

Duncansville 16635

ZIP code · PA · Pennsylvania > Blair County > Duncansville

BALANCED MARKET

\$232K

MEDIAN SALE PRICE

-2.8%

1-YR CHANGE

123

SALES (12 MO)

\$246K

MEDIAN VALUE (AVM)

Market temperature

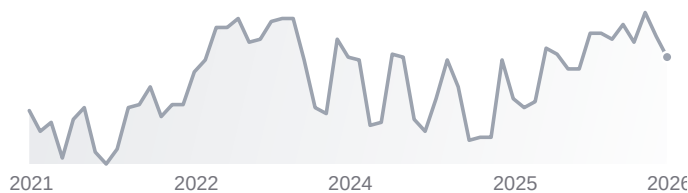
Balanced market · 49 / 100



MARKET TRENDS (5 YEARS)

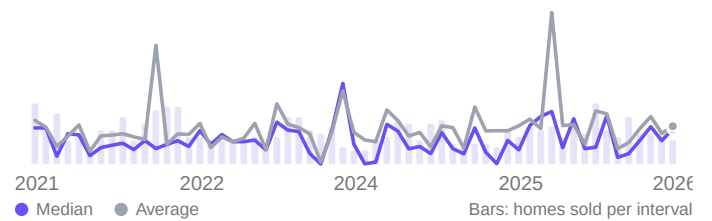
Market temperature (0-100)

49 / 100



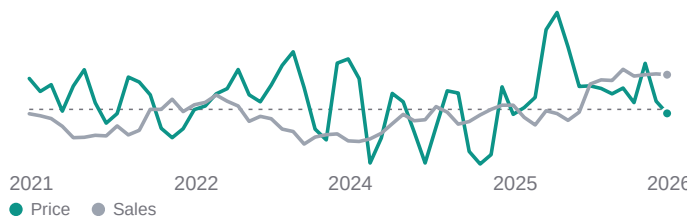
Sale prices

Median \$245K · Average \$257K



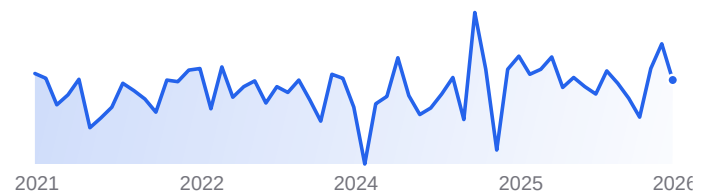
Growth (year over year)

Price -2.8% · Sales +24.2%



Price per square foot

\$132/ft²



Sale premium vs estimated value

-9.9%



Annual turnover (share of homes sold)

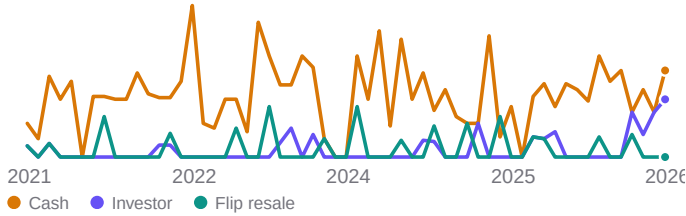
2.7%



BUYERS & OUTCOMES

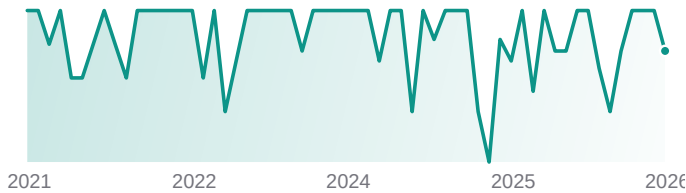
Buyer mix

Cash 43% · Investor 29% · Flip resale 0%



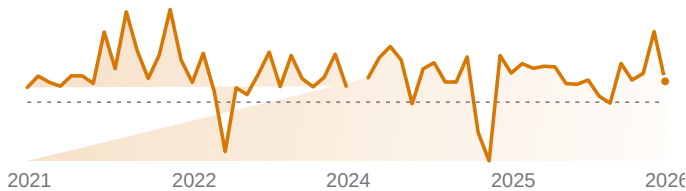
Sellers who sold at a gain

80%

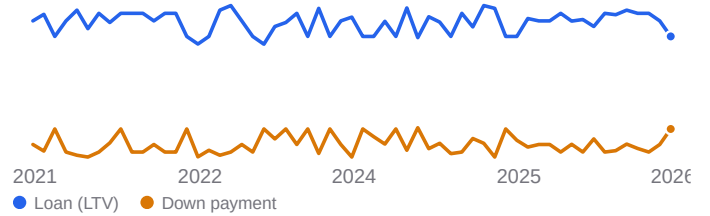


Median annualized return at resale

+3.0%

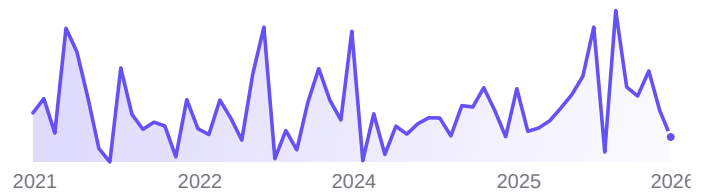


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



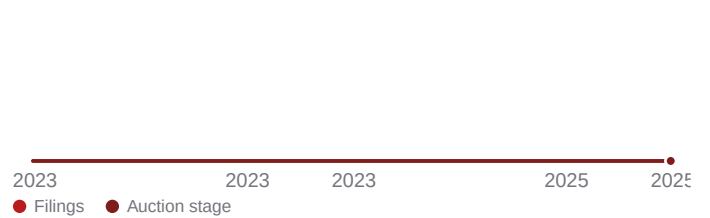
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,575
Median value (AVM)	\$246K
Median size	1,676 ft²
Median year built	1966
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.1%
Owner occupied	92%
Company owned	7.7%
Median loan-to-value	41%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	11,790
Density	191 / mi²
Median household income	\$66K
Average household income	\$91K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	37
Homes occupied	94%
Bachelor's or higher	14%
Poverty rate	8.3%
Unemployment	1.0%
Average temp	48°F
Annual precip	42 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.