

Union County, PA

County · PA · Pennsylvania

BALANCED MARKET

\$300K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

400

SALES (12 MO)

\$278K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



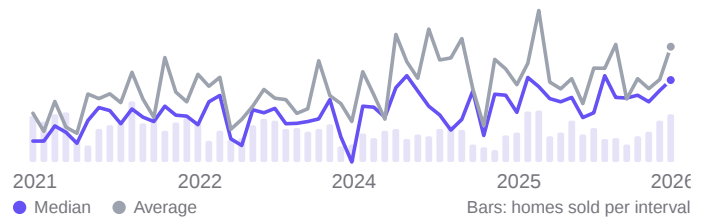
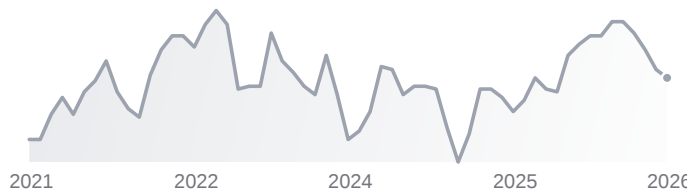
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$325K · Average \$402K

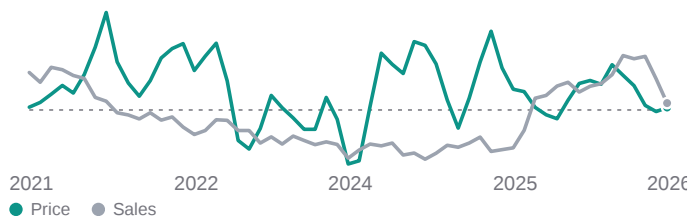


Growth (year over year)

Price +1.0% · Sales +2.8%

Price per square foot

\$186/ft²

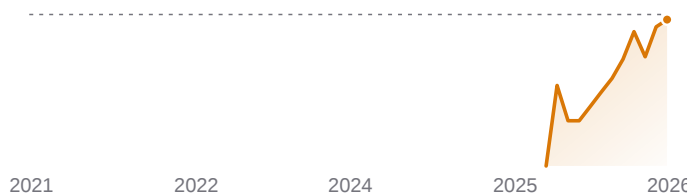


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

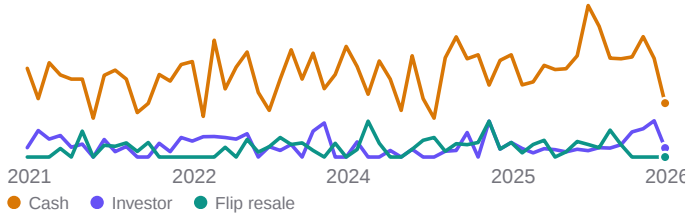
2.9%



BUYERS & OUTCOMES

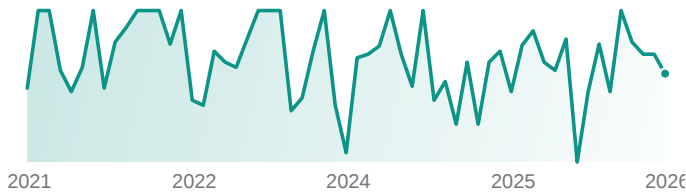
Buyer mix

Cash 23% · Investor 3.8% · Flip resale 0%



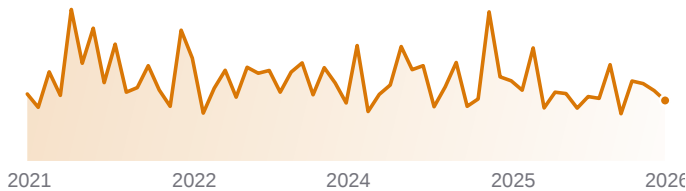
Sellers who sold at a gain

89%

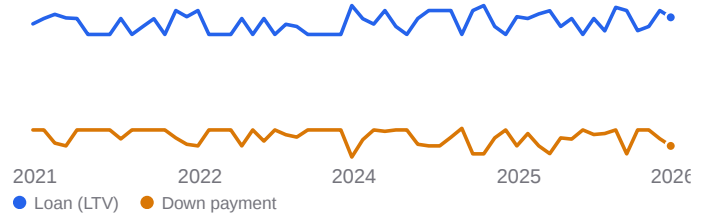


Median annualized return at resale

+4.8%

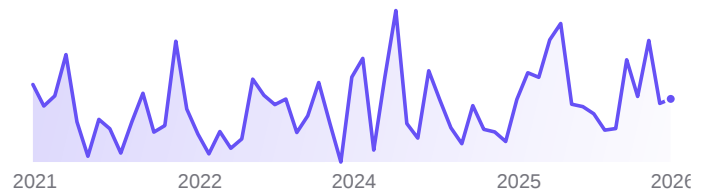


Financing (share of purchase price) Loan (LTV) 91% · Down payment 10%



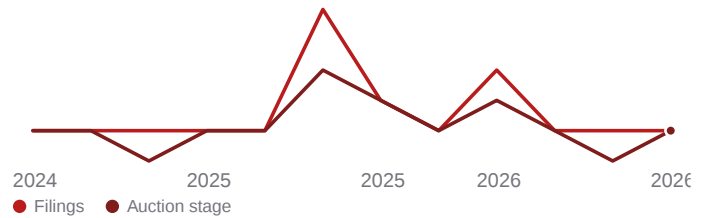
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	13,683
Median value (AVM)	\$278K
Median size	1,617 ft²
Median bedrooms	3
Median year built	1973
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	3.0%
Owner occupied	77%
Company owned	10%
Median loan-to-value	42%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	42,154
Density	133 / mi²
Median household income	\$70K
Average household income	\$97K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	36
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	7.4%
Unemployment	0.8%
Average temp	50°F
Annual precip	43 in
Sunshine	57%

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.