

Slippery Rock

City · PA · Pennsylvania · Butler County

BALANCED MARKET

\$207K

MEDIAN SALE PRICE

-14.6%

1-YR CHANGE

113

SALES (12 MO)

\$242K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



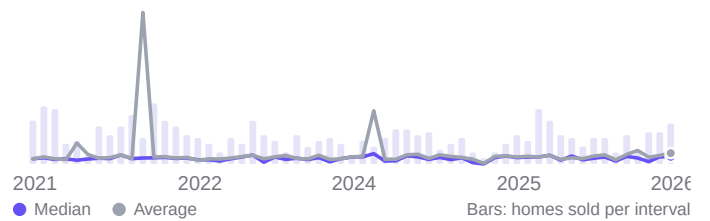
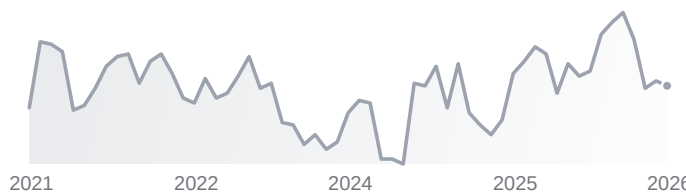
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$255K · Average \$367K

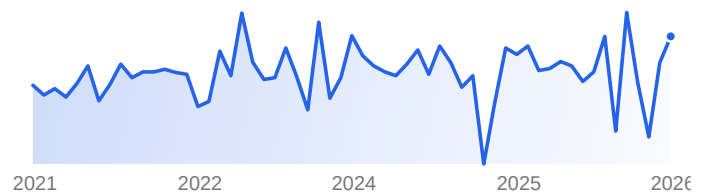
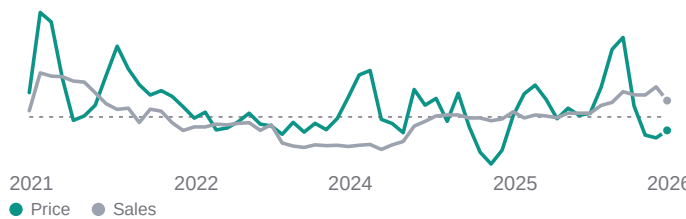


Growth (year over year)

Price -14.6% · Sales +17.7%

Price per square foot

\$213/ft²

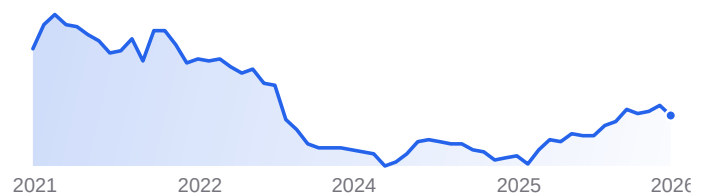


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

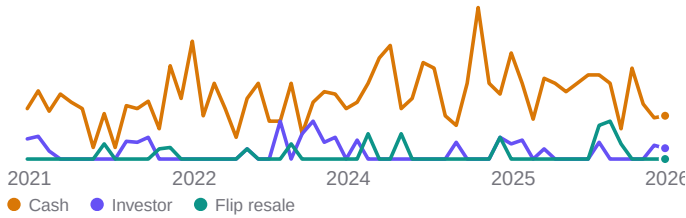
2.8%



BUYERS & OUTCOMES

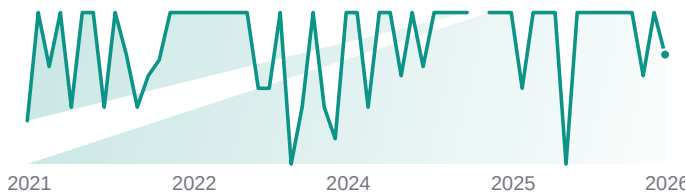
Buyer mix

Cash 29% · Investor 7.1% · Flip resale 0%



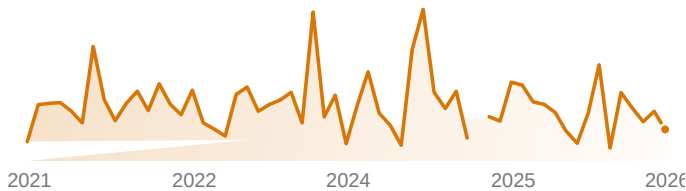
Sellers who sold at a gain

89%

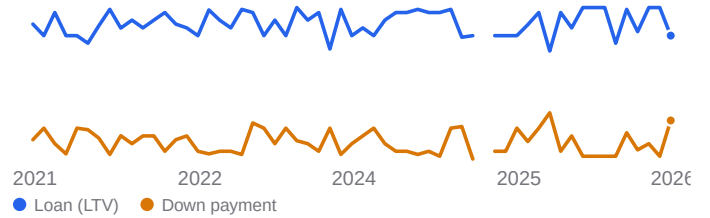


Median annualized return at resale

+3.3%

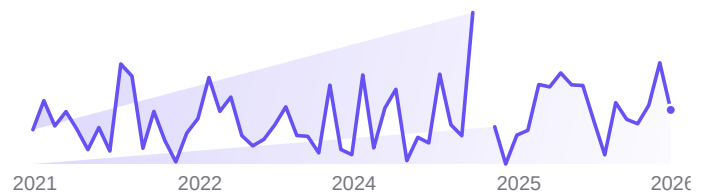


Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



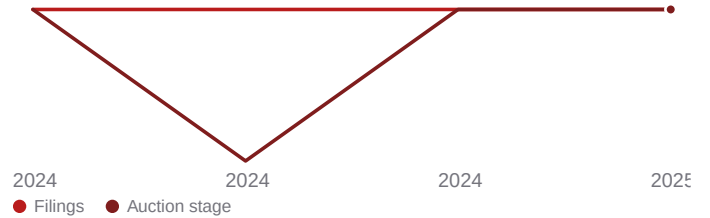
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,008
Median value (AVM)	\$242K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1970
Single family	70%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	3.3%
Owner occupied	70%
Company owned	7.5%
Median loan-to-value	41%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	3,313
Density	2,014 / mi²
Median household income	\$45K
Average household income	\$69K
Crime index (US avg 100)	188
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	24
Homes occupied	84%
Bachelor's or higher	17%
Poverty rate	27.3%
Unemployment	0.7%
Average temp	48°F
Annual precip	42 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.