

Roaring Spring 16673

ZIP code · PA · Pennsylvania > Blair County > Roaring Spring

BUYER'S MARKET

\$154K

MEDIAN SALE PRICE

-19.0%

1-YR CHANGE

52

SALES (12 MO)

\$213K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



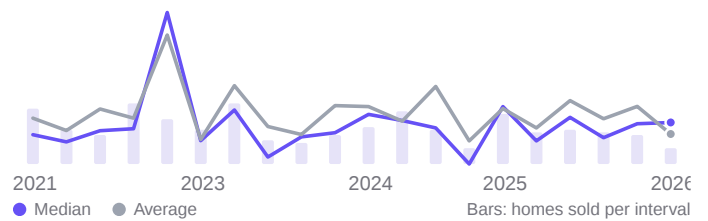
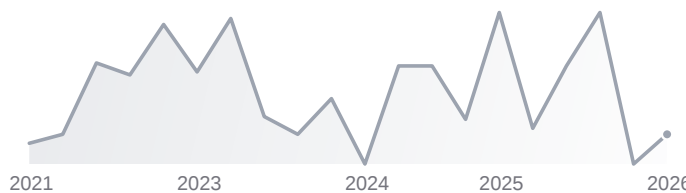
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$165K · Average \$141K

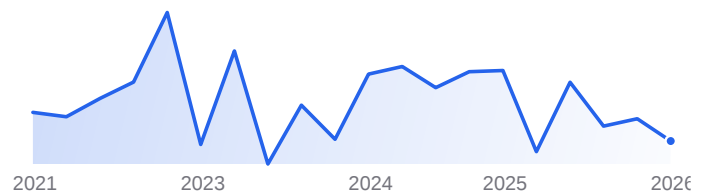
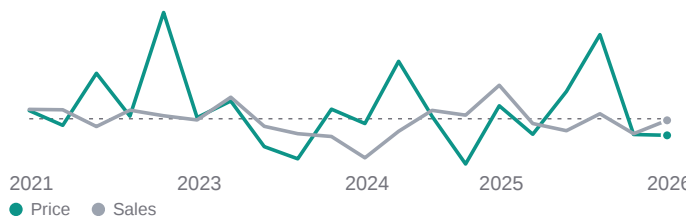


Growth (year over year)

Price -19.0% · Sales -1.9%

Price per square foot

\$69/ft²

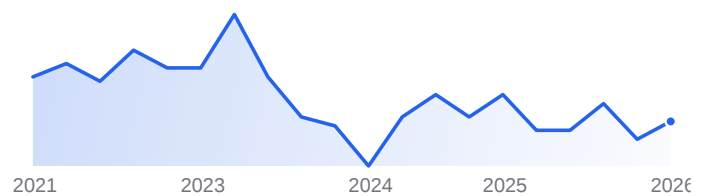


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

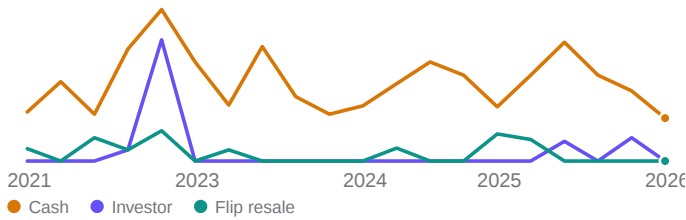
2.6%



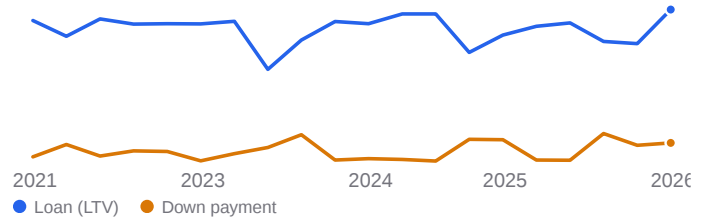
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 0% · Flip resale 0%

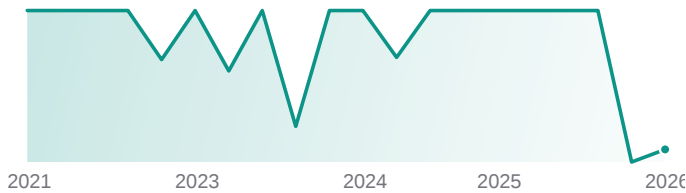


Financing (share of purchase price) Loan (LTV) 101% · Down payment 14%



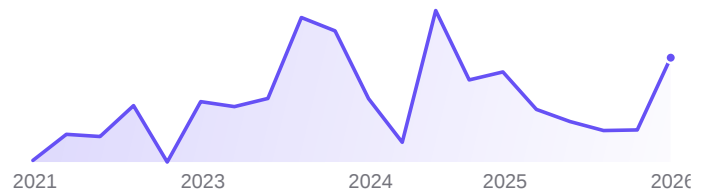
Sellers who sold at a gain

67%



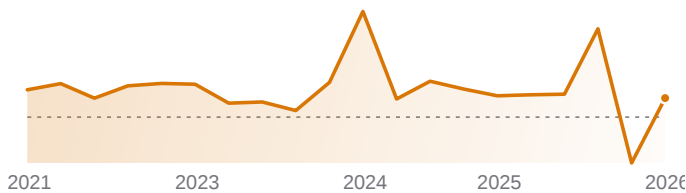
Typical hold before selling

9.7 yrs



Median annualized return at resale

+4.2%



HOUSING STOCK

Homes	2,019
Median value (AVM)	\$213K
Median size	1,620 ft²
Median year built	1980
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.2%
Owner occupied	91%
Company owned	5.7%
Median loan-to-value	35%
Typical ownership tenure	32.9 yrs

COMMUNITY

Population	5,075
Density	159 / mi²
Median household income	\$65K
Average household income	\$80K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	33
Homes occupied	94%
Bachelor's or higher	11%
Poverty rate	11.9%
Unemployment	1.1%
Average temp	49°F
Annual precip	39 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.