

Rossiter

Community · PA · Pennsylvania > Indiana County

BALANCED MARKET

\$112K

MEDIAN SALE PRICE

24

SALES (12 MO)

\$120K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



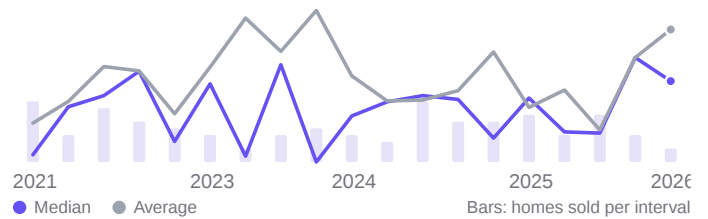
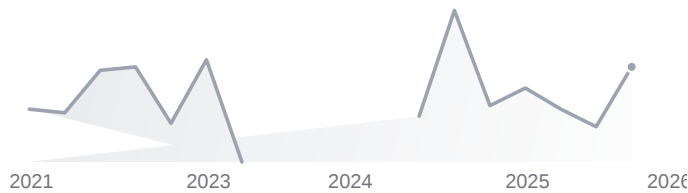
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$134K · Average \$192K

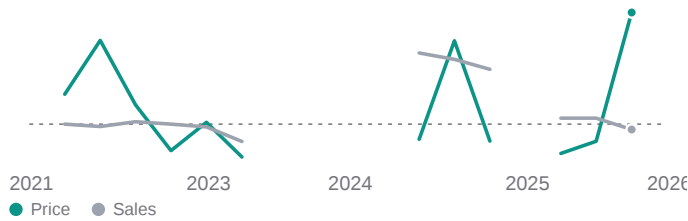


Growth (year over year)

Price +172.4% · Sales -8.3%

Price per square foot

\$89/ft²

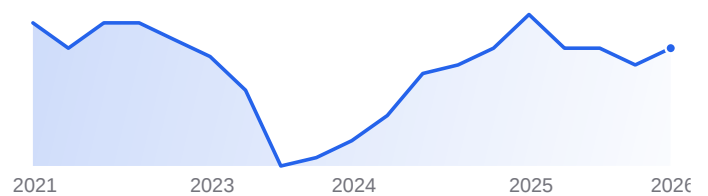


Sale premium vs estimated value

+33.3%

Annual turnover (share of homes sold)

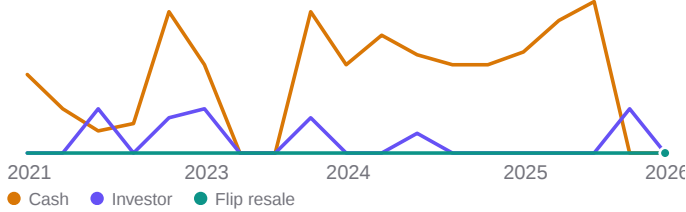
3.3%



BUYERS & OUTCOMES

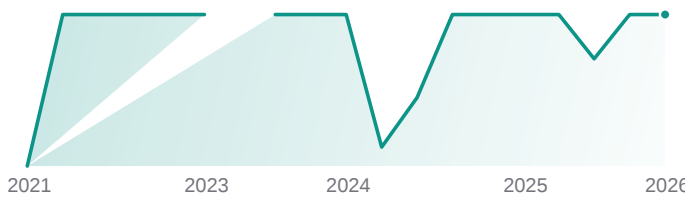
Buyer mix

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



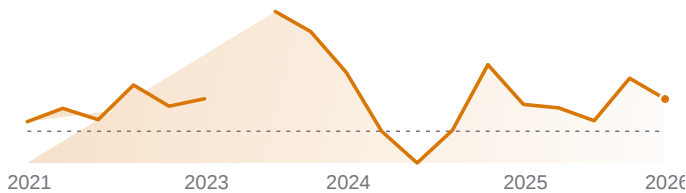
Sellers who sold at a gain

100%

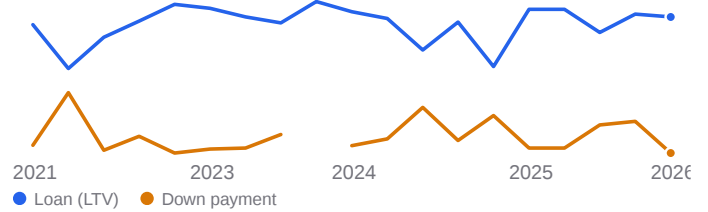


Median annualized return at resale

+6.4%

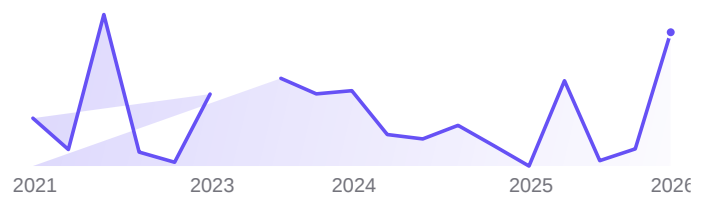


Financing (share of purchase price) Loan (LTV) 90% · Down payment 1.8%



Typical hold before selling

14.7 yrs



HOUSING STOCK

Homes	735
Median value (AVM)	\$120K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1960
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	6.4%
Owner occupied	88%
Company owned	5.0%
Median loan-to-value	29%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	534
Density	283 / mi²
Median household income	\$59K
Average household income	\$64K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	29
Homes occupied	89%
Bachelor's or higher	8%
Poverty rate	16.3%
Unemployment	1.1%
Average temp	48°F
Annual precip	47 in
Sunshine	45%

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.