

Willow Hill 17271

ZIP code · PA · Pennsylvania > Franklin County

\$299K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$248K

MEDIAN VALUE (AVM)

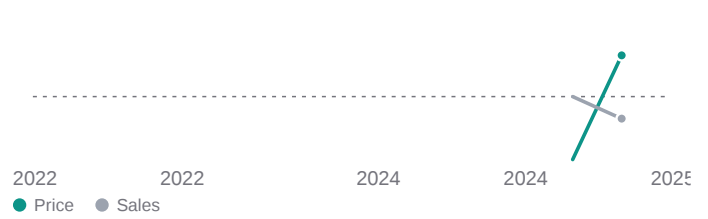
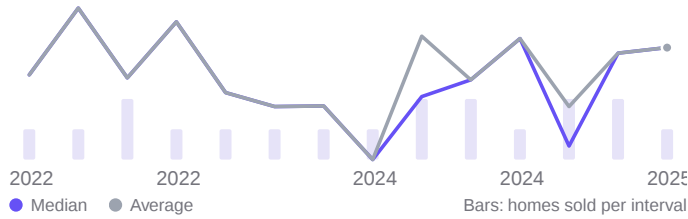
MARKET TRENDS (5 YEARS)

Sale prices

Median \$299K · Average \$299K

Growth (year over year)

Price +31.0% · Sales -16.7%

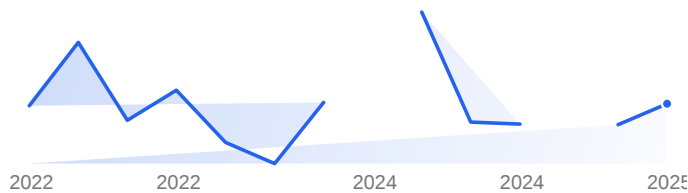


Price per square foot

\$180/ft²

Sale premium vs estimated value

-2.4%



Annual turnover (share of homes sold)

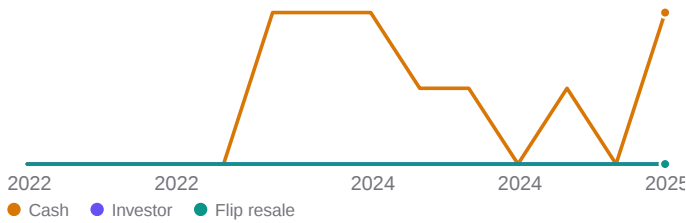
2.3%



BUYERS & OUTCOMES

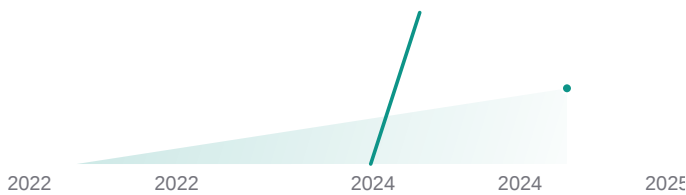
Buyer mix

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



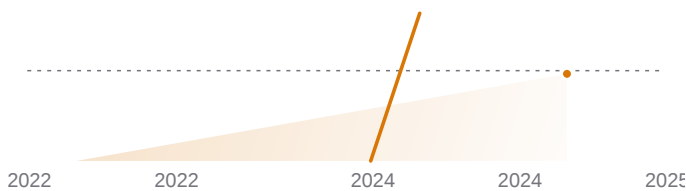
Sellers who sold at a gain

50%



Median annualized return at resale

-0.5%

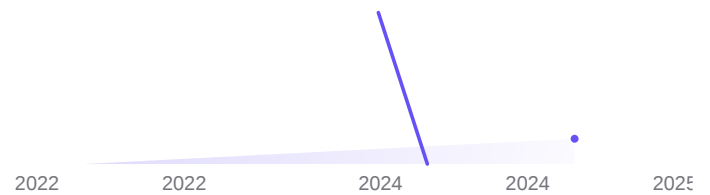


Financing (share of purchase price) Loan (LTV) 79% · Down payment 51%



Typical hold before selling

3.7 yrs



HOUSING STOCK

Homes	215
Median value (AVM)	\$248K
Median size	1,656 ft²
Median bedrooms	3
Median year built	1988
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	5.0%
Owner occupied	58%
Company owned	5.1%
Median loan-to-value	45%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	379
Density	40 / mi²
Median household income	\$75K
Average household income	\$97K
Crime index (US avg 100)	172
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	39
Homes occupied	85%
Bachelor's or higher	16%
Poverty rate	12.0%
Unemployment	1.1%
Average temp	52°F
Annual precip	41 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.