

Dornsife 17823

ZIP code · PA · Pennsylvania > Northumberland County

SELLER'S MARKET

\$338K

MEDIAN SALE PRICE

14

SALES (12 MO)

\$249K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



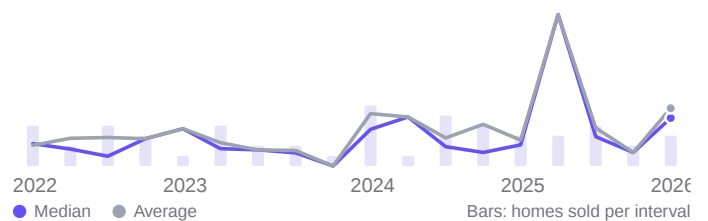
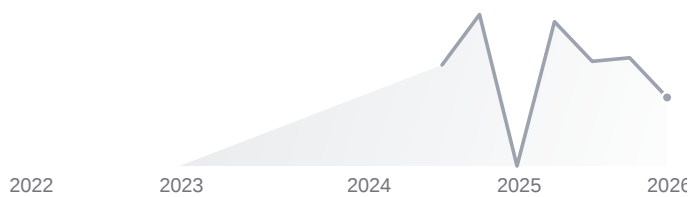
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$285K · Average \$335K



Growth (year over year)

Price +131.7% · Sales -6.7%

Sale premium vs estimated value

-19.2%



Annual turnover (share of homes sold)

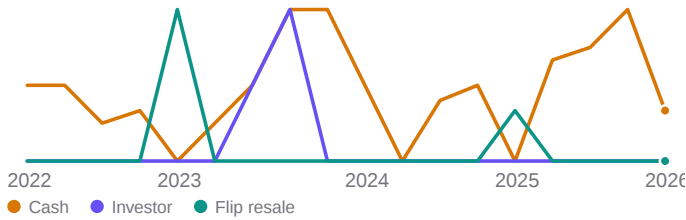
3.7%



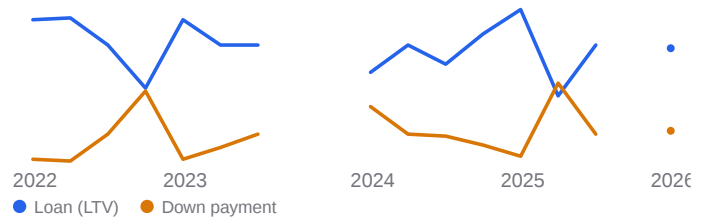
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

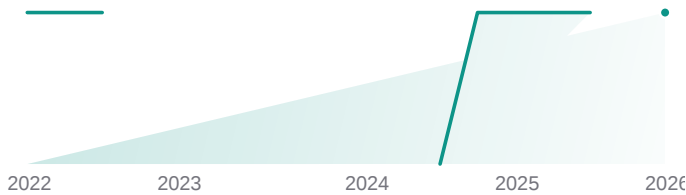


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



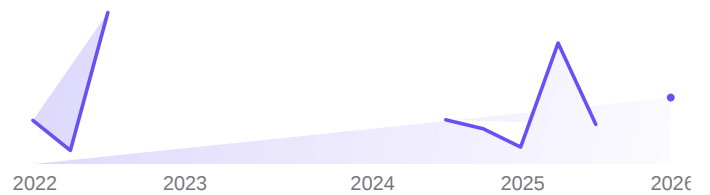
Sellers who sold at a gain

100%



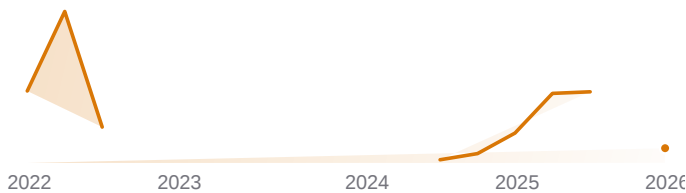
Typical hold before selling

6.2 yrs



Median annualized return at resale

+3.2%



HOUSING STOCK

Homes	379
Median value (AVM)	\$249K
Median size	2,500 ft²
Median bedrooms	5
Median year built	1900
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	7.0%
Owner occupied	78%
Company owned	9.0%
Median loan-to-value	40%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	1,136
Density	37 / mi²
Median household income	\$74K
Average household income	\$88K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	47
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	7.8%
Unemployment	1.2%
Average temp	49°F
Annual precip	44 in
Sunshine	51%

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