

Spring Mills 16875

ZIP code · PA · Pennsylvania > Centre County > Spring Mills

BALANCED MARKET

\$602K

MEDIAN SALE PRICE

+147.3%

1-YR CHANGE

33

SALES (12 MO)

\$368K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



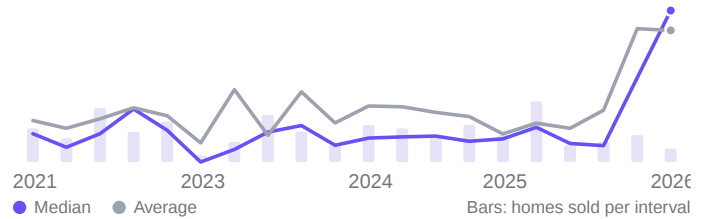
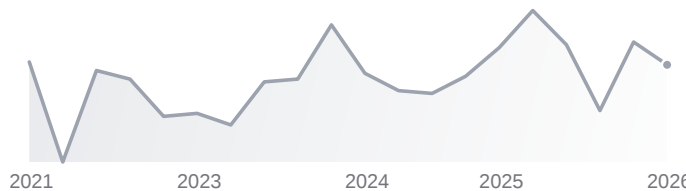
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$745K · Average \$664K

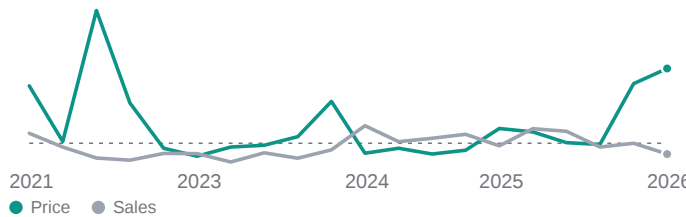


Growth (year over year)

Price +147.3% · Sales -21.4%

Price per square foot

\$227/ft²



Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

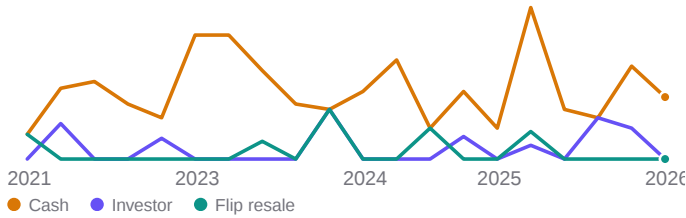
1.8%



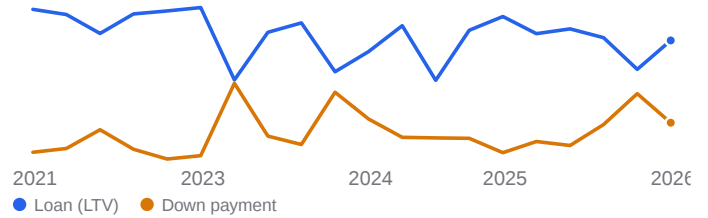
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



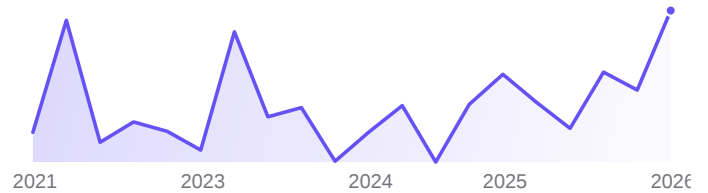
Sellers who sold at a gain

100%



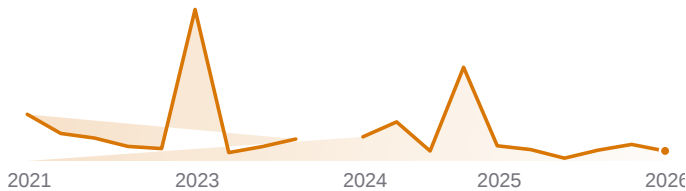
Typical hold before selling

14.9 yrs



Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,804
Median value (AVM)	\$368K
Median size	1,705 ft²
Median bedrooms	3
Median year built	1980
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.8%
Owner occupied	73%
Company owned	7.3%
Median loan-to-value	42%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	3,875
Density	53 / mi²
Median household income	\$65K
Average household income	\$86K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	38
Homes occupied	87%
Bachelor's or higher	14%
Poverty rate	7.1%
Unemployment	0.9%
Average temp	47°F
Annual precip	45 in
Sunshine	57%

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.