

Benton 17814

ZIP code · PA · Pennsylvania > Columbia County > Benton

BALANCED MARKET

\$195K

MEDIAN SALE PRICE

-22.5%

1-YR CHANGE

58

SALES (12 MO)

\$234K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



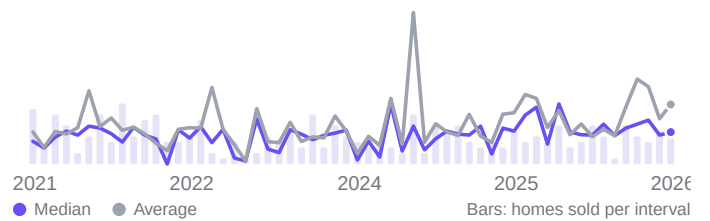
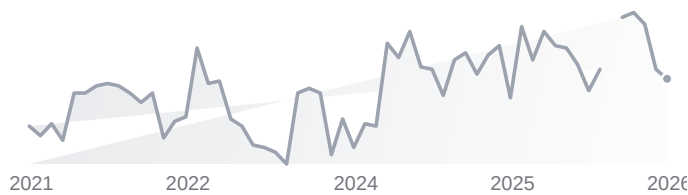
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$180K · Average \$319K

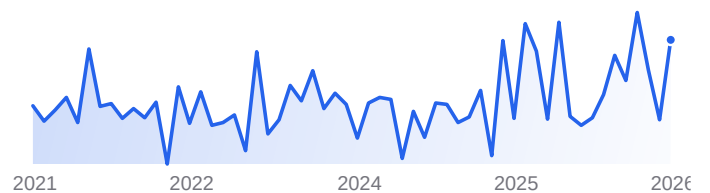
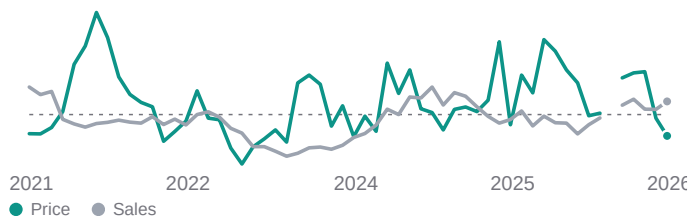


Growth (year over year)

Price -22.5% · Sales +13.7%

Price per square foot

\$204/ft²

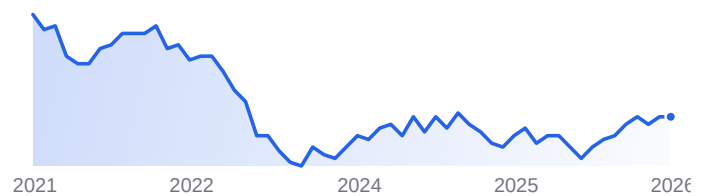
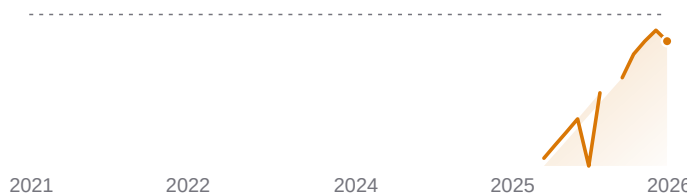


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

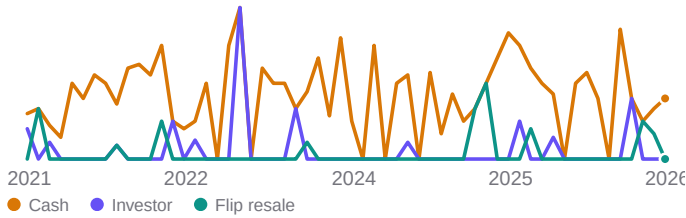
2.4%



BUYERS & OUTCOMES

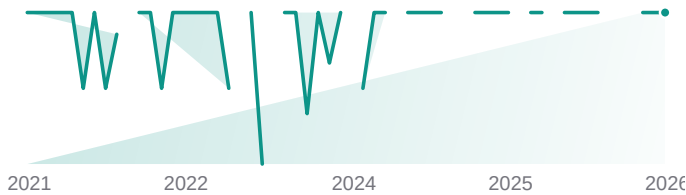
Buyer mix

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



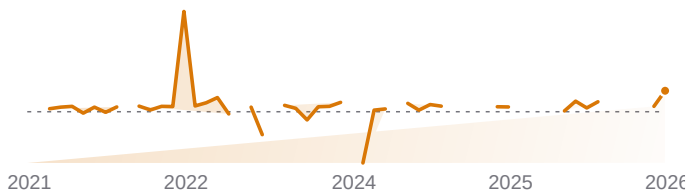
Sellers who sold at a gain

100%

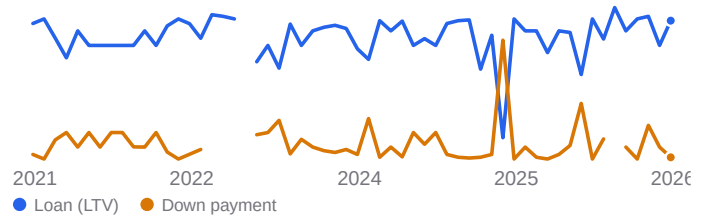


Median annualized return at resale

+30.4%



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



Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,465
Median value (AVM)	\$234K
Median size	1,460 ft²
Median bedrooms	2
Median year built	1971
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.0%
Owner occupied	58%
Company owned	6.8%
Median loan-to-value	27%
Typical ownership tenure	16.9 yrs

COMMUNITY

Population	4,885
Density	38 / mi²
Median household income	\$62K
Average household income	\$82K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	43
Homes occupied	76%
Bachelor's or higher	10%
Poverty rate	10.6%
Unemployment	1.0%
Average temp	47°F
Annual precip	46 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.