

Bedford County, PA

County · PA · Pennsylvania

BALANCED MARKET

\$188K

MEDIAN SALE PRICE

+11.8%

1-YR CHANGE

535

SALES (12 MO)

\$216K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



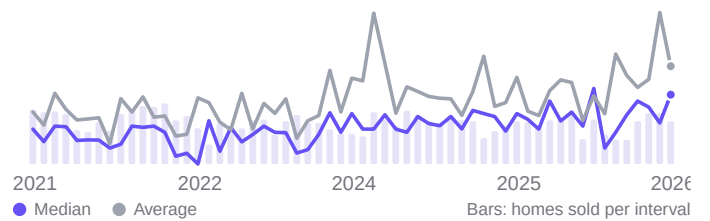
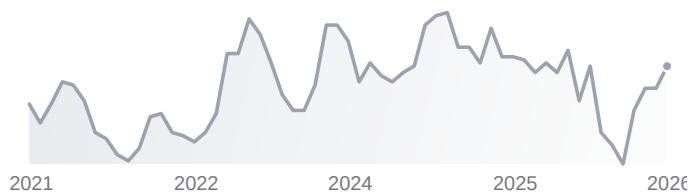
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$210K · Average \$255K

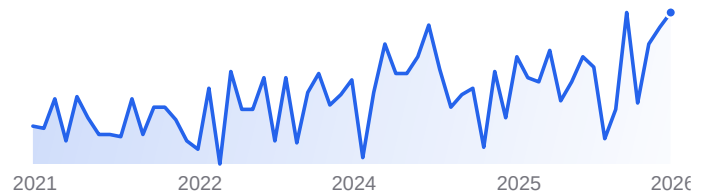
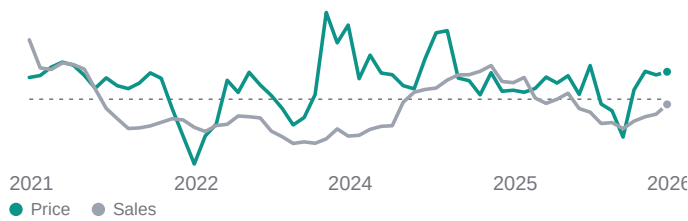


Growth (year over year)

Price +11.8% · Sales -2.2%

Price per square foot

\$150/ft²

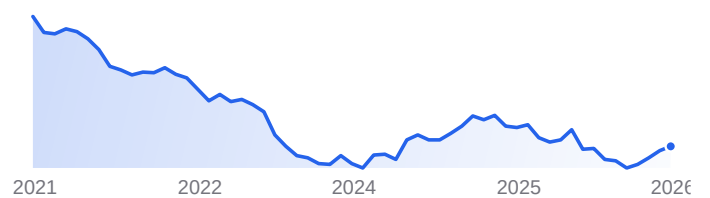


Sale premium vs estimated value

+3.2%

Annual turnover (share of homes sold)

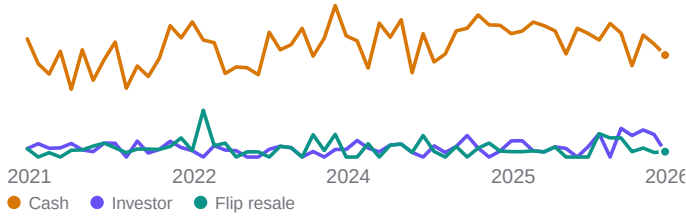
2.3%



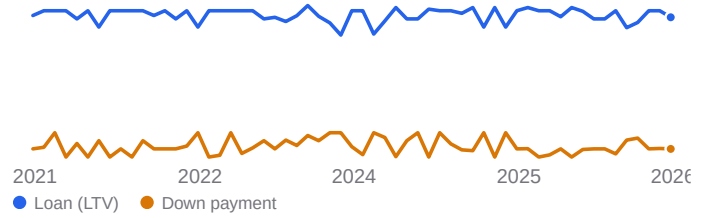
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 2.1% · Flip resale 2.1%

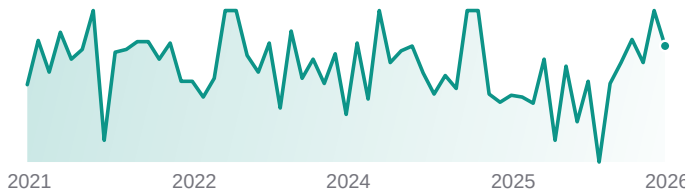


Financing (share of purchase price) Loan (LTV) 91% · Down payment 10%



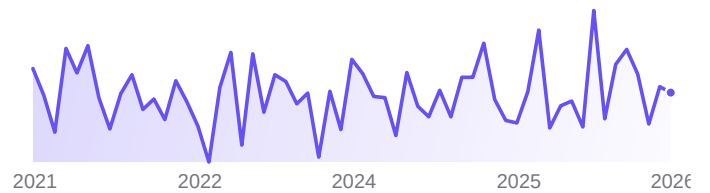
Sellers who sold at a gain

91%



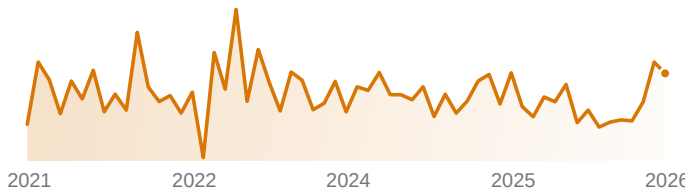
Typical hold before selling

5.6 yrs



Median annualized return at resale

+8.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	23,569
Median value (AVM)	\$216K
Median size	1,456 ft²
Median bedrooms	2
Median year built	1970
Single family	58%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.9%
Owner occupied	67%
Company owned	6.3%
Median loan-to-value	32%

Typical ownership tenure

27.7 yrs

COMMUNITY

Population	47,859
Density	47 / mi²
Median household income	\$61K
Average household income	\$76K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	38
Homes occupied	87%
Bachelor's or higher	10%
Poverty rate	11.6%
Unemployment	1.2%
Average temp	50°F
Annual precip	39 in
Sunshine	57%

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.