

Shade Gap 17255

ZIP code · PA · Pennsylvania > Huntingdon County > Shade Gap

STRONG SELLER'S MARKET

\$599K

MEDIAN SALE PRICE

24

SALES (12 MO)

\$208K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 84 / 100

Buyer's market

Balanced

Seller's market

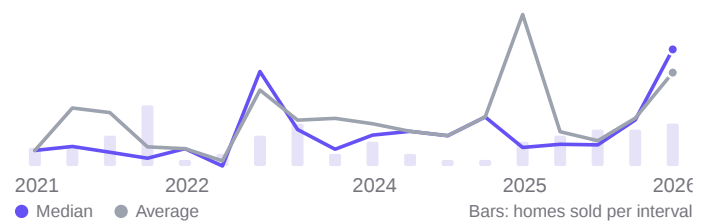
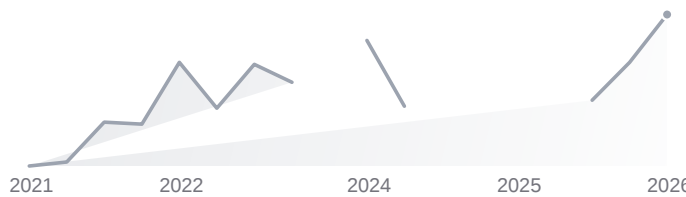
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

84 / 100

Sale prices

Median \$559K · Average \$453K

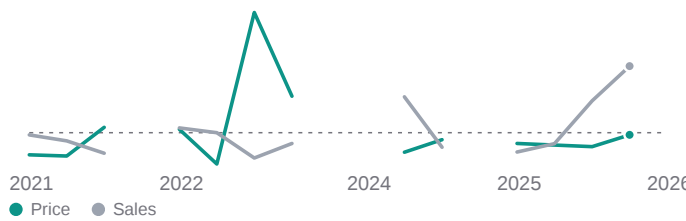


Growth (year over year)

Price -5.2% · Sales +162.5%

Price per square foot

\$125/ft²

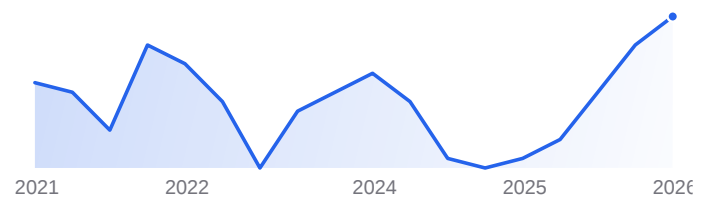
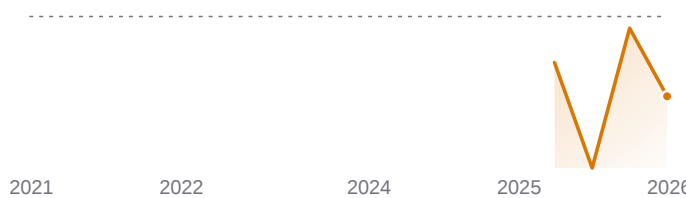


Sale premium vs estimated value

-25.0%

Annual turnover (share of homes sold)

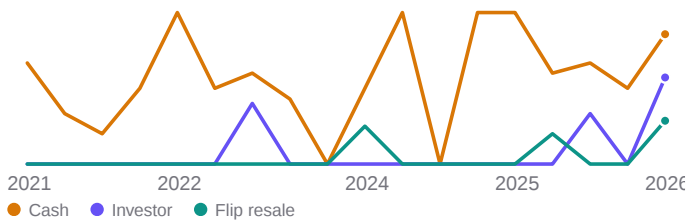
4.9%



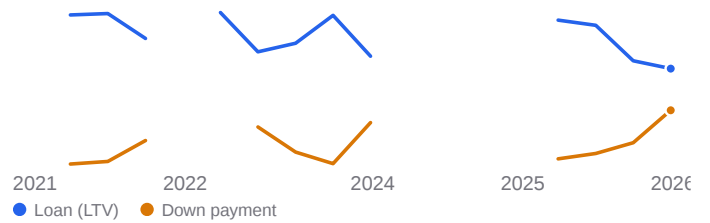
BUYERS & OUTCOMES

Buyer mix

Cash 86% · Investor 57% · Flip resale 29%

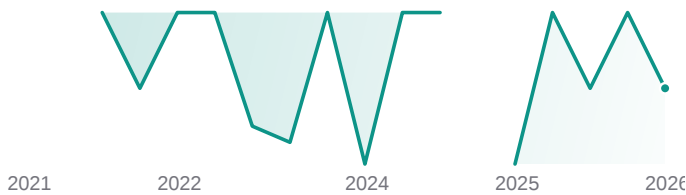


Financing (share of purchase price) Loan (LTV) 64% · Down payment 36%



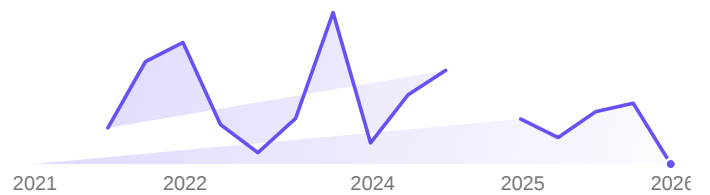
Sellers who sold at a gain

75%



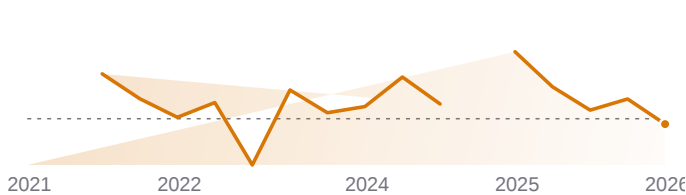
Typical hold before selling

0.4 yrs



Median annualized return at resale

-1.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	493
Median value (AVM)	\$208K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1977
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.1%
Owner occupied	52%
Company owned	5.1%
Median loan-to-value	26%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	869
Density	30 / mi ²
Median household income	\$59K
Average household income	\$78K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	38
Homes occupied	86%
Bachelor's or higher	6%
Poverty rate	8.6%
Unemployment	1.3%
Average temp	51°F
Annual precip	41 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.