

Beaver County, PA

County · PA · Pennsylvania

SELLER'S MARKET

\$203K

MEDIAN SALE PRICE

+15.7%

1-YR CHANGE

2,406

SALES (12 MO)

\$206K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

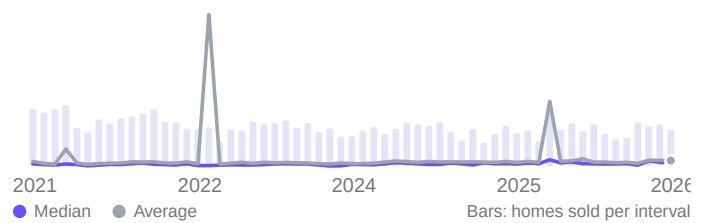
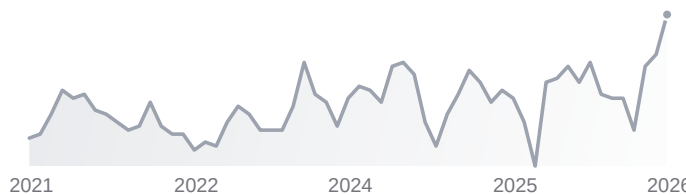
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$190K · Average \$230K

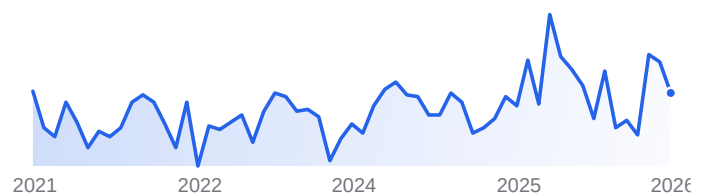
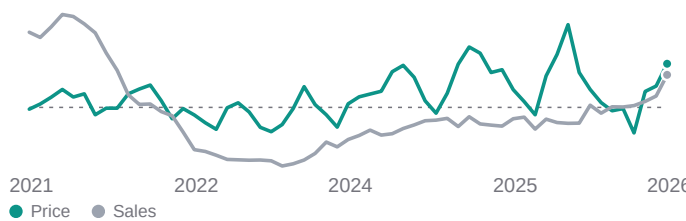


Growth (year over year)

Price +15.7% · Sales +11.8%

Price per square foot

\$133/ft²

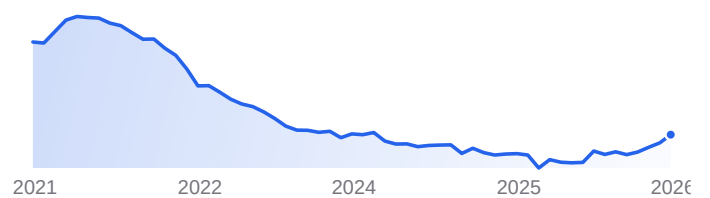
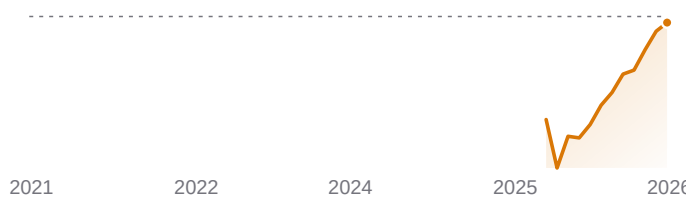


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

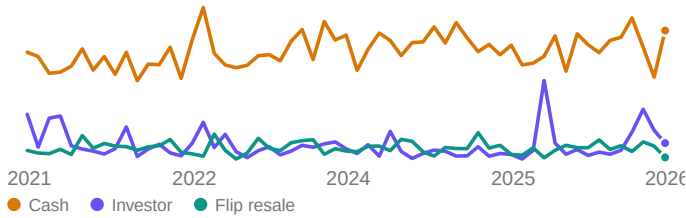
3.6%



BUYERS & OUTCOMES

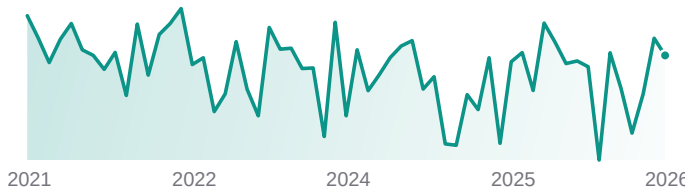
Buyer mix

Cash 40% · Investor 6.8% · Flip resale 2.6%



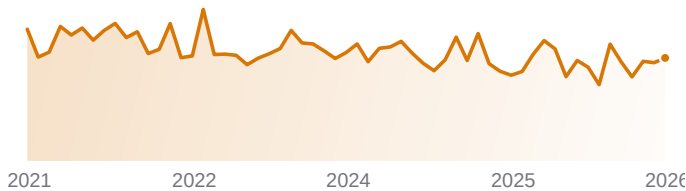
Sellers who sold at a gain

92%

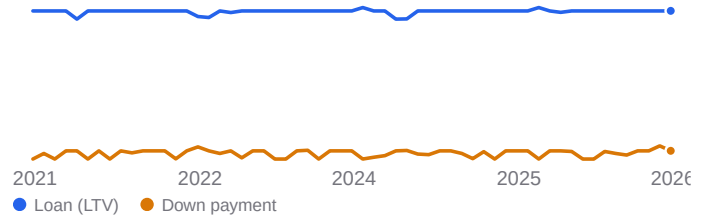


Median annualized return at resale

+6.0%

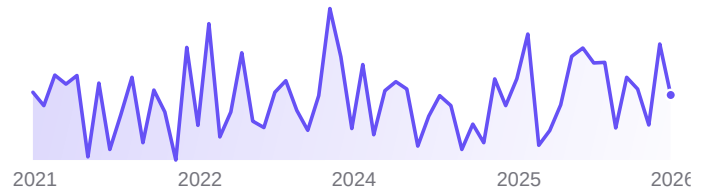


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	67,431
Median value (AVM)	\$206K
Median size	1,352 ft²
Median bedrooms	3
Median year built	1955
Single family	88%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.0%
Owner occupied	76%
Company owned	8.5%
Median loan-to-value	42%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	166,379
Density	383 / mi²
Median household income	\$69K
Average household income	\$88K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	27
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	9.7%
Unemployment	1.2%
Average temp	51°F
Annual precip	38 in
Sunshine	45%

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.