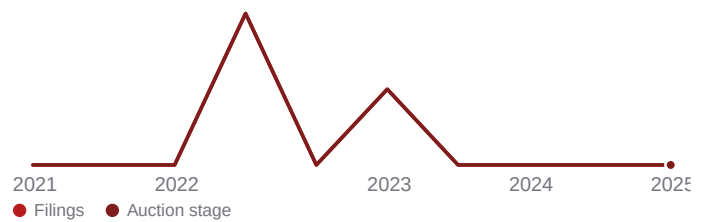
Median annualized return at resale

+2.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	330
Median value (AVM)	\$164K
Median size	1,158 ft²
Median bedrooms	3
Median year built	1981
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.1%
Owner occupied	52%
Company owned	7.6%
Median loan-to-value	44%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	314
Density	13 / mi²
Median household income	\$63K
Average household income	\$76K
Crime index (US avg 100)	187
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	30
Homes occupied	74%
Bachelor's or higher	11%
Poverty rate	8.6%
Unemployment	0.9%
Average temp	46°F
Annual precip	43 in
Sunshine	57%

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.