

Beaver Springs 17812

ZIP code · PA · Pennsylvania > Snyder County > Beaver Springs

BUYER'S MARKET

\$145K

MEDIAN SALE PRICE

+12.8%

1-YR CHANGE

11

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



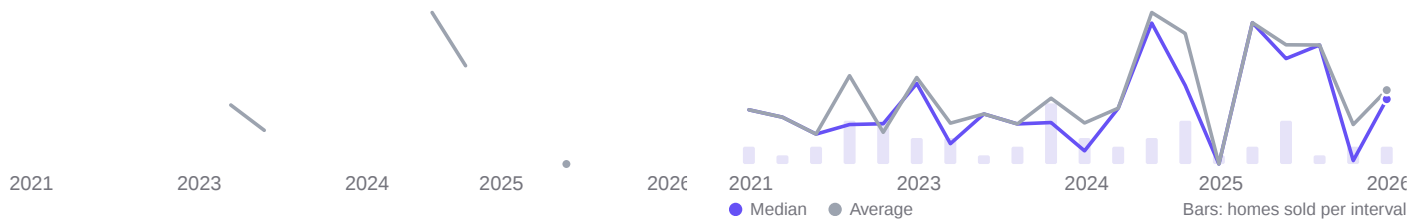
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$145K · Average \$158K



Growth (year over year)

Price +12.8% · Sales -8.3%

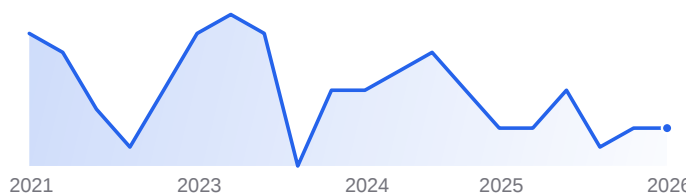
Sale premium vs estimated value

-5.0%



Annual turnover (share of homes sold)

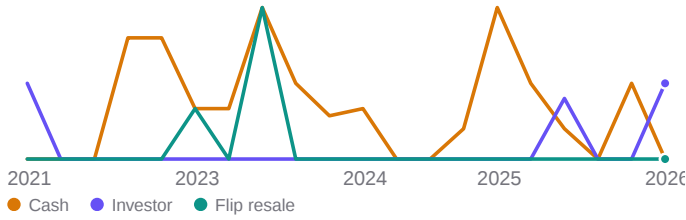
2.1%



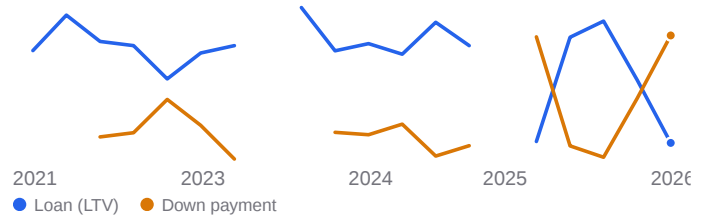
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 50% · Flip resale 0%

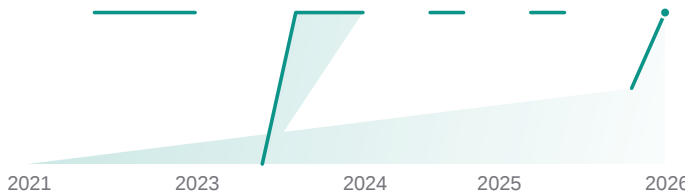


Financing (share of purchase price) Loan (LTV) 13% · Down payment 87%



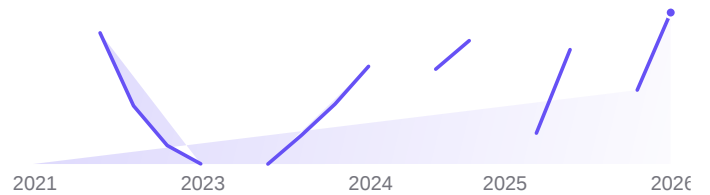
Sellers who sold at a gain

100%



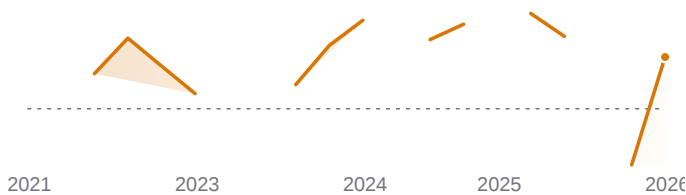
Typical hold before selling

16.0 yrs



Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	529
Median value (AVM)	\$194K
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.7%
Owner occupied	70%
Company owned	9.5%
Median loan-to-value	34%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	1,151
Density	44 / mi²
Median household income	\$65K
Average household income	\$71K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	34
Homes occupied	90%
Bachelor's or higher	5%
Poverty rate	8.8%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.