

Mont Alto 17237

ZIP code · PA · Pennsylvania > Franklin County > Mont Alto

BALANCED MARKET

\$235K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

21

SALES (12 MO)

\$227K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

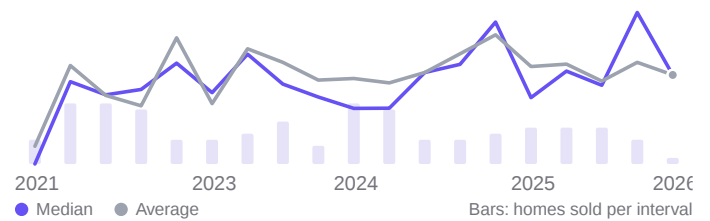
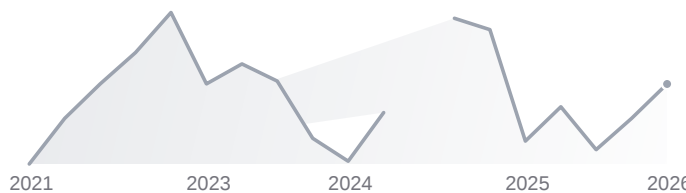
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$195K · Average \$195K

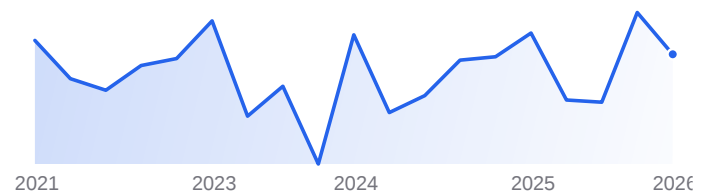
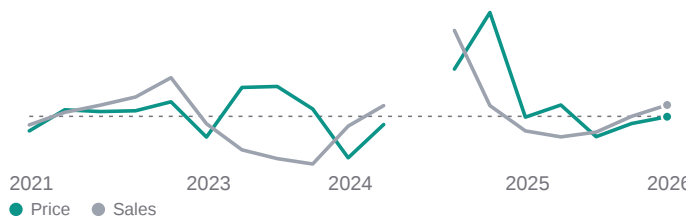


Growth (year over year)

Price -0.4% · Sales +10.5%

Price per square foot

\$164/ft²

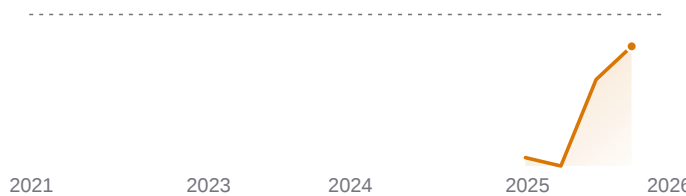


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

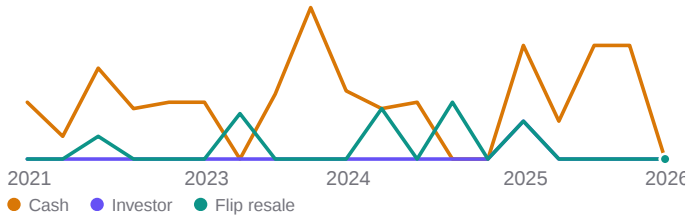
3.6%



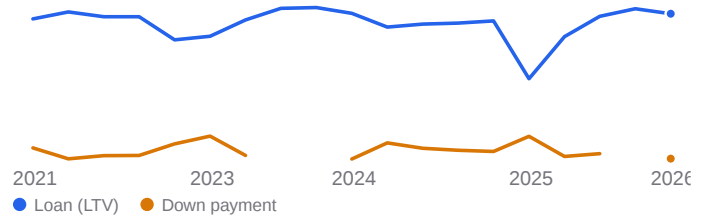
BUYERS & OUTCOMES

Buyer mix

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

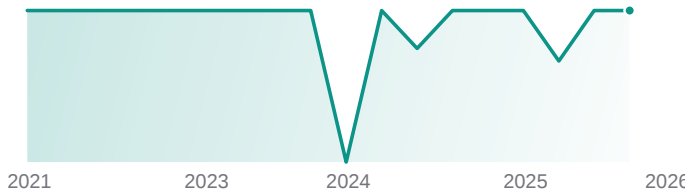


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



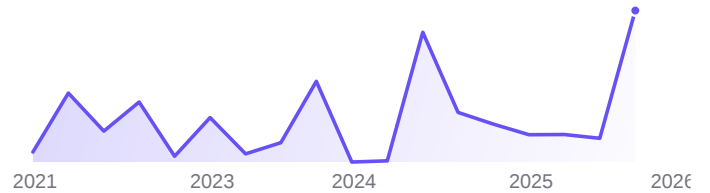
Sellers who sold at a gain

100%



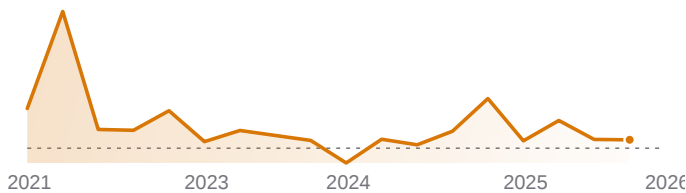
Typical hold before selling

17.1 yrs



Median annualized return at resale

+3.6%



HOUSING STOCK

Homes	589
Median value (AVM)	\$227K
Median size	1,272 ft²
Median bedrooms	3
Median year built	1975
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	0.9%
Owner occupied	75%
Company owned	4.2%
Median loan-to-value	53%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,664
Density	1,654 / mi²
Median household income	\$69K
Average household income	\$78K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	44
Homes occupied	94%
Bachelor's or higher	9%
Poverty rate	8.9%
Unemployment	0.9%
Average temp	52°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.