



PROPERTY EXPLORER

Valuation Report



Property Location

219 Westerly Pkwy
State College, PA 16801

Value Estimate

\$274,787

Effective Date

9/30/2026

Skip Dreibelbis • Centre County Real Estate

1607 E. Branch Rd.

State College, PA 16801

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219 Westerly Pkwy State College, PA 16801 County: Centre County

HouseCanary Value

High Confidence (85%)
FSD: 0.15

\$274,787

\$249/ft²

Low High

\$234,718
\$213/ft²

\$314,856
\$285/ft²

HouseCanary Rental Value

\$—

—/ft²

Low High

\$—
—/ft²

\$—
—/ft²

This value is not generated or endorsed by HouseCanary, and it does not represent a broker price opinion (BPO) or a formal appraisal.

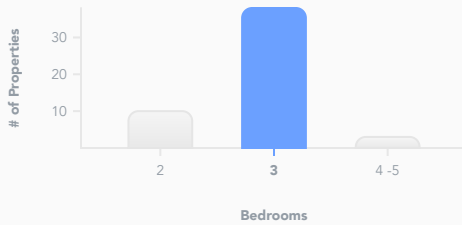
Subject

APN # 36-018-,415-,0000-

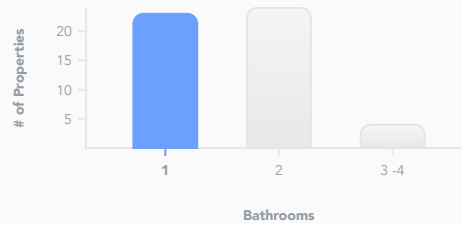
Property Type	Single Family Detached	Year Built	1946
Beds	3	Lot Size	5,363 ft ²
Baths	1	Owner Occupied	Yes
GLA	1,104 ft ²	HOA Fee	—
Sq. Ft. Above Grade	1,104 ft ²	HOA Fee Includes	—
Sq. Ft. Below Grade	0 ft ²	Tax Amount (Year)	\$2,670 (2026)
Condition	Worn But Adequate		

Subject's Comparability to Market

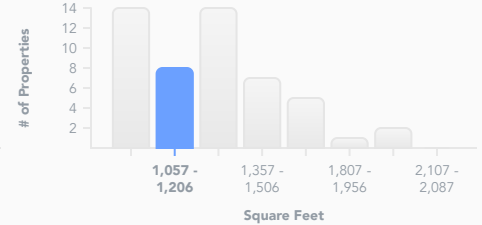
Bedrooms



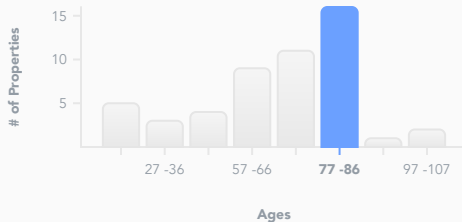
Bathrooms



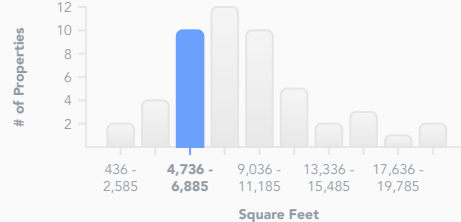
Square Feet



Age



Site Area

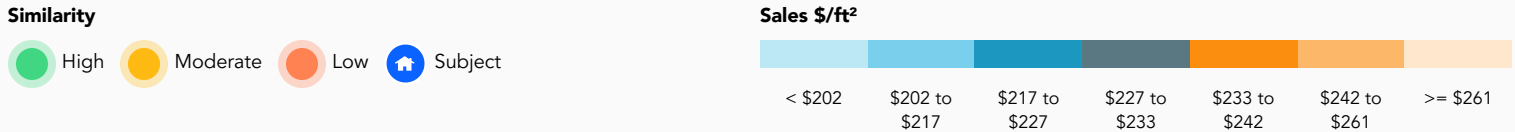
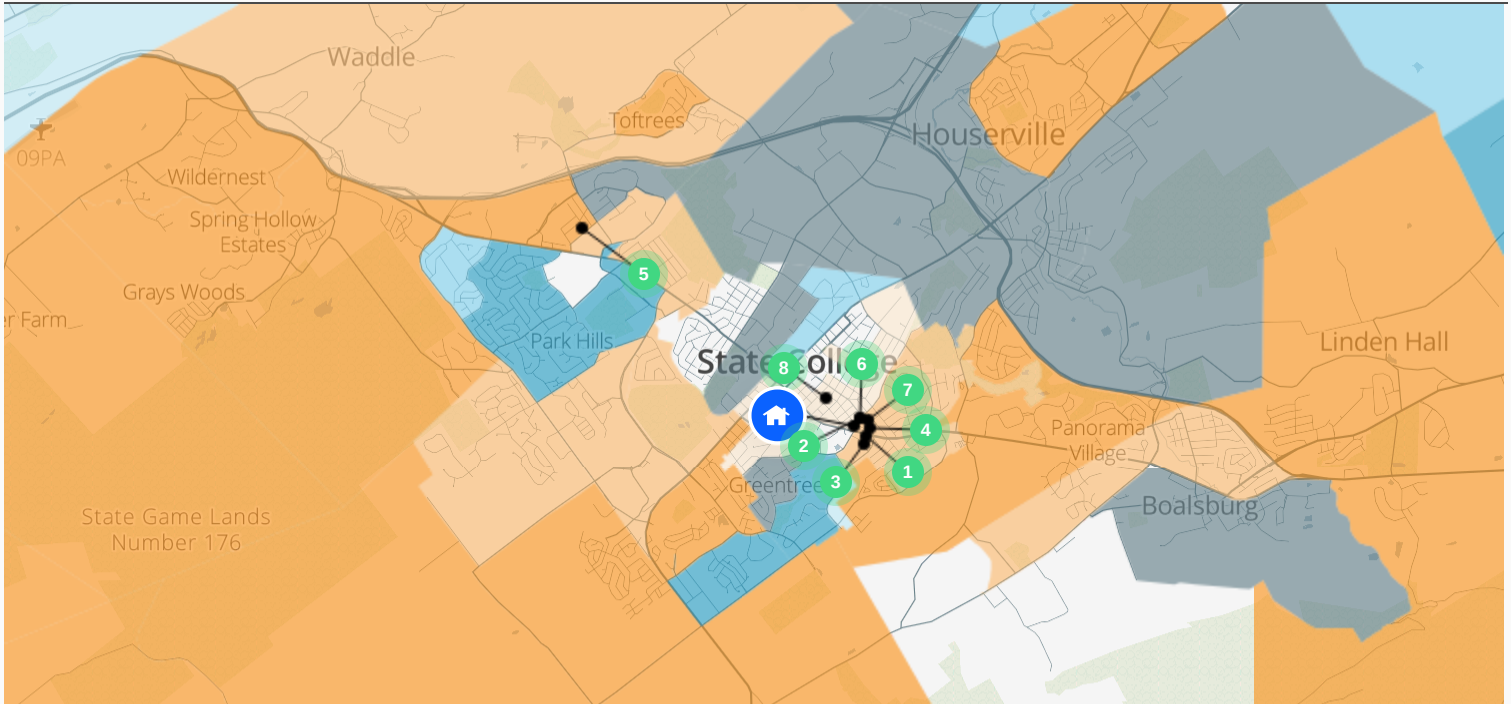


Legend

- Subject Property
- Nearby properties

219 Westerly Pkwy State College, PA 16801 County: Centre County

HouseCanary Suggested Sold & Active Comparables (1 of 3)



#	Address	Distance	Status	Market \$	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	219 Westerly Pkwy	—	—	\$—	—	3	1	1,104 ft²	5,363 ft²	Single Family Detached	1946
	1152 S Atherton St State College, PA 16801	0.13 mi	Closed	\$260,000	6/10/2026	3	1	1,104 ft²	4,792 ft²	Single Family Detached	1947
	105 Westerly Pkwy State College, PA 16801	0.09 mi	Active	\$289,900	9/23/2026	2	1	936 ft²	5,227 ft²	Single Family Detached	1946
	1167 Oneida St State College, PA 16801	0.18 mi	Closed	\$313,000	9/1/2026	2	1	978 ft²	7,405 ft²	Single Family Detached	1949
	1204 S Allen St State College, PA 16801	0.14 mi	Pending	\$349,900	8/12/2026	4	2	1,028 ft²	6,970 ft²	Single Family Detached	1955
	1820 Lauck St State College, PA 16803	3.03 mi	Closed	\$300,000	5/11/2026	3	1	1,002 ft²	15,246 ft²	Single Family Detached	1958
	103 Westerly Pkwy State College, PA 16801	0.10 mi	Closed	\$225,000	4/17/2026	3	1.5	936 ft²	5,227 ft²	Single Family Detached	1961
	1113 S Allen St State College, PA 16801	0.13 mi	Closed	\$325,000	5/13/2026	3	1	1,232 ft²	4,792 ft²	Single Family Detached	1947
	151 W Prospect Ave State College, PA 16801	0.36 mi	Closed	\$350,000	5/29/2026	3	1.5	1,104 ft²	7,405 ft²	Single Family Detached	1945

219 Westerly Pkwy State College, PA 16801 County: Centre County

HouseCanary Suggested Sold & Active Comparables (2 of 3)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
					
Address	219 Westerly Pkwy State College, PA 16801	1152 S Atherton St State College, PA 16801	105 Westerly Pkwy State College, PA 16801	1167 Oneida St State College, PA 16801	1204 S Allen St State College, PA 16801
Similarity	—	● ● ● 98	● ● ● 93	● ● ● 93	● ● ● 92
Distance	—	0.13 mi	0.09 mi	0.18 mi	0.14 mi
Sale Date	—	6/10/2026	—	9/1/2026	8/4/2017
Sale Price	\$—	\$260,000	\$—	\$313,000	\$249,900
Sale Price/ft²	—/ft²	\$236/ft²	—/ft²	\$320/ft²	\$243/ft²
List Date	—	5/12/2026	8/24/2026	7/31/2026	8/12/2026
List Price	\$—	\$259,000	\$289,900	\$299,000	\$349,900
List Price/ft²	—/ft²	\$235/ft²	\$310/ft²	\$306/ft²	\$340/ft²
Bedrooms	3	3	2	2	4
Bathrooms	1	1	1	1	2
Square Feet	1,104 ft²	1,104 ft²	936 ft²	978 ft²	1,028 ft²
Sq. Ft. Above Grade	1,104 ft²	1,104 ft²	936 ft²	978 ft²	— ft²
Sq. Ft. Below Grade	0 ft²	0 ft²	0 ft²	0 ft²	— ft²
Lot Size	5,363 ft²	4,792 ft²	5,227 ft²	7,405 ft²	6,970 ft²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1946	1947	1946	1949	1955
Listing Status	—	Closed	Active	Closed	Pending
Subdivision	—	—	—	—	STATE COLLEGE BORO
Active D.O.M.	—	2	30	3	2
Cumulative D.O.M.	—	29	30	32	38
Current Value	\$274,787	\$261,224	\$304,833	\$312,981	\$349,030
Pool	No	No	No	No	Unknown
Garage Spaces	0	—	—	1	1
Stories	3	2	1	1	1
Basement	Yes	Yes	Unknown	Yes	Yes
Distressed	—	No	No	No	No
Flip	—	No	No	No	No
Market Price	\$—	\$260,000	\$289,900	\$313,000	\$349,900
HPI Adjustment	—	\$193	\$0	\$0	\$342
HC Adjustment	—	-\$2,040	\$15,686	\$7,053	\$2,823
Adjusted Value	—	\$258,153	\$305,586	\$320,053	\$353,065

219 Westerly Pkwy State College, PA 16801 County: Centre County

HouseCanary Suggested Sold & Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6	Comp 7	Comp 8
					
Address	219 Westerly Pkwy State College, PA 16801	1820 Lauck St State College, PA 16803	103 Westerly Pkwy State College, PA 16801	1113 S Allen St State College, PA 16801	151 W Prospect Ave State College, PA 16801
Similarity	—	● ● ● 92	● ● ● 91	● ● ● 89	● ● ● 86
Distance	—	3.03 mi	0.10 mi	0.13 mi	0.36 mi
Sale Date	—	5/11/2026	4/17/2026	5/13/2026	5/29/2026
Sale Price	\$—	\$300,000	\$225,000	\$325,000	\$350,000
Sale Price/ft²	—/ft²	\$299/ft²	\$240/ft²	\$264/ft²	\$317/ft²
List Date	—	3/23/2026	3/19/2026	4/7/2026	4/16/2026
List Price	\$—	\$317,000	\$255,000	\$330,000	\$339,900
List Price/ft²	—/ft²	\$316/ft²	\$272/ft²	\$268/ft²	\$308/ft²
Bedrooms	3	3	3	3	3
Bathrooms	1	1	1.5	1	1.5
Square Feet	1,104 ft²	1,002 ft²	936 ft²	1,232 ft²	1,104 ft²
Sq. Ft. Above Grade	1,104 ft²	1,002 ft²	936 ft²	1,232 ft²	1,104 ft²
Sq. Ft. Below Grade	0 ft²	0 ft²	— ft²	0 ft²	— ft²
Lot Size	5,363 ft²	15,246 ft²	5,227 ft²	4,792 ft²	7,405 ft²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1946	1958	1961	1947	1945
Listing Status	—	Closed	Closed	Closed	Closed
Subdivision	—	—	—	—	—
Active D.O.M.	—	16	5	6	43
Cumulative D.O.M.	—	49	29	36	43
Current Value	\$274,787	\$301,300	\$228,531	\$327,684	\$352,927
Pool	No	No	No	No	No
Garage Spaces	0	—	—	—	—
Stories	3	1	1	2	1
Basement	Yes	Yes	Yes	Unknown	Yes
Distressed	—	No	No	No	No
Flip	—	No	No	No	No
Market Price	\$—	\$300,000	\$225,000	\$325,000	\$350,000
HPI Adjustment	—	\$4,120	\$5,422	\$218	\$5,502
HC Adjustment	—	-\$2,421	\$13,119	-\$29,714	-\$42,016
Adjusted Value	—	\$301,699	\$243,541	\$295,504	\$313,486

219 Westerly Pkwy State College, PA 16801 County: Centre County

Market Risk

Risk of Decline
15.8%

Risk Level
Low

This month last year
5.0%

Neighborhood & Subject Marketability

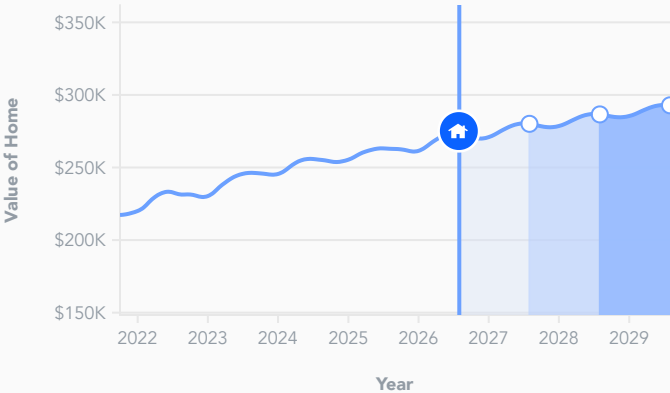
Insufficient Data:

HouseCanary data unavailable for this property at this time. We are working to improve our data each day.

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HouseCanary data unavailable for this property at this time. We are working to improve our data each day.

HouseCanary Forecast Based on Zipcode Market Conditions



3 Year Growth

1 Year	2%	2 Year	4%	3 Year	7%
2027	\$280,090	2028	\$286,575	2029	\$292,840

219 Westerly Pkwy State College, PA 16801 **County:** Centre County

Glossary

HouseCanary Value	This is HouseCanary's estimated market value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's value. Source: HouseCanary analysis
HouseCanary Rental Value	This is HouseCanary's estimated monthly rental value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's rent. Source: HouseCanary analysis
Active	Active listings within a 1 year timeframe near the subject property. Source: Local MLS
Comparable Properties	All nearby properties of the same property and sales type that have been ranked according to their similarity to the subject property's locational and physical characteristics. Source: Public Record, HouseCanary analysis
Current Value	Current Value of the similar property represents HouseCanary's most recent value estimate of the respective property. HouseCanary's valuation model adjusts for price changes through time with a proprietary block level home price appreciation index. Source: Public Record, HouseCanary Automated Valuation Model
Days on Market	The current days on market is the average number of days since listing for all current listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data. Source: Local MLS, HouseCanary analysis
Forecast Standard Deviation (FSD)	A statistical measure of model uncertainty in the value estimate generated by the AVM. Lower values of FSD imply less uncertainty in the value estimate. FSD is measured in percentage terms relative to the value estimate to allow for comparison of model uncertainty across multiple properties, regardless of the actual dollar value of those individual estimates. FSD below 0.15 implies high model confidence, FSD between 0.15-0.3 implies average model confidence, and FSD above 0.3 implies low model confidence. Source: House Canary analysis
HouseCanary Suggested Comps	HouseCanary's suggested comparables based on similarity and property type, within the same state and a 6-month timeframe. Source: HouseCanary analysis
MSA 1-Year Risk of Decline	The one year risk of decline is a proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. This one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators. Source: Local MLS, HouseCanary analysis
Months of Supply	The months of supply is a metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary. Source: Local MLS, HouseCanary analysis

219 Westerly Pkwy State College, PA 16801 County: Centre County

Glossary Continued

Non-Disclosure State

In non-disclosure states (or counties) both the transaction sales price and date may be unavailable. This is because these states are not required or cannot legally disclose such information to the public. As a result, HouseCanary relies on other sources (like MLS) to complement the data when possible. The following eleven states are considered non-disclosure: Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, Texas, Utah and Wyoming.

Source: Public Record, MLS

Occupancy Type

Owner occupancy indicates whether the owner of the home is the primary resident

Source: Public Record

Property Type

Property Type indicates the classification of the building based upon public record information. HouseCanary has normalized property type information into five groupings: Single Family Detached, Condominium, Townhouse, Manufactured/Mobile Home and Multifamily. Note that buildings that do not fall into these categories, i.e. apartment houses, highrise apartments, etc. will not be mapped into one of these categories.

Source: Public Record

Similarity

HouseCanary proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property.

Source: Public Records, MLS, HouseCanary analysis

Subject's Comparability to Market

All nearby properties and associated attributes. This chart allows for comparison of the subject property attributes with nearby properties.

Source: Public Record, HouseCanary analysis

Data Sources

HouseCanary accesses up-to-date data from county recorders and local Multiple Listing Service (MLS). Recency of certain data is reflected by the effective date on the report. We use this data combined with HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Property Explorer for every property.

For questions, please contact HouseCanary at support@housecanary.com.

Disclaimer

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