

Mill Creek 17060

ZIP code · PA · Pennsylvania > Huntingdon County > Mill Creek

SELLER'S MARKET

\$120K

MEDIAN SALE PRICE

12

SALES (12 MO)

\$139K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



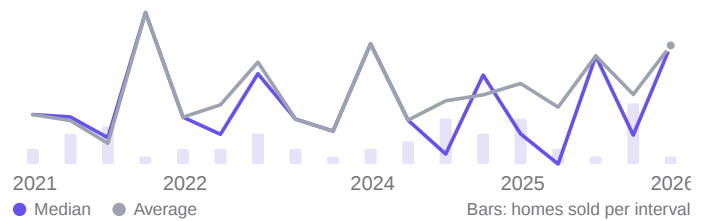
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$215K · Average \$215K

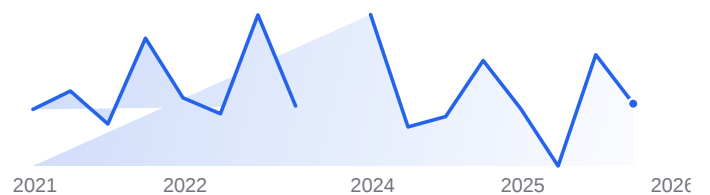
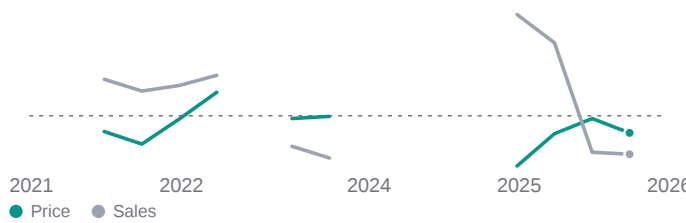


Growth (year over year)

Price -18.7% · Sales -42.1%

Price per square foot

\$87/ft²

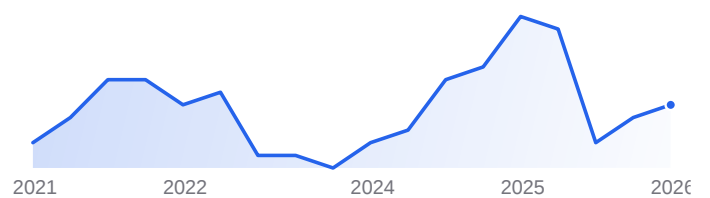


Sale premium vs estimated value

+5.6%

Annual turnover (share of homes sold)

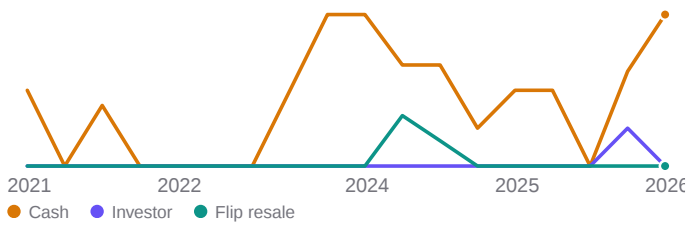
2.6%



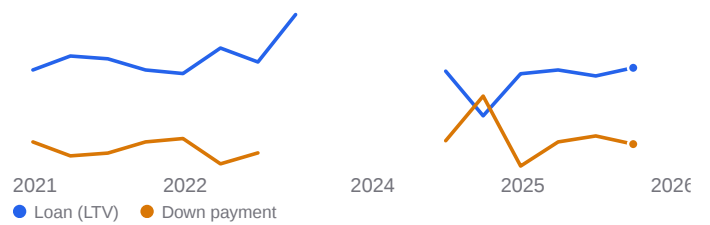
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

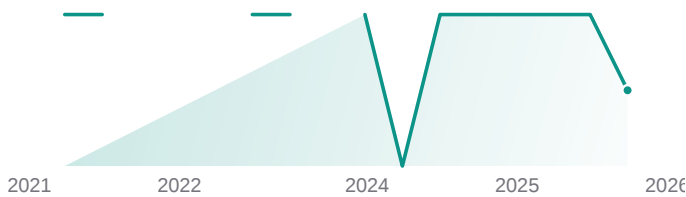


Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



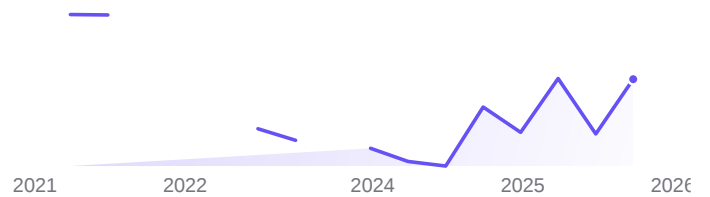
Sellers who sold at a gain

50%



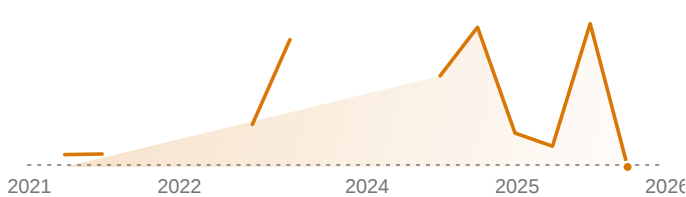
Typical hold before selling

9.8 yrs



Median annualized return at resale

-0.3%



HOUSING STOCK

Homes	456
Median value (AVM)	\$139K
Median size	1,208 ft²
Median bedrooms	3
Median year built	1974
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	4.5%
Owner occupied	60%
Company owned	5.7%
Median loan-to-value	32%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,125
Density	40 / mi²
Median household income	\$64K
Average household income	\$71K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	36
Homes occupied	91%
Bachelor's or higher	9%
Poverty rate	5.8%
Unemployment	1.3%
Average temp	50°F
Annual precip	40 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.