

Chambersburg 17201

ZIP code · PA · Pennsylvania > Franklin County > Chambersburg

SELLER'S MARKET

\$251K

MEDIAN SALE PRICE

+12.9%

1-YR CHANGE

343

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

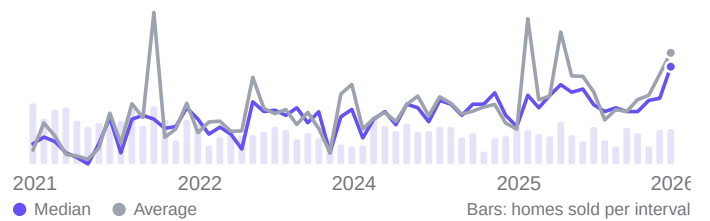
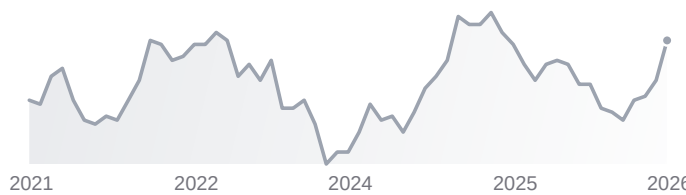
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$280K · Average \$299K

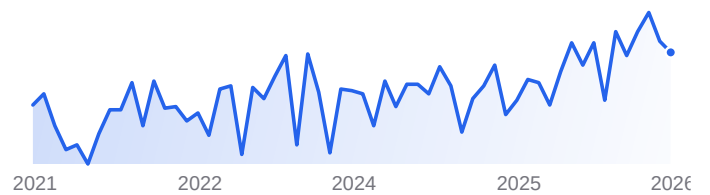
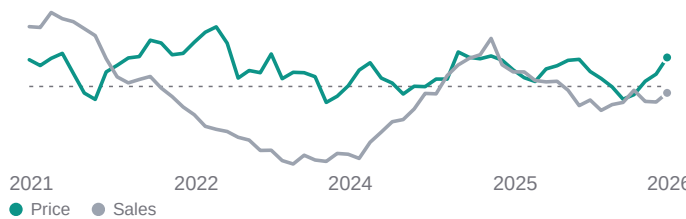


Growth (year over year)

Price +12.9% · Sales -2.8%

Price per square foot

\$167/ft²

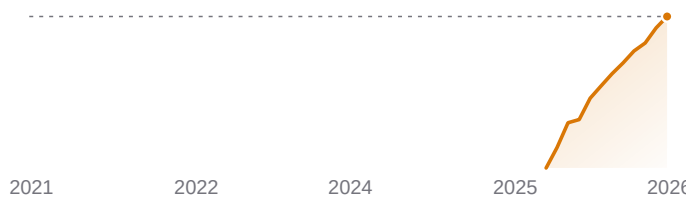


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

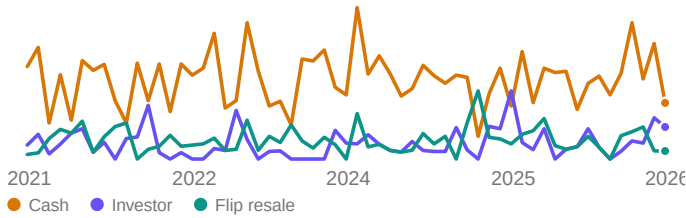
4.2%



BUYERS & OUTCOMES

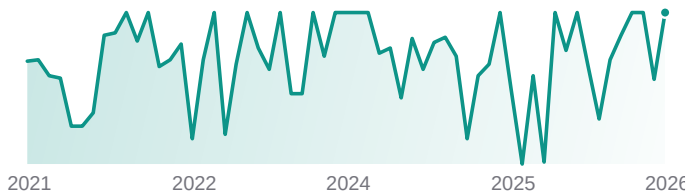
Buyer mix

Cash 21% · Investor 12% · Flip resale 2.9%



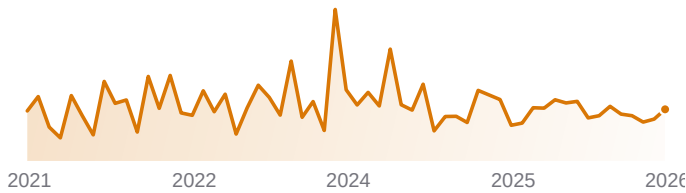
Sellers who sold at a gain

100%

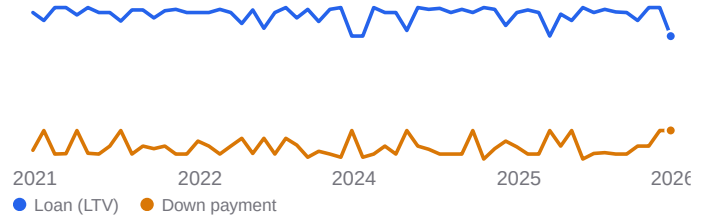


Median annualized return at resale

+6.3%

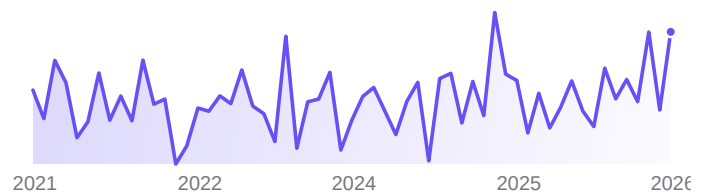


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



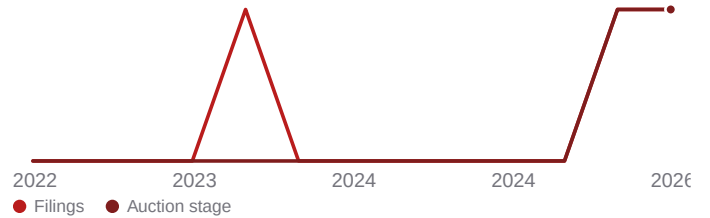
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,193
Median value (AVM)	\$250K
Median size	1,538 ft²
Median bedrooms	3
Median year built	1972
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.8%
Owner occupied	70%
Company owned	12%
Median loan-to-value	52%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	27,044
Density	868 / mi²
Median household income	\$59K
Average household income	\$76K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	42
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	11.2%
Unemployment	0.9%
Average temp	52°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.