

Biglerville 17307

ZIP code · PA · Pennsylvania > Adams County > Biglerville

BALANCED MARKET

\$277K

MEDIAN SALE PRICE

+21.9%

1-YR CHANGE

64

SALES (12 MO)

\$285K

MEDIAN VALUE (AVM)

Market temperature

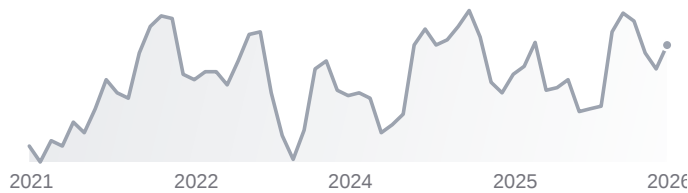
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

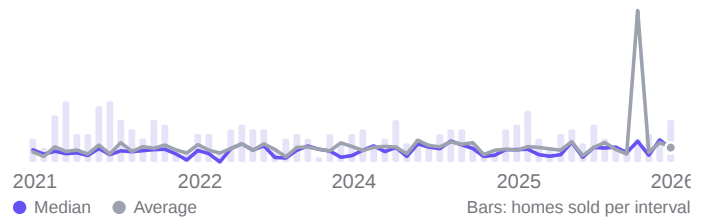
Market temperature (0–100)

56 / 100



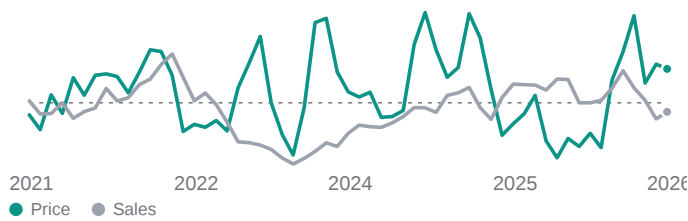
Sale prices

Median \$265K · Average \$282K



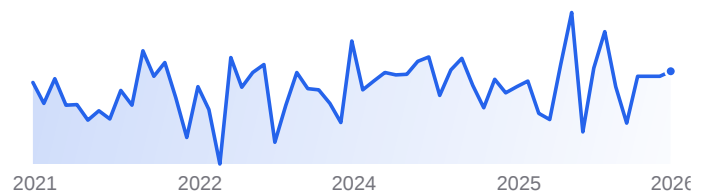
Growth (year over year)

Price +21.9% · Sales -5.9%



Price per square foot

\$174/ft²



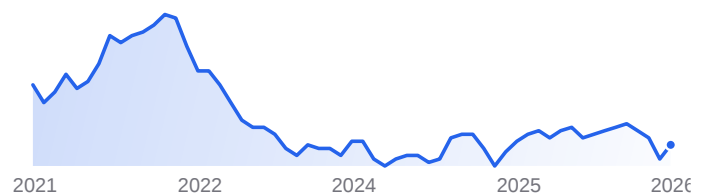
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

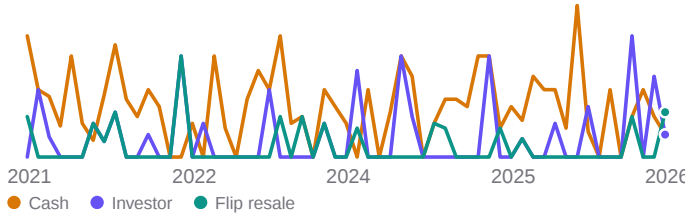
2.8%



BUYERS & OUTCOMES

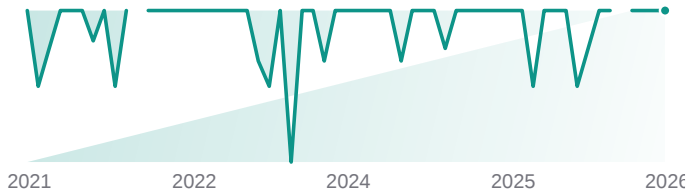
Buyer mix

Cash 11% · Investor 11% · Flip resale 22%



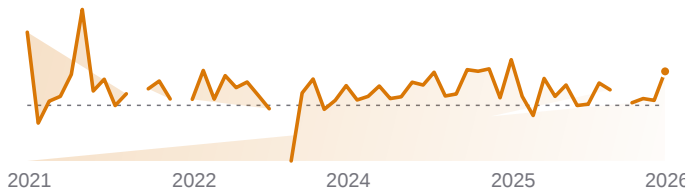
Sellers who sold at a gain

100%

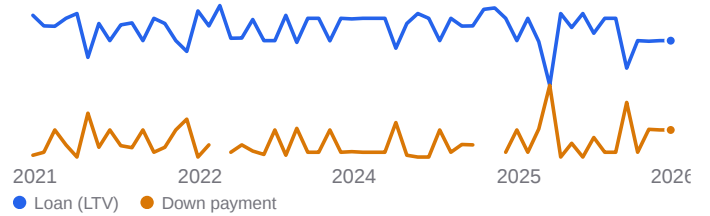


Median annualized return at resale

+11.3%

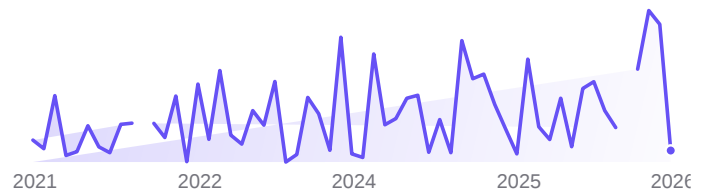


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



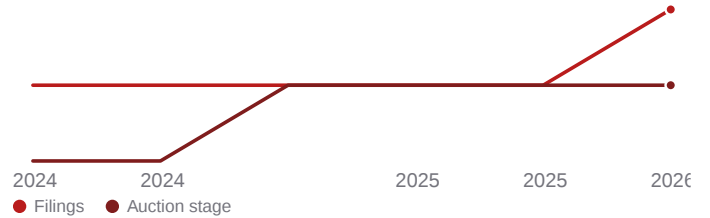
Typical hold before selling

1.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,288
Median value (AVM)	\$285K
Median size	1,628 ft²
Median bedrooms	3
Median year built	1970
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.7%
Owner occupied	74%
Company owned	7.7%
Median loan-to-value	51%
Typical ownership tenure	14.8 yrs

COMMUNITY

Population	6,067
Density	107 / mi²
Median household income	\$82K
Average household income	\$100K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	43
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	12.3%
Unemployment	1.0%
Average temp	51°F
Annual precip	45 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.