

Philipsburg 16866

ZIP code · PA · Pennsylvania > Centre County > Philipsburg

BALANCED MARKET

\$125K

MEDIAN SALE PRICE

+6.1%

1-YR CHANGE

99

SALES (12 MO)

\$145K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

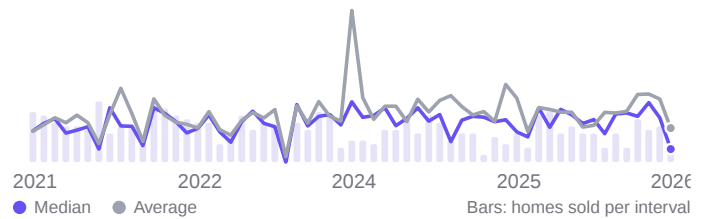
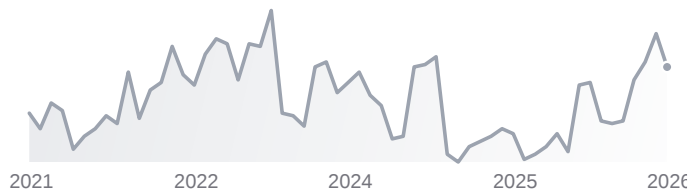
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$50K · Average \$111K

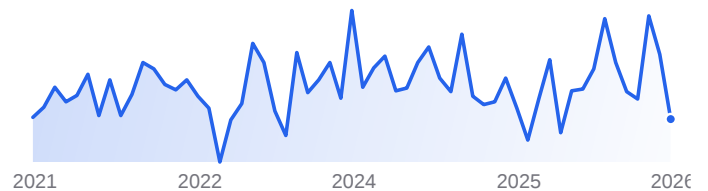
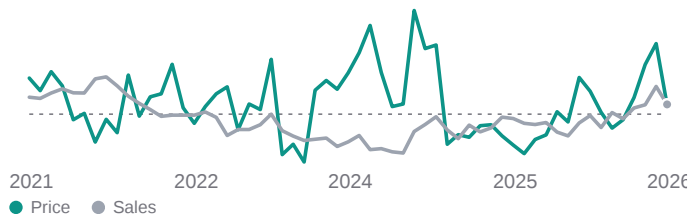


Growth (year over year)

Price +6.1% · Sales +6.5%

Price per square foot

\$52/ft²

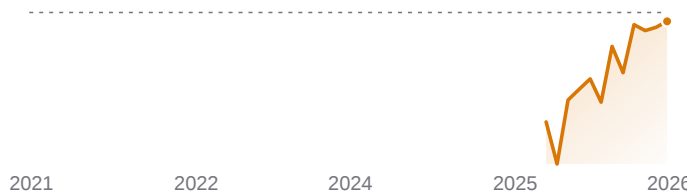


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

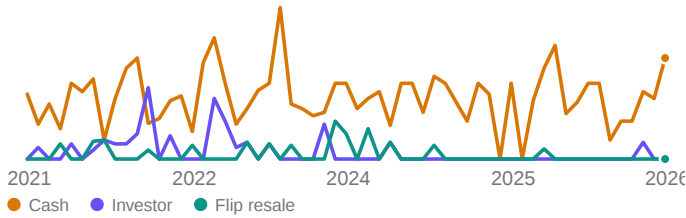
2.9%



BUYERS & OUTCOMES

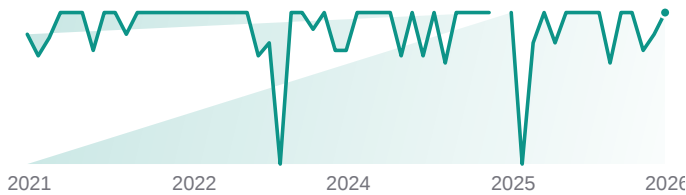
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



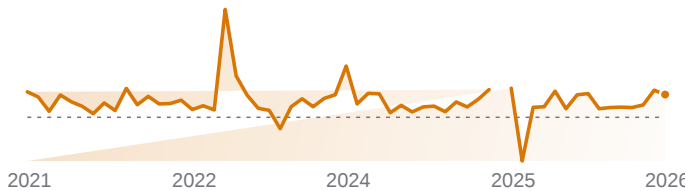
Sellers who sold at a gain

100%

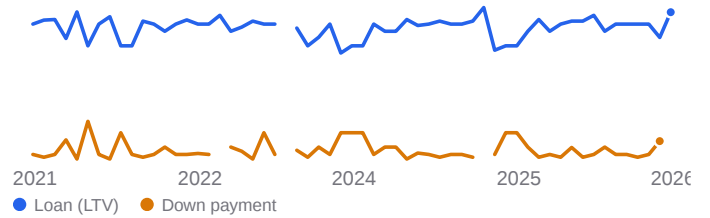


Median annualized return at resale

+12.7%

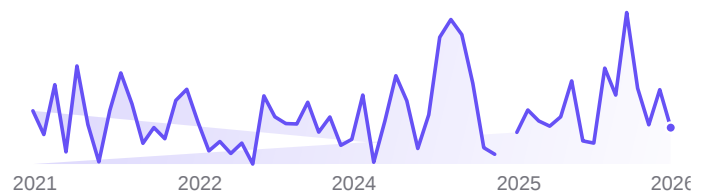


Financing (share of purchase price) Loan (LTV) 103% · Down payment 14%



Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,462
Median value (AVM)	\$145K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1954
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	4.5%
Owner occupied	71%
Company owned	7.7%
Median loan-to-value	47%
Typical ownership tenure	16.2 yrs

COMMUNITY

Population	9,813
Density	83 / mi²
Median household income	\$57K
Average household income	\$71K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	30
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	12.2%
Unemployment	1.0%
Average temp	46°F
Annual precip	43 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.