

Port Matilda 16870

ZIP code · PA · Pennsylvania > Centre County > Port Matilda

BALANCED MARKET

\$526K

MEDIAN SALE PRICE

+4.3%

1-YR CHANGE

91

SALES (12 MO)

\$437K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



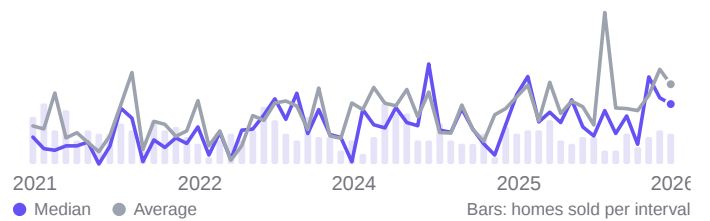
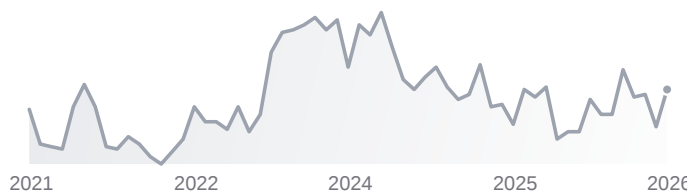
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$475K · Average \$566K

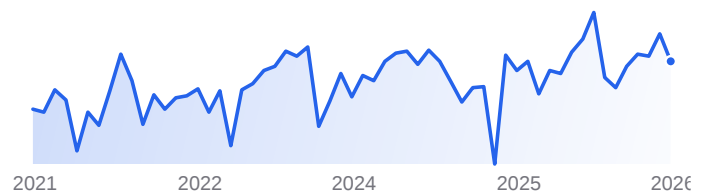
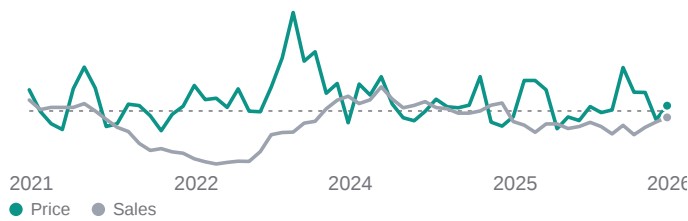


Growth (year over year)

Price +4.3% · Sales -5.2%

Price per square foot

\$230/ft²

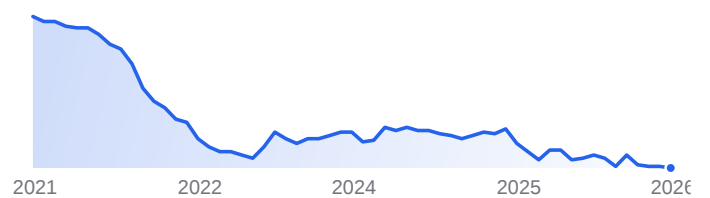
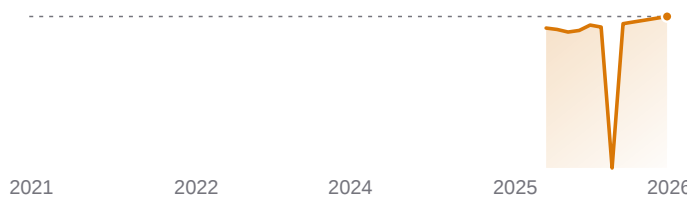


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

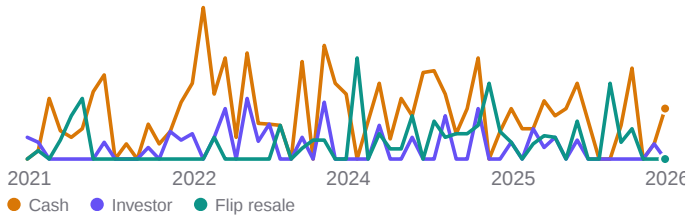
3.0%



BUYERS & OUTCOMES

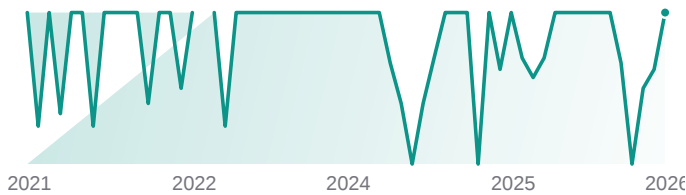
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



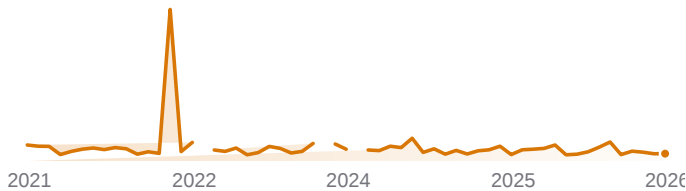
Sellers who sold at a gain

100%

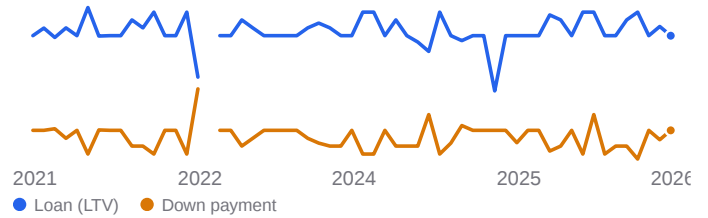


Median annualized return at resale

+3.6%

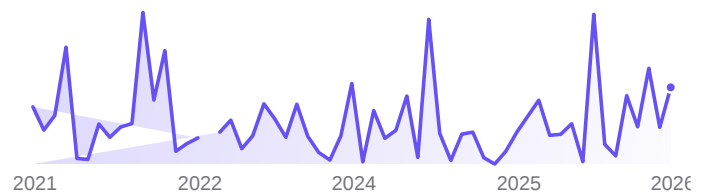


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



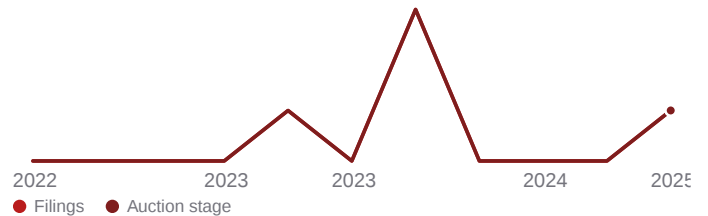
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,004
Median value (AVM)	\$437K
Median size	1,904 ft²
Median bedrooms	3
Median year built	1994
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.1%
Owner occupied	85%
Company owned	5.7%
Median loan-to-value	52%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	6,655
Density	92 / mi²
Median household income	\$111K
Average household income	\$171K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	34
Homes occupied	94%
Bachelor's or higher	25%
Poverty rate	4.0%
Unemployment	1.0%
Average temp	48°F
Annual precip	41 in
Sunshine	57%

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.