

Pennsylvania Furnace 16865

ZIP code · PA · Pennsylvania > Centre County

BALANCED MARKET

\$310K

MEDIAN SALE PRICE

+4.2%

1-YR CHANGE

15

SALES (12 MO)

\$332K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

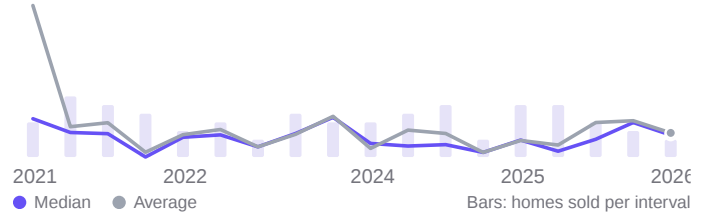
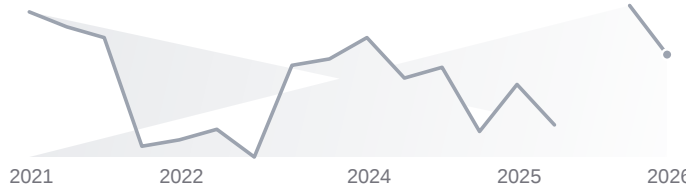
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$310K · Average \$320K

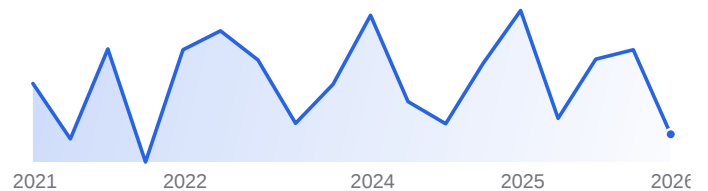
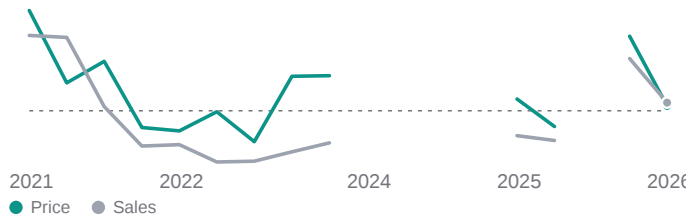


Growth (year over year)

Price +4.2% · Sales +7.1%

Price per square foot

\$177/ft²



Sale premium vs estimated value

-0.8%

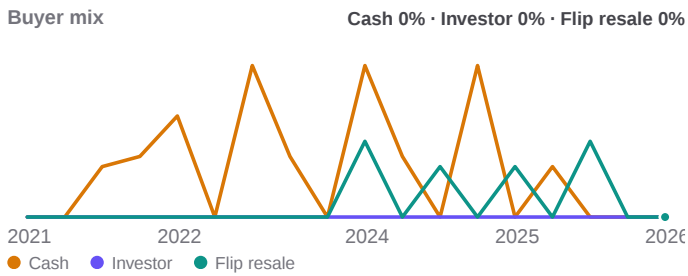
Annual turnover (share of homes sold)

2.1%

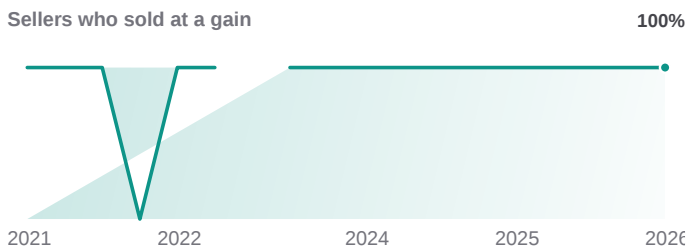


BUYERS & OUTCOMES

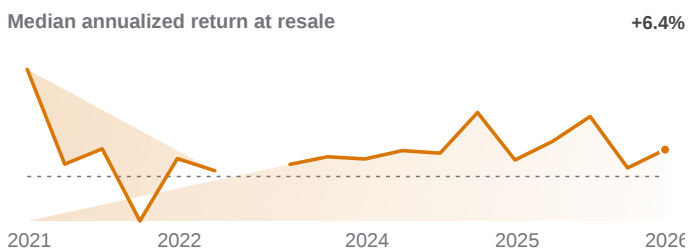
Buyer mix



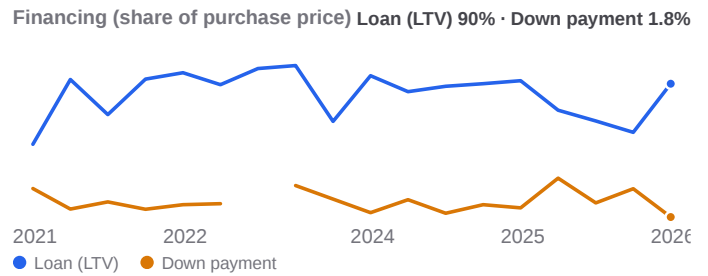
Sellers who sold at a gain



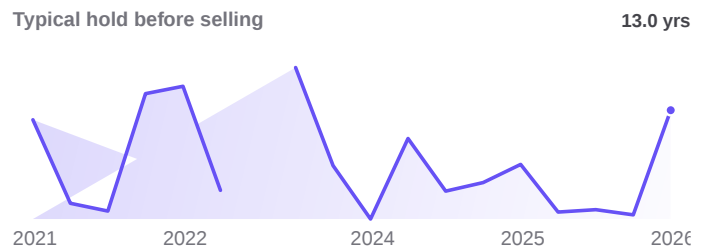
Median annualized return at resale



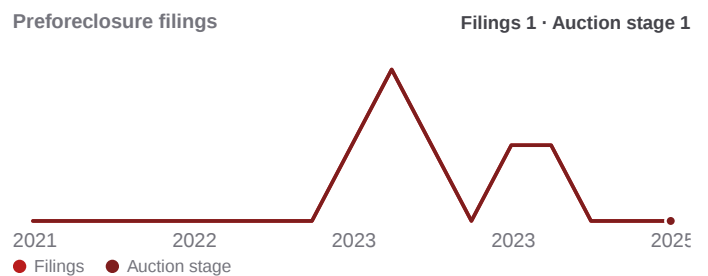
Financing (share of purchase price) Loan (LTV) 90% · Down payment 1.8%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	709
Median value (AVM)	\$332K
Median size	1,644 ft²
Median bedrooms	3
Median year built	1972
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.7%
Owner occupied	84%
Company owned	6.9%
Median loan-to-value	51%
Typical ownership tenure	19.9 yrs

COMMUNITY

Population	1,792
Density	71 / mi²
Median household income	\$101K
Average household income	\$134K
Crime index (US avg 100)	34
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	31
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	2.1%
Unemployment	1.1%
Average temp	48°F
Annual precip	41 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.