

Buffalo Mills 15534

ZIP code · PA · Pennsylvania > Bedford County

BALANCED MARKET

\$74K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$216K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



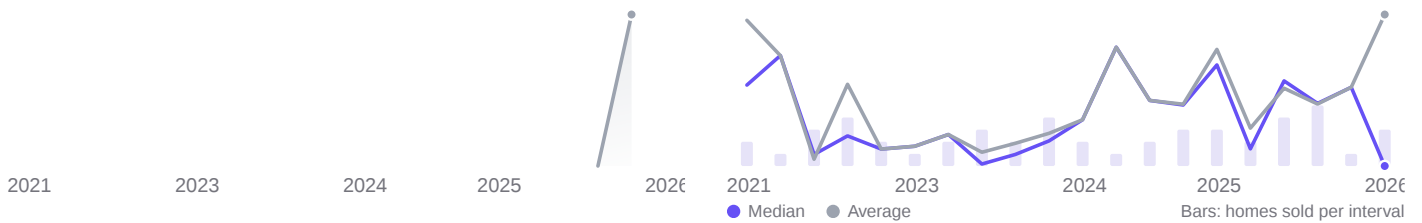
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$74K · Average \$413K

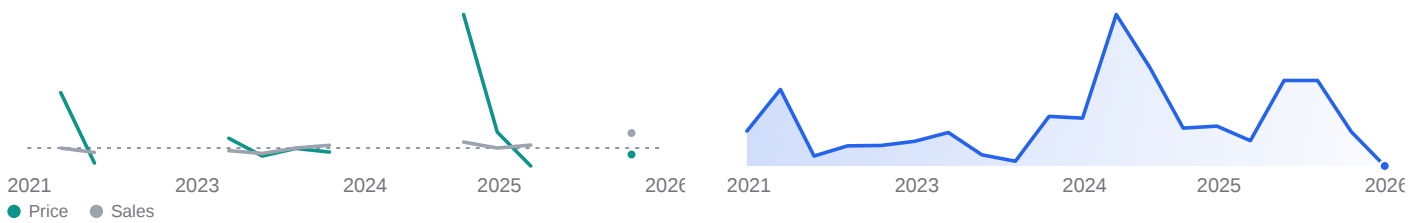


Growth (year over year)

Price -24.2% · Sales +55.6%

Price per square foot

\$60/ft²

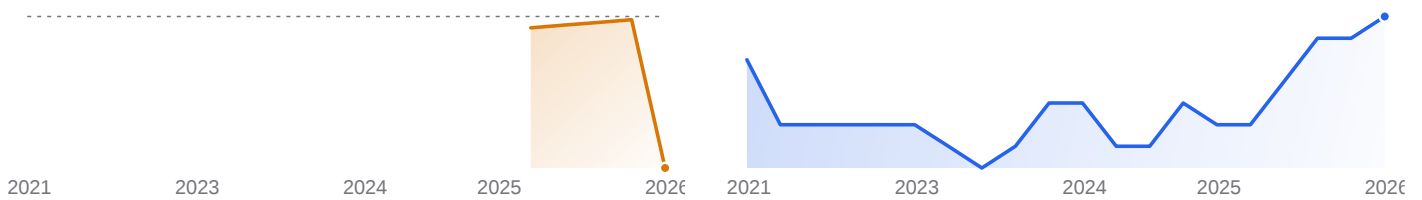


Sale premium vs estimated value

-89.4%

Annual turnover (share of homes sold)

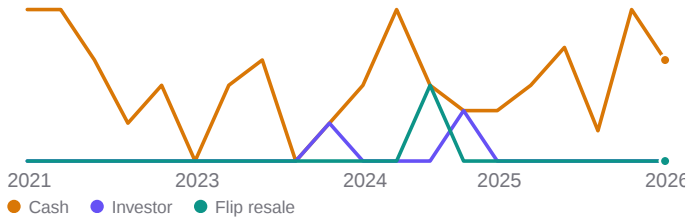
3.4%



BUYERS & OUTCOMES

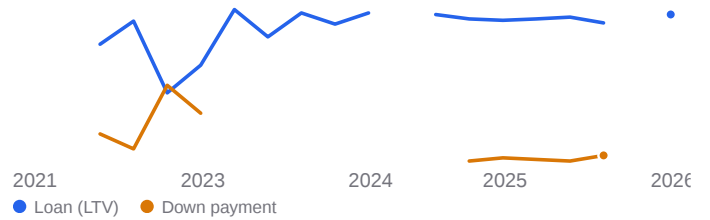
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



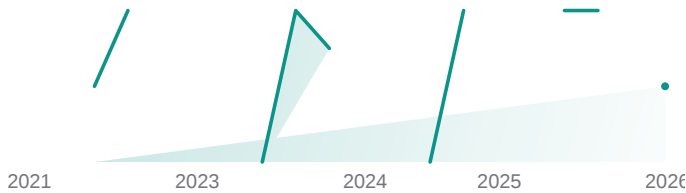
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 5.6%



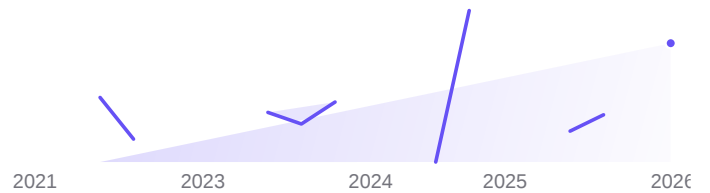
Sellers who sold at a gain

50%



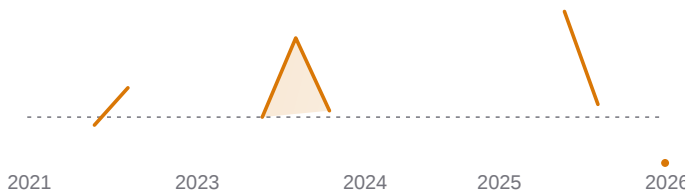
Typical hold before selling

8.6 yrs



Median annualized return at resale

-14.7%



HOUSING STOCK

Homes	442
Median value (AVM)	\$216K
Median size	1,456 ft²
Median bedrooms	2
Median year built	1969
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.1%
Owner occupied	67%
Company owned	5.2%
Median loan-to-value	21%
Typical ownership tenure	28.9 yrs

COMMUNITY

Population	1,004
Density	21 / mi²
Median household income	\$53K
Average household income	\$75K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	36
Homes occupied	78%
Bachelor's or higher	10%
Poverty rate	10.2%
Unemployment	1.2%
Average temp	49°F
Annual precip	40 in
Sunshine	57%

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.