

Montoursville 17754

ZIP code · PA · Pennsylvania > Lycoming County > Montoursville

SELLER'S MARKET

\$284K

MEDIAN SALE PRICE

+6.2%

1-YR CHANGE

155

SALES (12 MO)

\$288K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

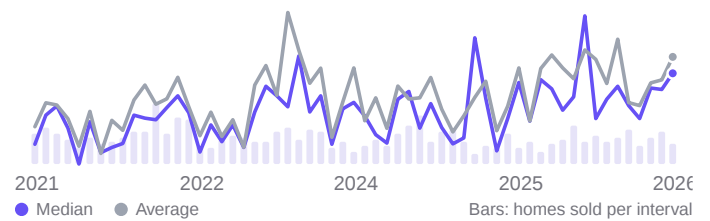
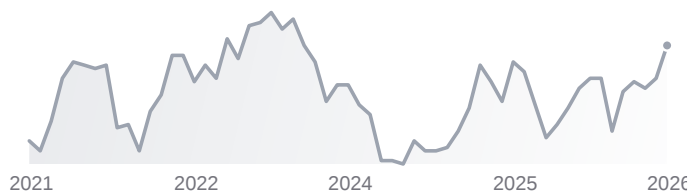
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$300K · Average \$325K

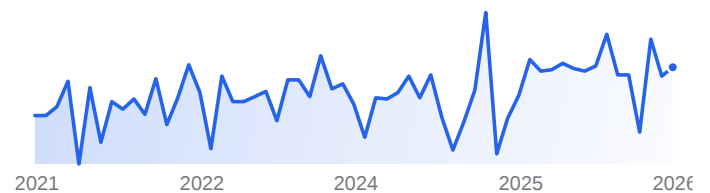
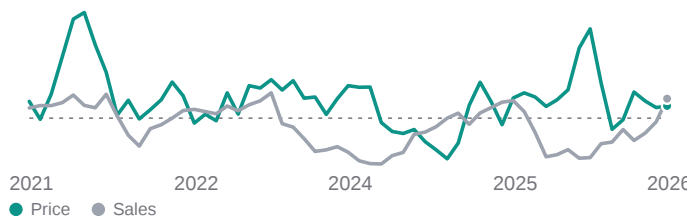


Growth (year over year)

Price +6.2% · Sales +9.9%

Price per square foot

\$179/ft²

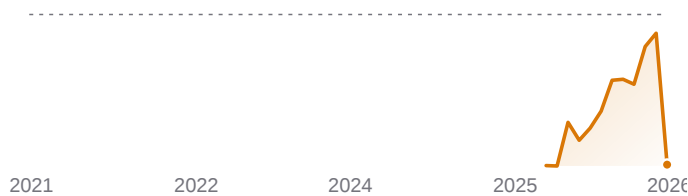


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

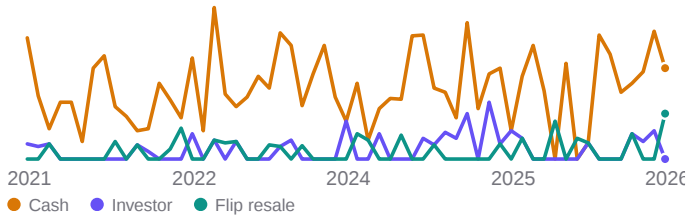
3.4%



BUYERS & OUTCOMES

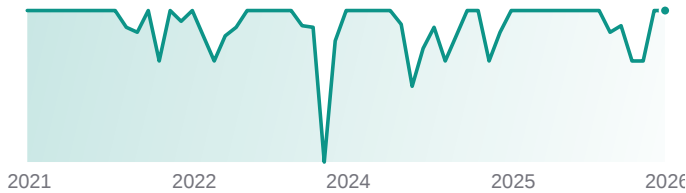
Buyer mix

Cash 40% · Investor 0% · Flip resale 20%



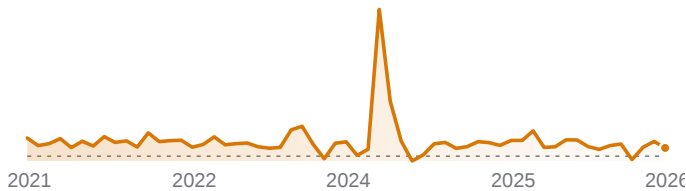
Sellers who sold at a gain

100%

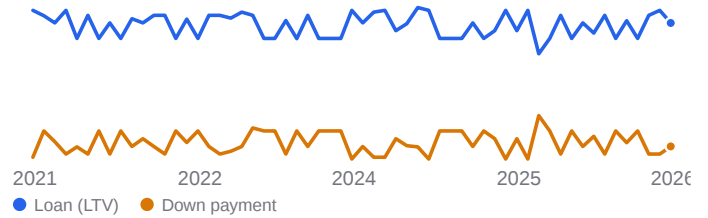


Median annualized return at resale

+2.8%



Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



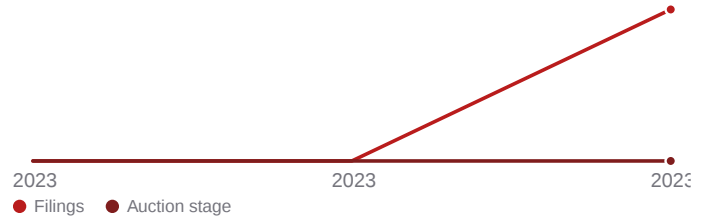
Typical hold before selling

1.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,507
Median value (AVM)	\$288K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1967
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.9%
Owner occupied	85%
Company owned	10%
Median loan-to-value	45%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	12,649
Density	261 / mi²
Median household income	\$78K
Average household income	\$102K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	37
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	6.4%
Unemployment	1.1%
Average temp	49°F
Annual precip	42 in
Sunshine	51%

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