

Duncannon 17020

ZIP code · PA · Pennsylvania > Perry County > Duncannon

BALANCED MARKET

\$212K

MEDIAN SALE PRICE

-9.0%

1-YR CHANGE

137

SALES (12 MO)

\$289K

MEDIAN VALUE (AVM)

Market temperature

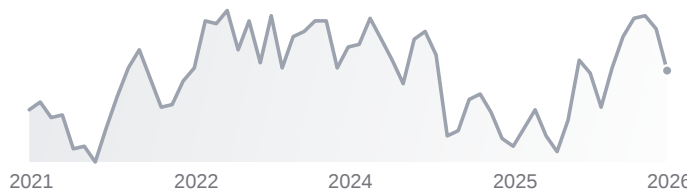
Balanced market · 54 / 100



MARKET TRENDS (5 YEARS)

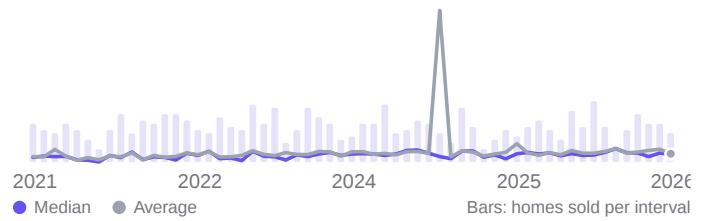
Market temperature (0–100)

54 / 100



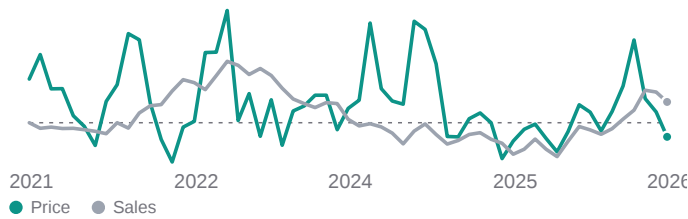
Sale prices

Median \$215K · Average \$228K



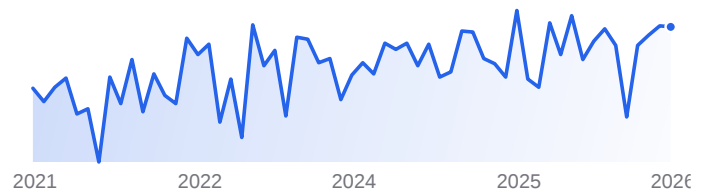
Growth (year over year)

Price -9.0% · Sales +13.2%



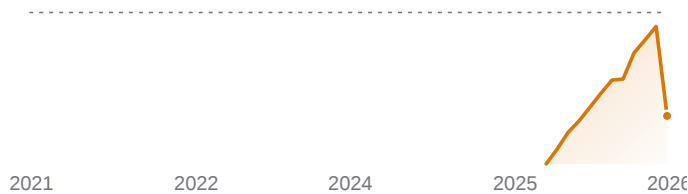
Price per square foot

\$175/ft²



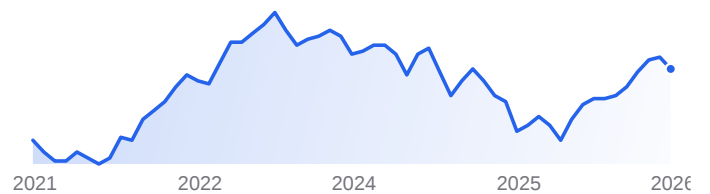
Sale premium vs estimated value

-3.0%



Annual turnover (share of homes sold)

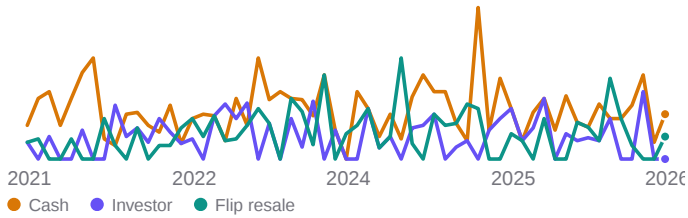
4.0%



BUYERS & OUTCOMES

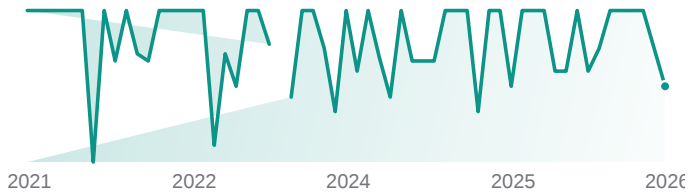
Buyer mix

Cash 22% · Investor 0% · Flip resale 11%



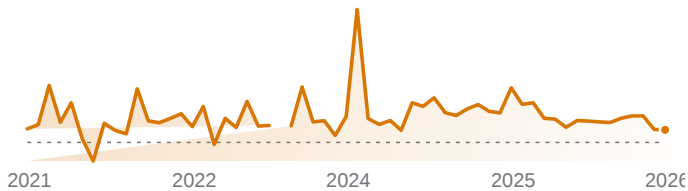
Sellers who sold at a gain

75%

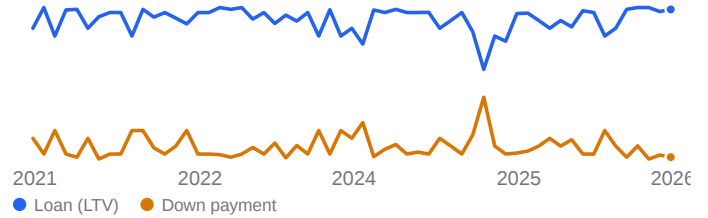


Median annualized return at resale

+2.9%

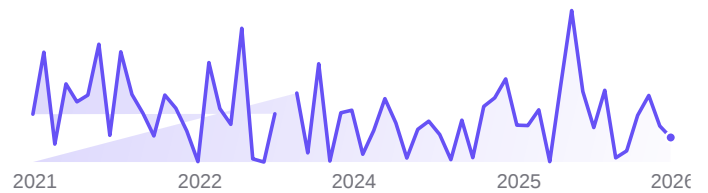


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,415
Median value (AVM)	\$289K
Median size	1,536 ft²
Median bedrooms	2
Median year built	1975
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.5%
Owner occupied	82%
Company owned	4.2%
Median loan-to-value	49%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	9,913
Density	154 / mi²
Median household income	\$79K
Average household income	\$100K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	43
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	6.7%
Unemployment	1.0%
Average temp	51°F
Annual precip	42 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.