

Danville 17821

ZIP code · PA · Pennsylvania > Montour County > Danville

BALANCED MARKET

\$239K

MEDIAN SALE PRICE

-9.4%

1-YR CHANGE

241

SALES (12 MO)

\$271K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



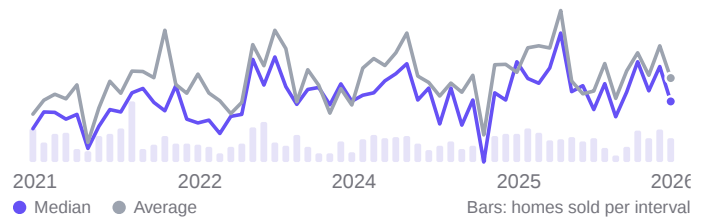
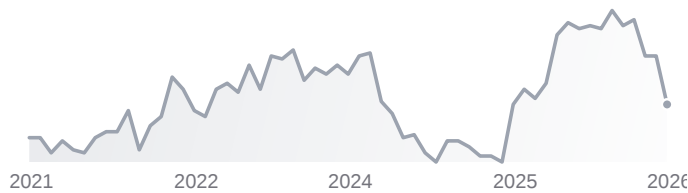
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$207K · Average \$256K

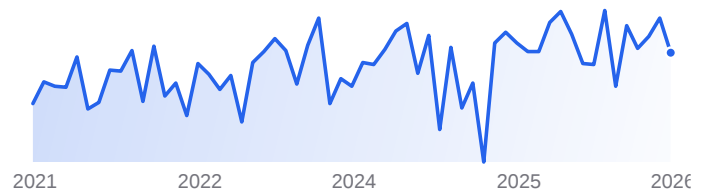
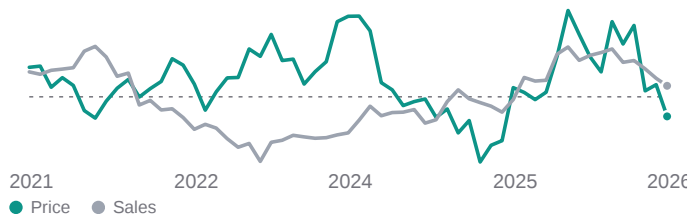


Growth (year over year)

Price -9.4% · Sales +5.2%

Price per square foot

\$151/ft²

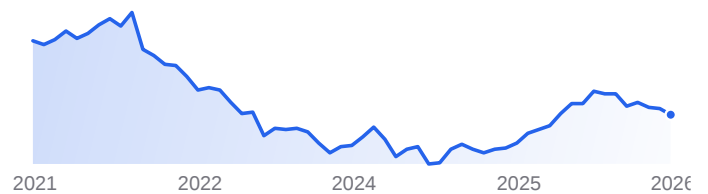
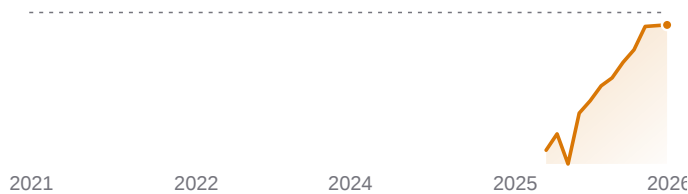


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

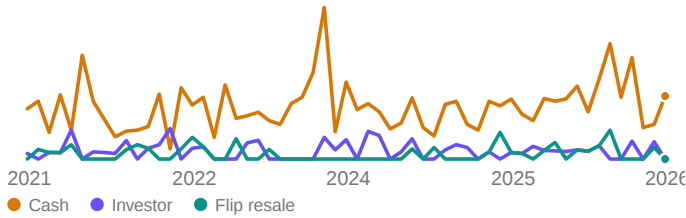
3.7%



BUYERS & OUTCOMES

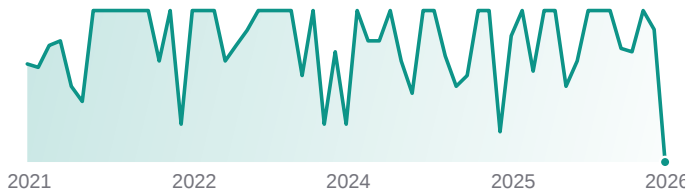
Buyer mix

Cash 36% · Investor 0% · Flip resale 0%



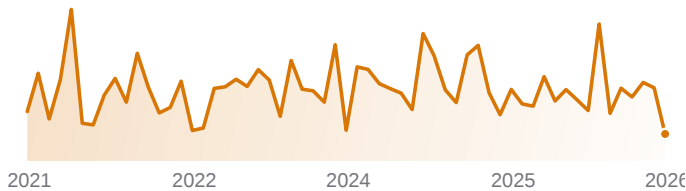
Sellers who sold at a gain

67%

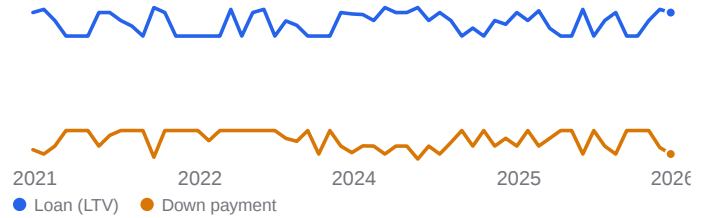


Median annualized return at resale

+2.2%

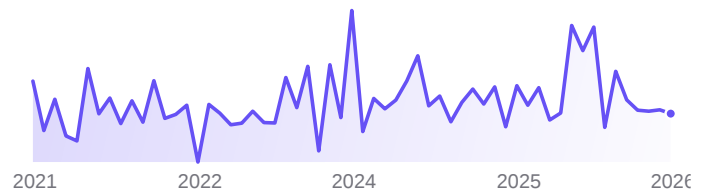


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



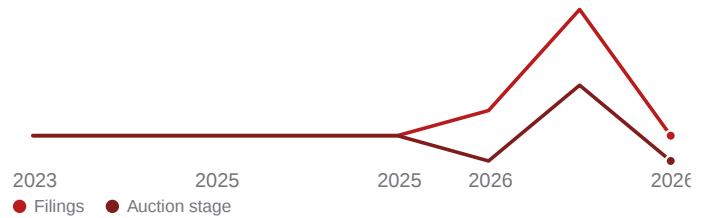
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,560
Median value (AVM)	\$271K
Median size	1,625 ft²
Median bedrooms	3
Median year built	1973
Single family	80%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.4%
Owner occupied	75%
Company owned	9.3%
Median loan-to-value	44%

Typical ownership tenure

12.1 yrs

COMMUNITY

Population	19,794
Density	144 / mi²
Median household income	\$78K
Average household income	\$105K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	41
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	7.9%
Unemployment	0.9%
Average temp	49°F
Annual precip	43 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.