

Blanchard 16826

ZIP code · PA · Pennsylvania > Centre County > Blanchard

BALANCED MARKET

\$130K

MEDIAN SALE PRICE

-16.1%

1-YR CHANGE

13

SALES (12 MO)

\$186K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



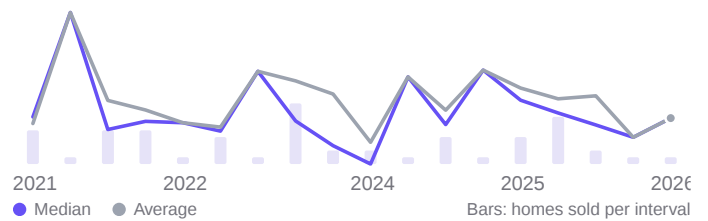
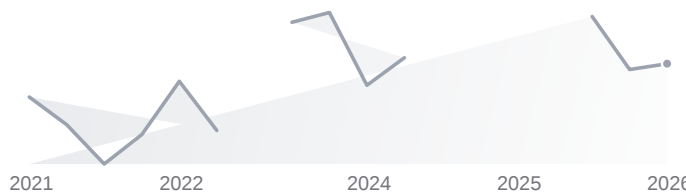
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$130K · Average \$130K

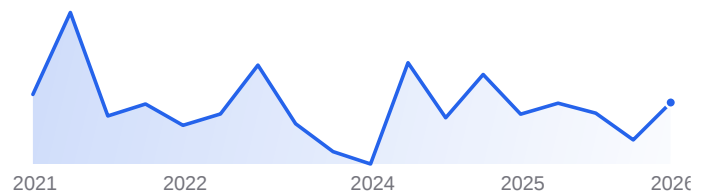


Growth (year over year)

Price -16.1% · Sales +62.5%

Price per square foot

\$123/ft²

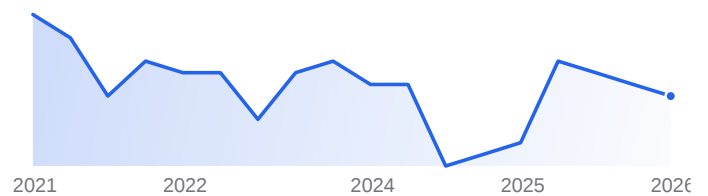
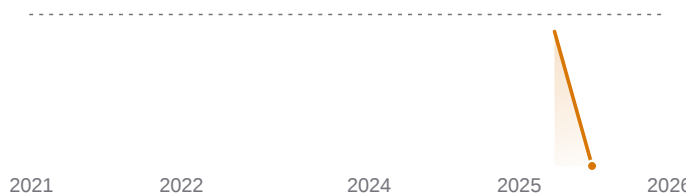


Sale premium vs estimated value

-61.7%

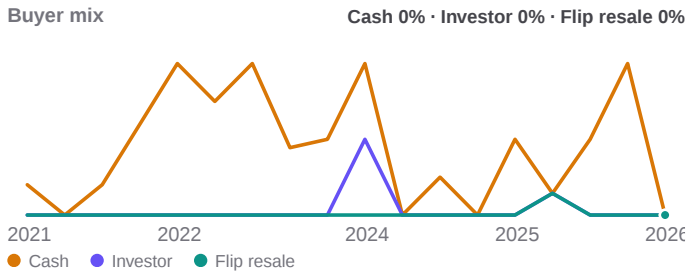
Annual turnover (share of homes sold)

3.2%

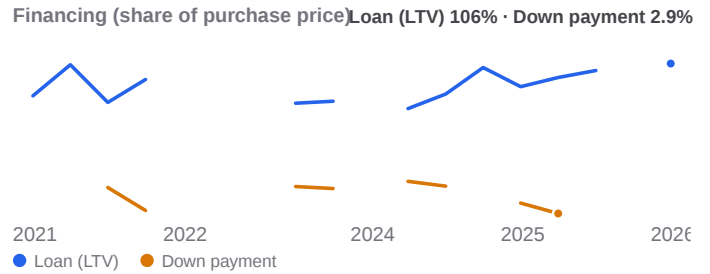


BUYERS & OUTCOMES

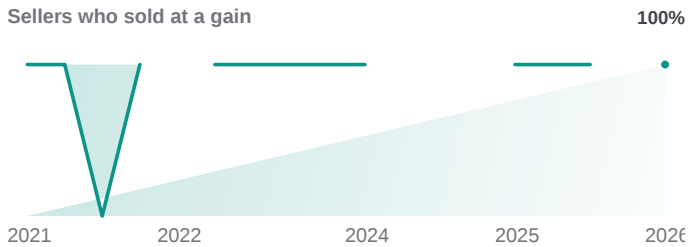
Buyer mix



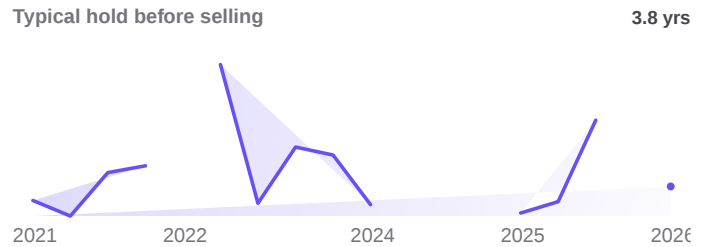
Financing (share of purchase price)



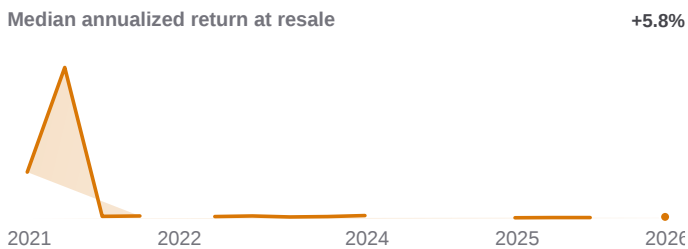
Sellers who sold at a gain



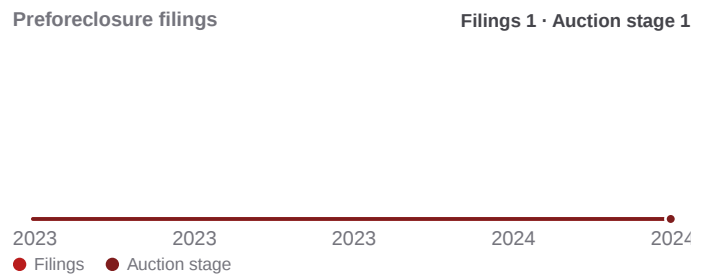
Typical hold before selling



Median annualized return at resale



Preforeclosure filings



HOUSING STOCK

Homes	409
Median value (AVM)	\$186K
Median size	1,341 ft²
Median bedrooms	3
Median year built	1981
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	3.4%
Owner occupied	51%
Company owned	5.4%
Median loan-to-value	51%
Typical ownership tenure	14.0 yrs

COMMUNITY

Population	3
Density	27 / mi ²
Median household income	\$69K
Average household income	\$93K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	36
Homes occupied	78%
Bachelor's or higher	15%
Poverty rate	5.7%
Unemployment	1.0%
Average temp	46°F
Annual precip	42 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.