

Bellwood 16617

ZIP code · PA · Pennsylvania > Blair County > Bellwood

BALANCED MARKET

\$142K

MEDIAN SALE PRICE

+5.5%

1-YR CHANGE

32

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

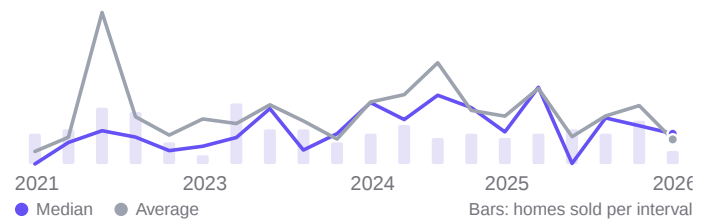
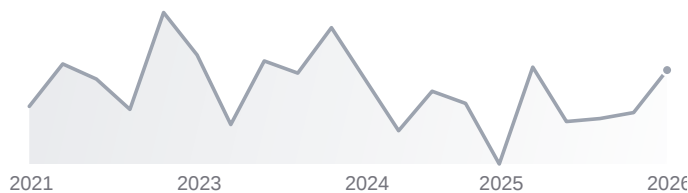
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$130K · Average \$124K

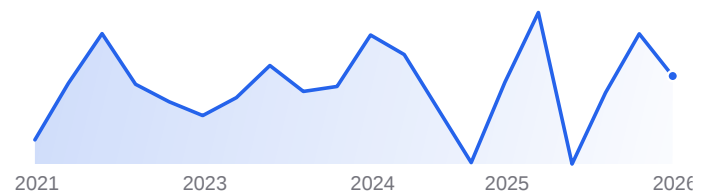
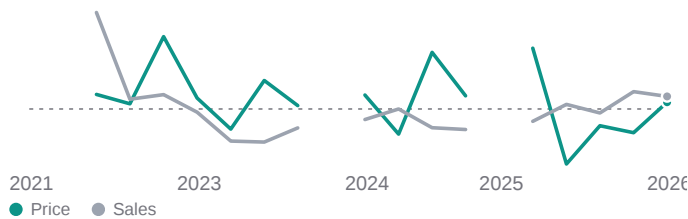


Growth (year over year)

Price +5.5% · Sales +10.3%

Price per square foot

\$90/ft²

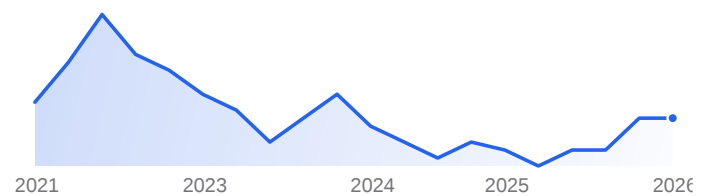


Sale premium vs estimated value

-46.6%

Annual turnover (share of homes sold)

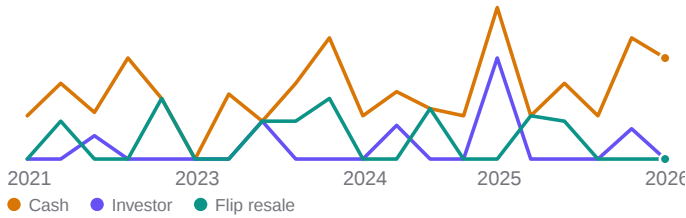
3.3%



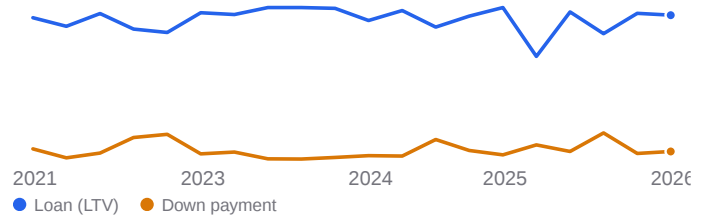
BUYERS & OUTCOMES

Buyer mix

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

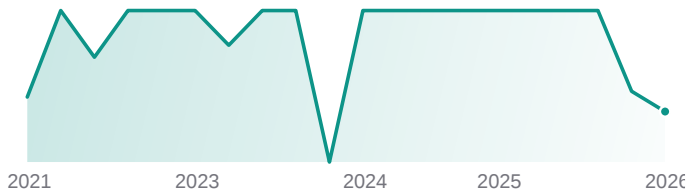


Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.5%



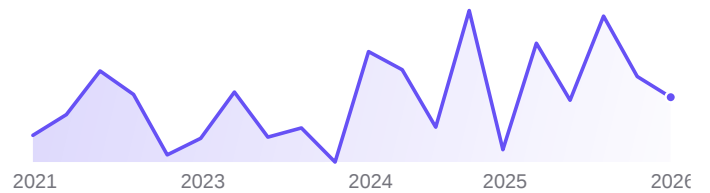
Sellers who sold at a gain

67%



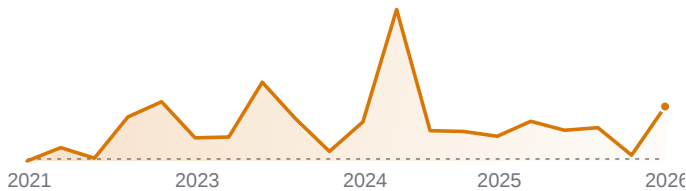
Typical hold before selling

5.7 yrs



Median annualized return at resale

+11.5%



HOUSING STOCK

Homes	959
Median value (AVM)	\$155K
Median size	1,622 ft²
Median year built	1988
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	2.5%
Owner occupied	93%
Company owned	5.5%
Median loan-to-value	58%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,077
Density	1,356 / mi²
Median household income	\$58K
Average household income	\$74K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	34
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	16.6%
Unemployment	1.1%
Average temp	49°F
Annual precip	41 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.