

Herndon 17830

ZIP code · PA · Pennsylvania > Northumberland County > Herndon

BUYER'S MARKET

\$132K

MEDIAN SALE PRICE

-28.4%

1-YR CHANGE

13

SALES (12 MO)

\$198K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



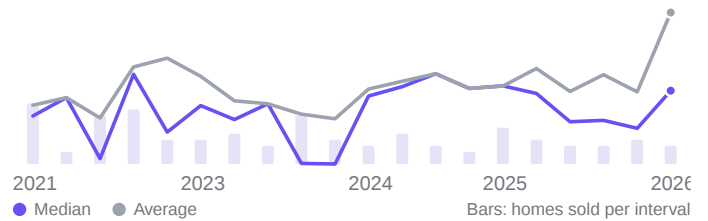
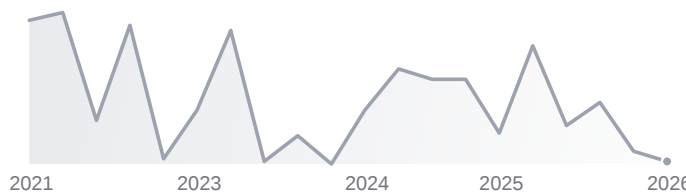
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$195K · Average \$340K

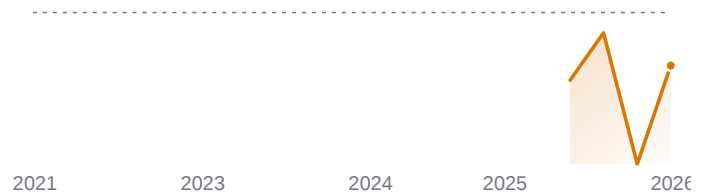
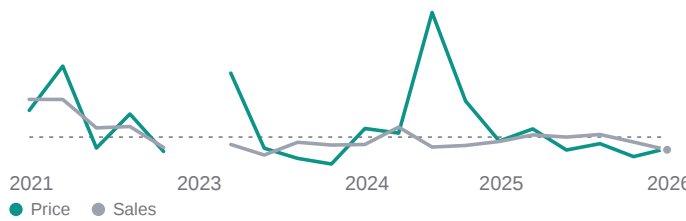


Growth (year over year)

Price -28.4% · Sales -31.6%

Sale premium vs estimated value

-7.4%



Annual turnover (share of homes sold)

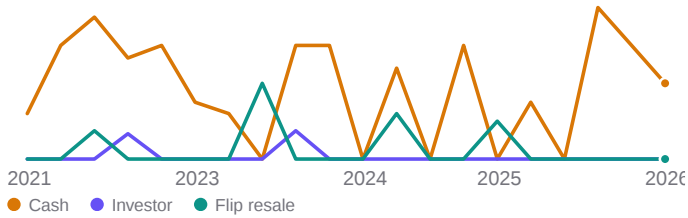
1.7%



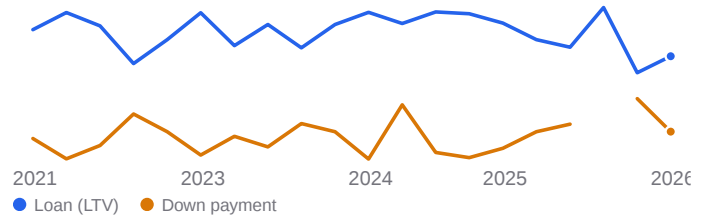
BUYERS & OUTCOMES

Buyer mix

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

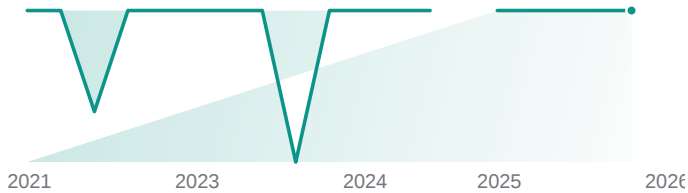


Financing (share of purchase price) Loan (LTV) 69% · Down payment 20%



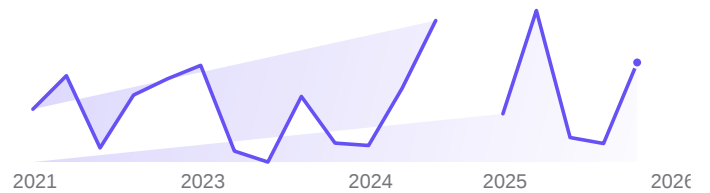
Sellers who sold at a gain

100%



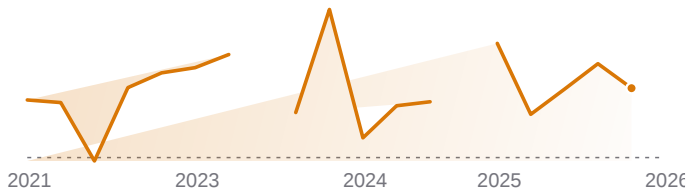
Typical hold before selling

13.3 yrs



Median annualized return at resale

+8.6%



HOUSING STOCK

Homes	765
Median value (AVM)	\$198K
Median size	994 ft²
Median bedrooms	2
Median year built	1993
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.7%
Owner occupied	71%
Company owned	6.3%
Median loan-to-value	37%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	1,873
Density	59 / mi²
Median household income	\$73K
Average household income	\$91K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	44
Homes occupied	83%
Bachelor's or higher	14%
Poverty rate	7.3%
Unemployment	1.2%
Average temp	50°F
Annual precip	43 in
Sunshine	51%

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