

Boalsburg 16827

ZIP code · PA · Pennsylvania > Centre County > Boalsburg

BALANCED MARKET

\$402K

MEDIAN SALE PRICE

-9.3%

1-YR CHANGE

76

SALES (12 MO)

\$400K

MEDIAN VALUE (AVM)

Market temperature

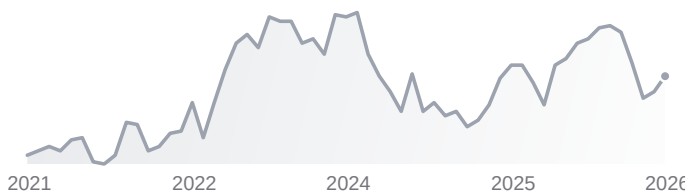
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

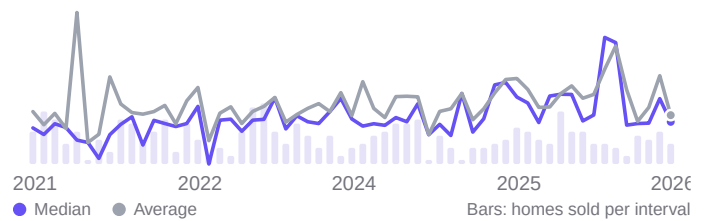
Market temperature (0–100)

56 / 100



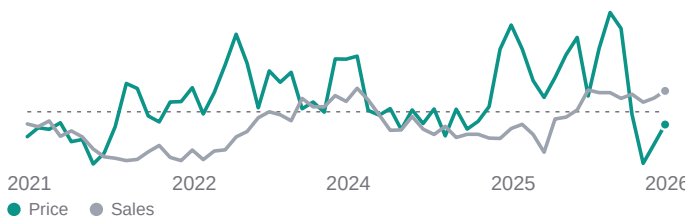
Sale prices

Median \$360K · Average \$399K



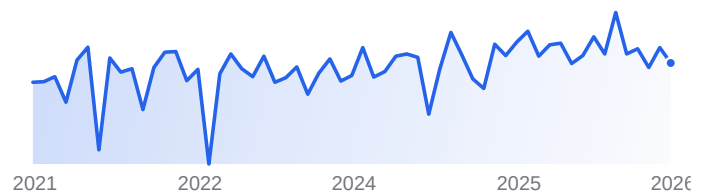
Growth (year over year)

Price -9.3% · Sales +15.2%



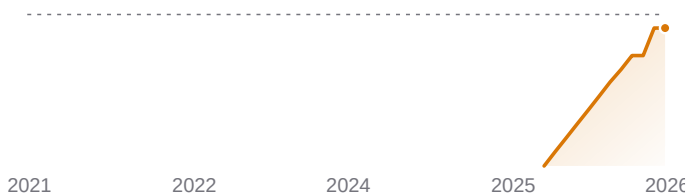
Price per square foot

\$222/ft²



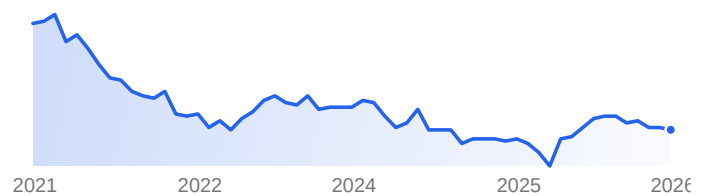
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

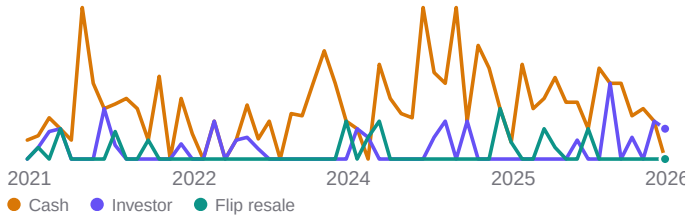
3.6%



BUYERS & OUTCOMES

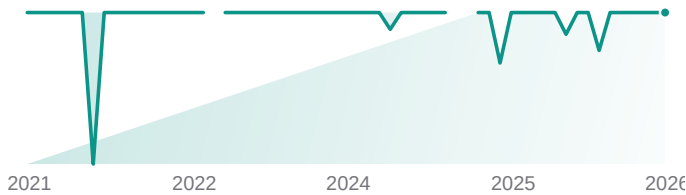
Buyer mix

Cash 0% · Investor 20% · Flip resale 0%



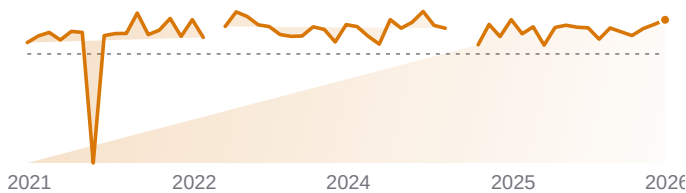
Sellers who sold at a gain

100%

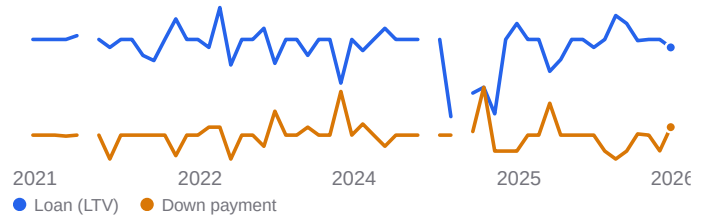


Median annualized return at resale

+6.6%

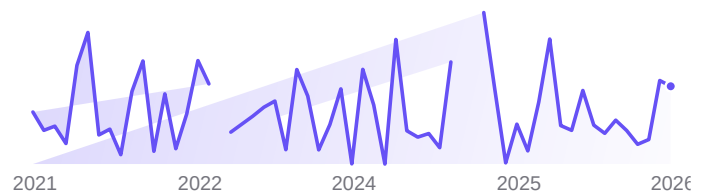


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,115
Median value (AVM)	\$400K
Median size	1,851 ft²
Median bedrooms	3
Median year built	1988
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	3.0%
Owner occupied	79%
Company owned	9.6%
Median loan-to-value	50%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	3,597
Density	352 / mi²
Median household income	\$105K
Average household income	\$120K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	32
Homes occupied	91%
Bachelor's or higher	28%
Poverty rate	3.4%
Unemployment	0.9%
Average temp	46°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.