

Blair County, PA

County · PA · Pennsylvania

SELLER'S MARKET

\$160K

MEDIAN SALE PRICE

+9.0%

1-YR CHANGE

1,569

SALES (12 MO)

\$177K

MEDIAN VALUE (AVM)

Market temperature

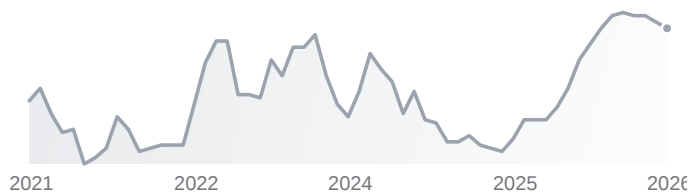
Seller's market · 68 / 100



MARKET TRENDS (5 YEARS)

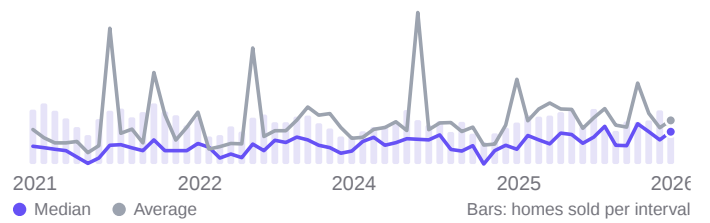
Market temperature (0–100)

68 / 100



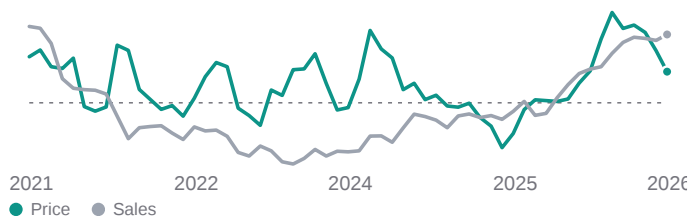
Sale prices

Median \$165K · Average \$186K



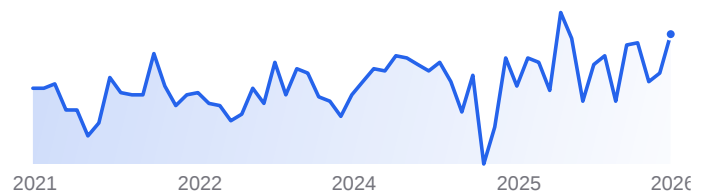
Growth (year over year)

Price +9.0% · Sales +19.7%



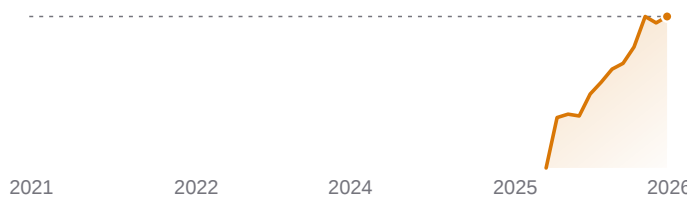
Price per square foot

\$115/ft²



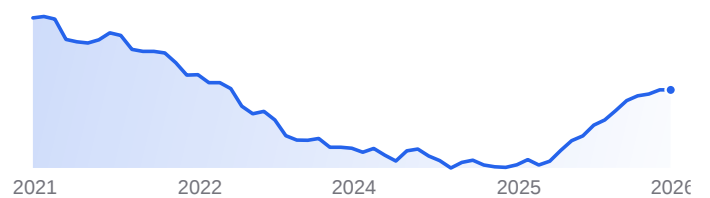
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

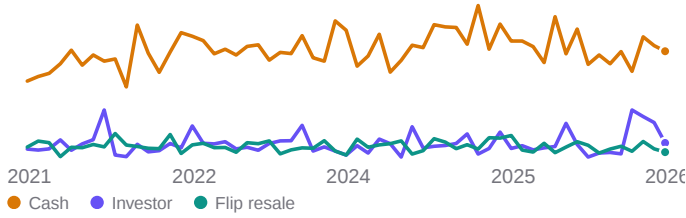
3.4%



BUYERS & OUTCOMES

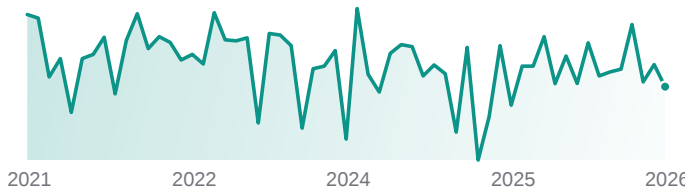
Buyer mix

Cash 35% · Investor 5.1% · Flip resale 2.2%



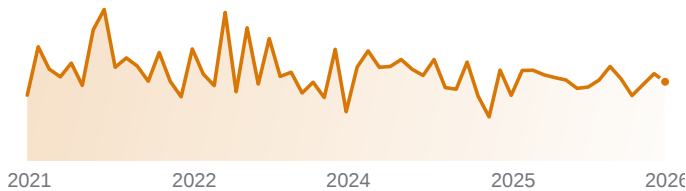
Sellers who sold at a gain

84%

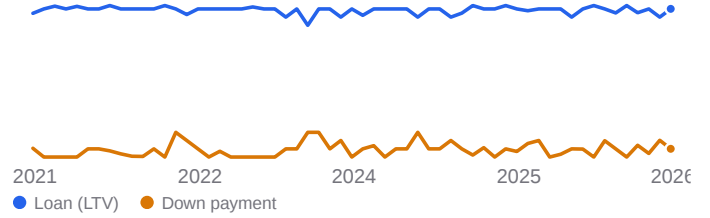


Median annualized return at resale

+4.9%

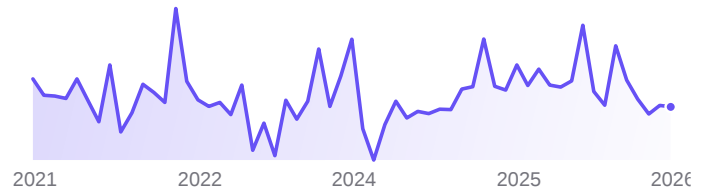


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



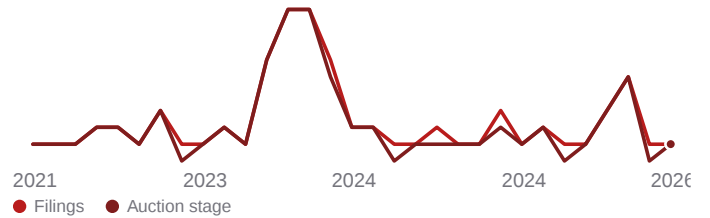
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	46,195
Median value (AVM)	\$177K
Median size	1,610 ft²
Median year built	1994
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	3.0%
Owner occupied	89%
Company owned	9.0%
Median loan-to-value	40%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	120,828
Density	230 / mi²
Median household income	\$64K
Average household income	\$82K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	33
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	11.9%
Unemployment	1.0%
Average temp	49°F
Annual precip	40 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.