

Mercer County, PA

County · PA · Pennsylvania

SELLER'S MARKET

\$172K

MEDIAN SALE PRICE

+7.0%

1-YR CHANGE

1,753

SALES (12 MO)

\$147K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

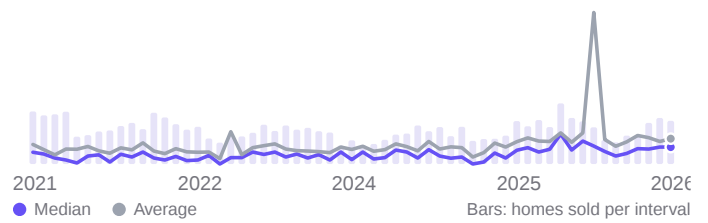
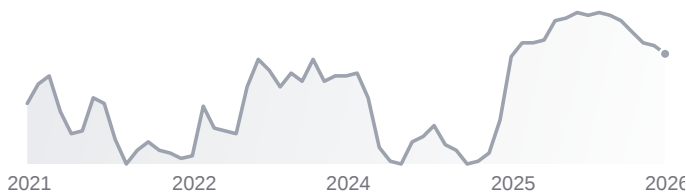
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$175K · Average \$217K

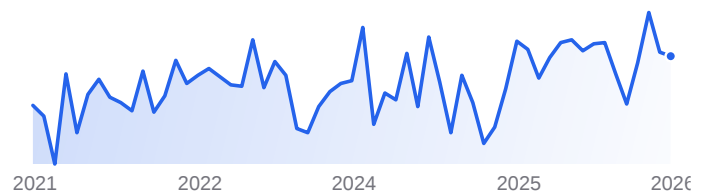
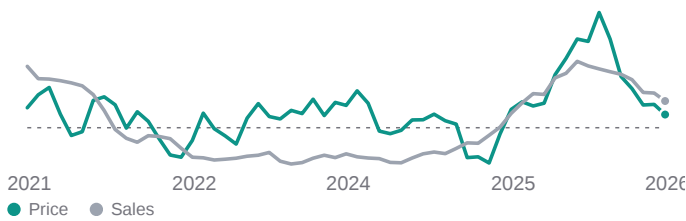


Growth (year over year)

Price +7.0% · Sales +14.1%

Price per square foot

\$144/ft²

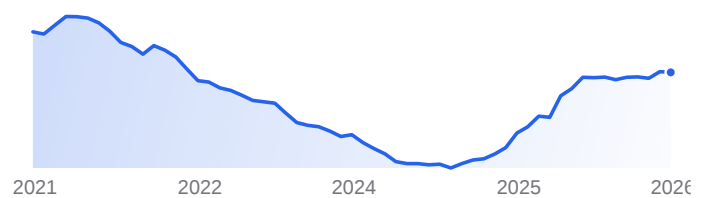
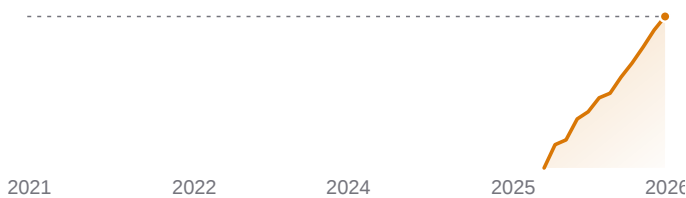


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

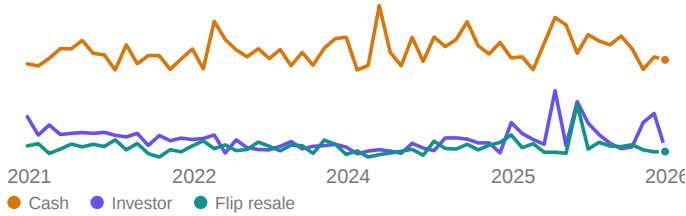
3.2%



BUYERS & OUTCOMES

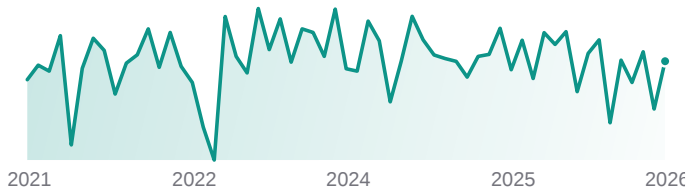
Buyer mix

Cash 43% · Investor 3.6% · Flip resale 2.4%



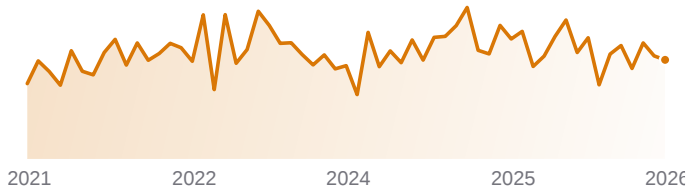
Sellers who sold at a gain

85%

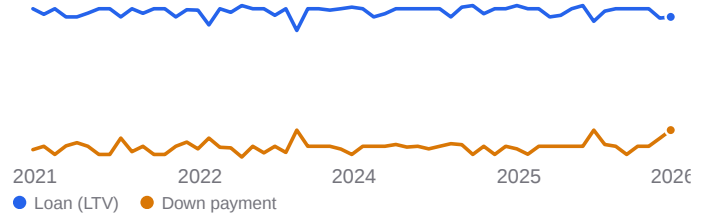


Median annualized return at resale

+6.1%

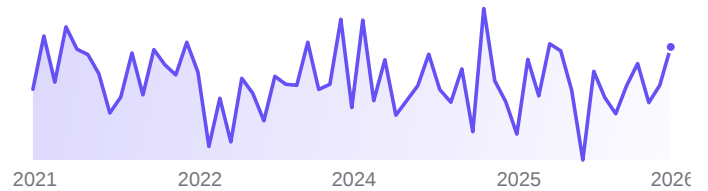


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



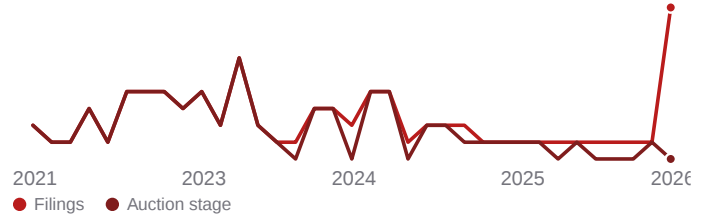
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 9 · Auction stage 0



HOUSING STOCK

Homes	54,650
Median value (AVM)	\$147K
Median size	1,232 ft²
Median year built	1956
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	4.0%
Owner occupied	77%
Company owned	13%
Median loan-to-value	34%
Typical ownership tenure	14.6 yrs

COMMUNITY

Population	108,691
Density	162 / mi²
Median household income	\$61K
Average household income	\$79K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	30
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	12.0%
Unemployment	1.1%
Average temp	49°F
Annual precip	40 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.