

Williamstown 17098

ZIP code · PA · Pennsylvania > Dauphin County > Williamstown

BUYER'S MARKET

\$108K

MEDIAN SALE PRICE

-24.4%

1-YR CHANGE

49

SALES (12 MO)

\$130K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



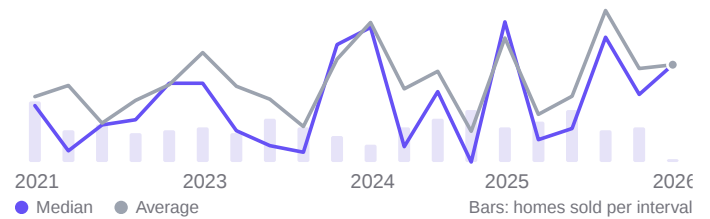
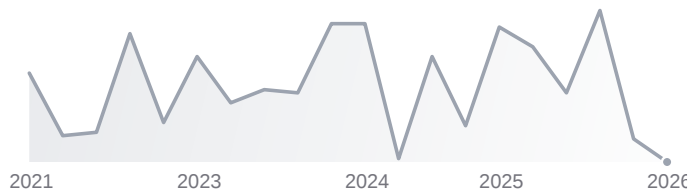
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$130K · Average \$130K

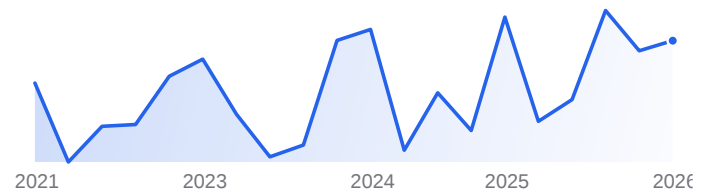
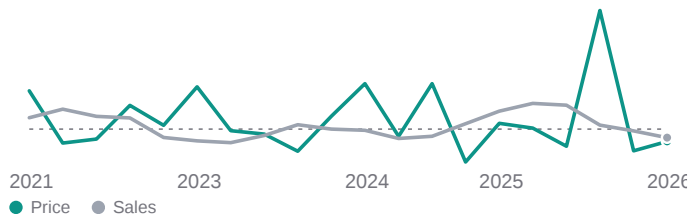


Growth (year over year)

Price -24.4% · Sales -16.9%

Price per square foot

\$86/ft²

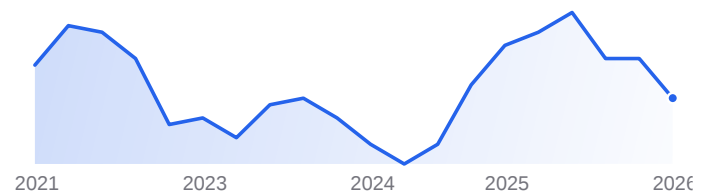


Sale premium vs estimated value

+4.1%

Annual turnover (share of homes sold)

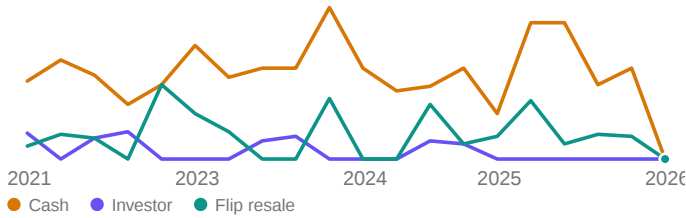
4.6%



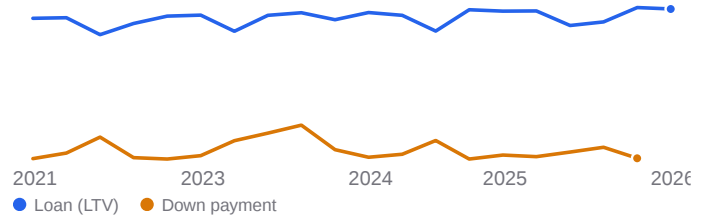
BUYERS & OUTCOMES

Buyer mix

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

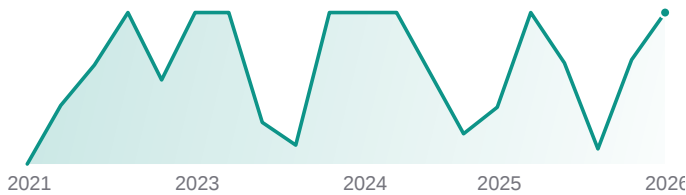


Financing (share of purchase price) Loan (LTV) 100% · Down payment 2.3%



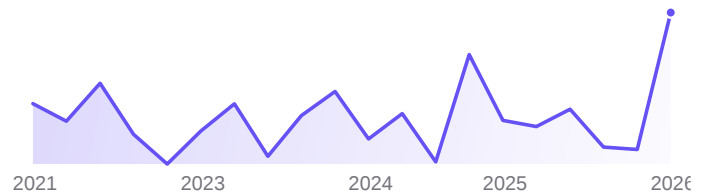
Sellers who sold at a gain

100%



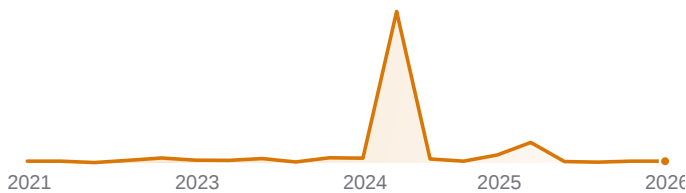
Typical hold before selling

21.8 yrs



Median annualized return at resale

+4.5%



HOUSING STOCK

Homes	1,070
Median value (AVM)	\$130K
Median size	1,467 ft²
Median bedrooms	3
Median year built	1900
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.4%
Owner occupied	73%
Company owned	5.0%
Median loan-to-value	37%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	2,257
Density	159 / mi²
Median household income	\$68K
Average household income	\$69K
Crime index (US avg 100)	166
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	50
Homes occupied	85%
Bachelor's or higher	11%
Poverty rate	20.1%
Unemployment	0.9%
Average temp	49°F
Annual precip	46 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.