

Oberlin

Community · PA · Pennsylvania › Dauphin County

SELLER'S MARKET

\$212K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$271K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

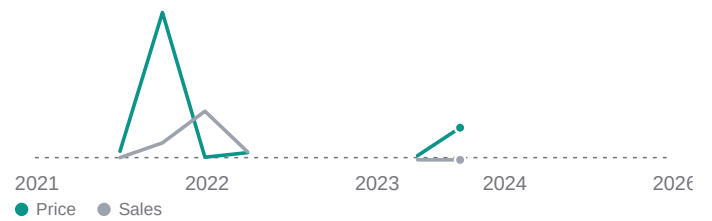
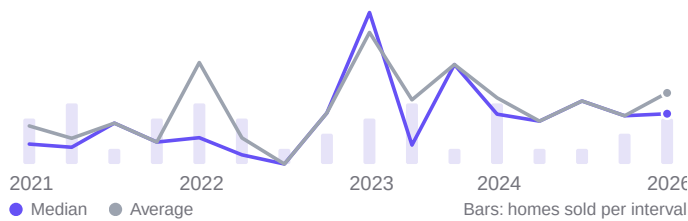
MARKET TRENDS (5 YEARS)

Sale prices

Median \$209K · Average \$241K

Growth (year over year)

Price +115.9% · Sales -9.1%

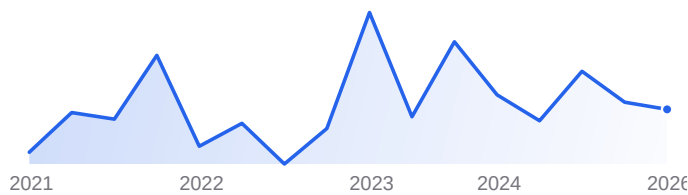


Price per square foot

\$125/ft²

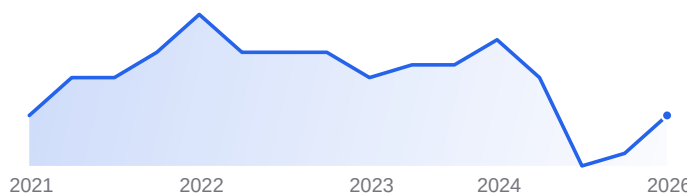
Sale premium vs estimated value

-26.5%



Annual turnover (share of homes sold)

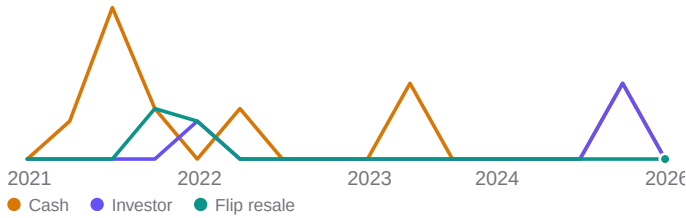
4.9%



BUYERS & OUTCOMES

Buyer mix

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



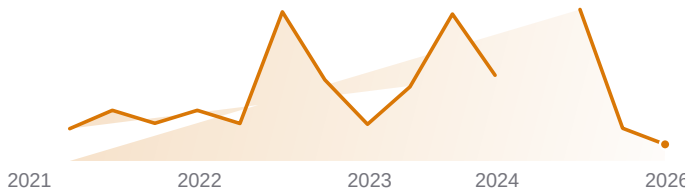
Sellers who sold at a gain

100%

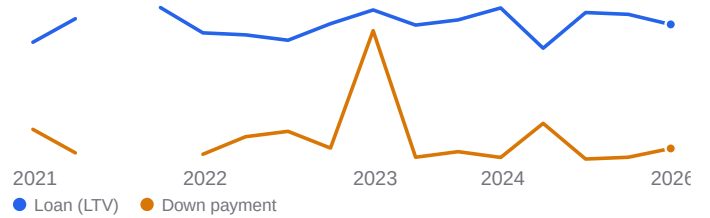


Median annualized return at resale

+1.6%

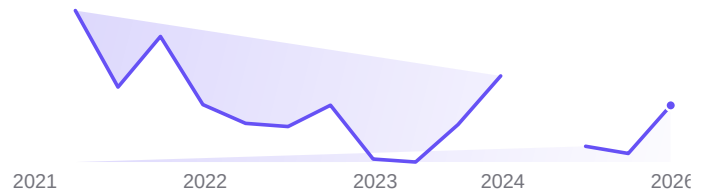


Financing (share of purchase price) Loan (LTV) 90% · Down payment 8.8%



Typical hold before selling

5.1 yrs



HOUSING STOCK

Homes	122
Median value (AVM)	\$271K
Median size	1,682 ft²
Median bedrooms	3
Median year built	1979
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	0.9%
Owner occupied	81%
Company owned	2.5%
Median loan-to-value	52%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	700
Density	5,393 / mi²
Median household income	\$77K
Average household income	\$90K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	47
Homes occupied	96%
Bachelor's or higher	8%
Poverty rate	14.7%
Unemployment	1.0%
Average temp	53°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.