

Montgomery 17752

ZIP code · PA · Pennsylvania > Lycoming County > Montgomery

BALANCED MARKET

\$156K

MEDIAN SALE PRICE

+42.0%

1-YR CHANGE

60

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

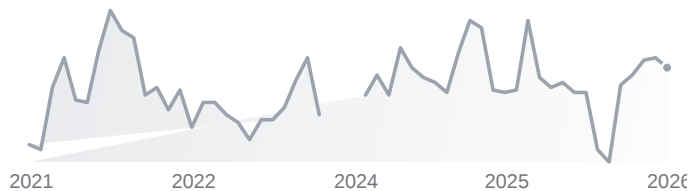
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

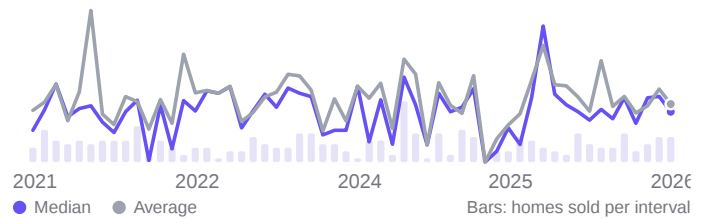
Market temperature (0–100)

56 / 100



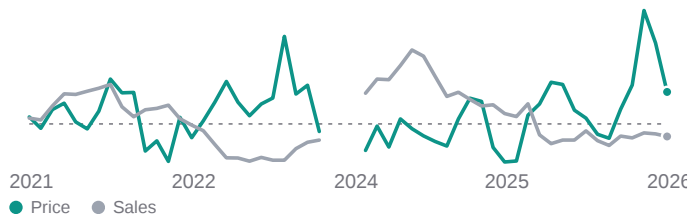
Sale prices

Median \$135K · Average \$152K



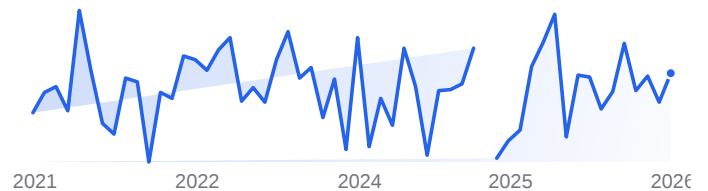
Growth (year over year)

Price +42.0% · Sales -16.7%



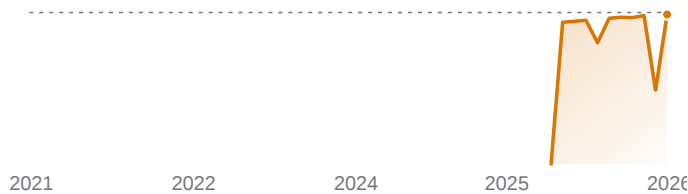
Price per square foot

\$116/ft²



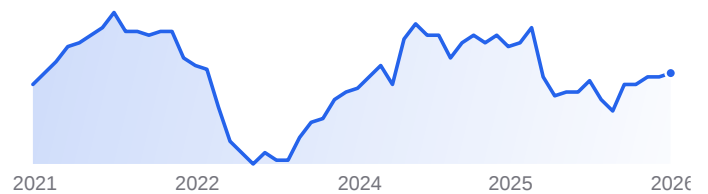
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

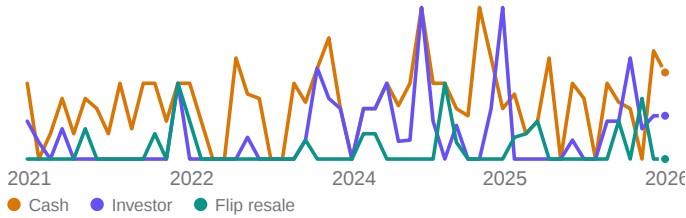
3.6%



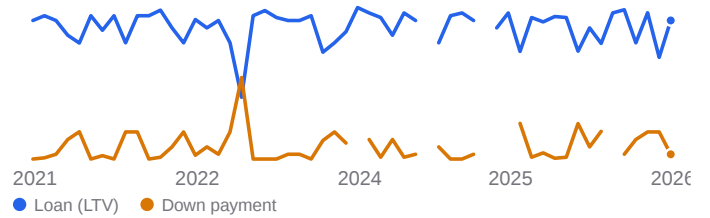
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 29% · Flip resale 0%

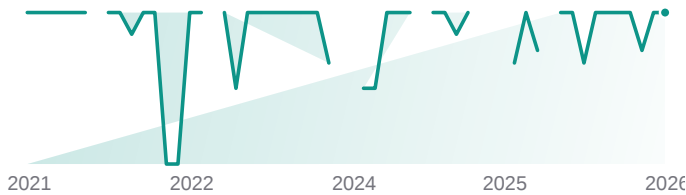


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



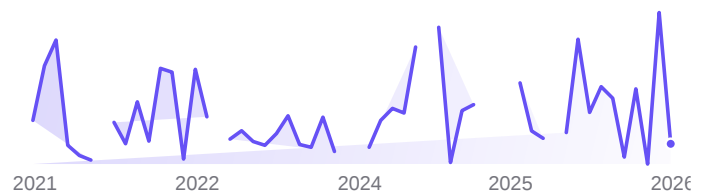
Sellers who sold at a gain

100%



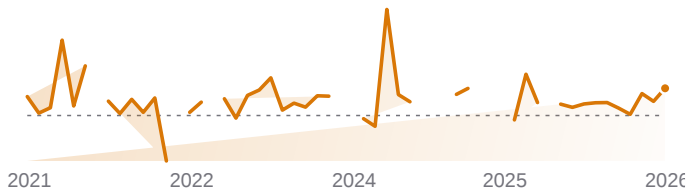
Typical hold before selling

2.5 yrs



Median annualized return at resale

+9.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,655
Median value (AVM)	\$217K
Median size	1,496 ft²
Median bedrooms	3
Median year built	1959
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	3.7%
Owner occupied	74%
Company owned	11%
Median loan-to-value	48%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	5,773
Density	152 / mi²
Median household income	\$63K
Average household income	\$76K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	38
Homes occupied	94%
Bachelor's or higher	9%
Poverty rate	14.3%
Unemployment	0.8%
Average temp	49°F
Annual precip	42 in
Sunshine	51%

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