

Baden 15005

ZIP code · PA · Pennsylvania > Beaver County > Baden

BUYER'S MARKET

\$234K

MEDIAN SALE PRICE

-45.3%

1-YR CHANGE

161

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



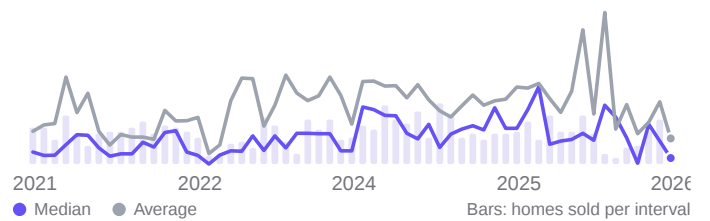
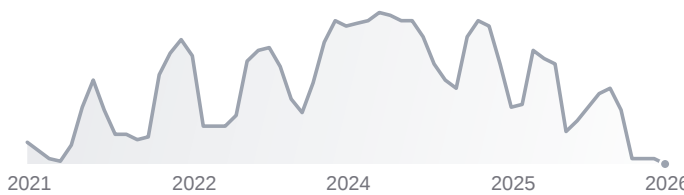
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$135K · Average \$250K

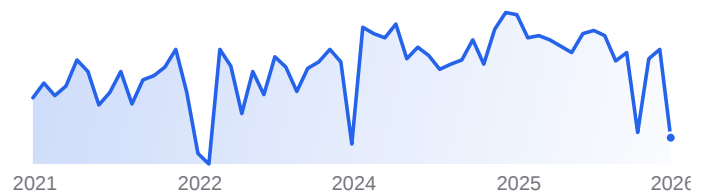
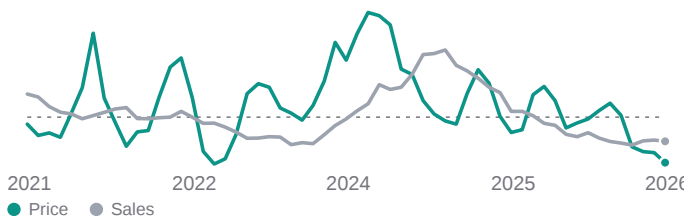


Growth (year over year)

Price -45.3% · Sales -24.1%

Price per square foot

\$93/ft²

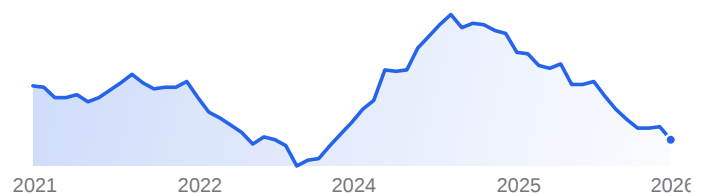
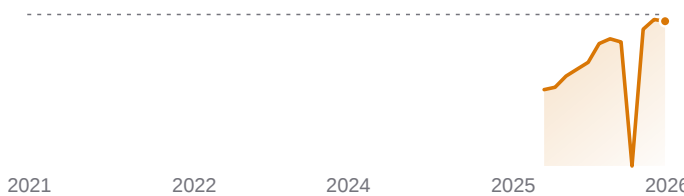


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

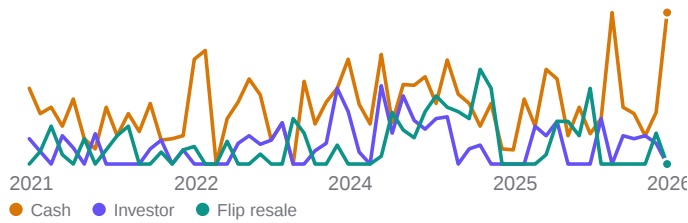
4.1%



BUYERS & OUTCOMES

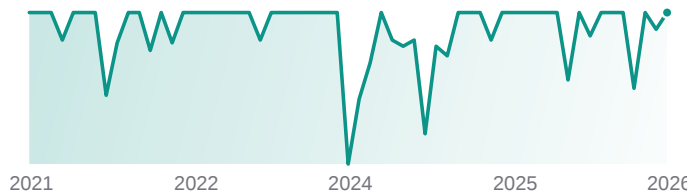
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



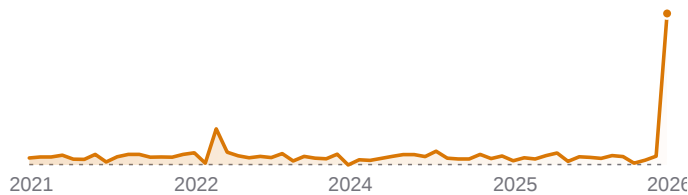
Sellers who sold at a gain

100%

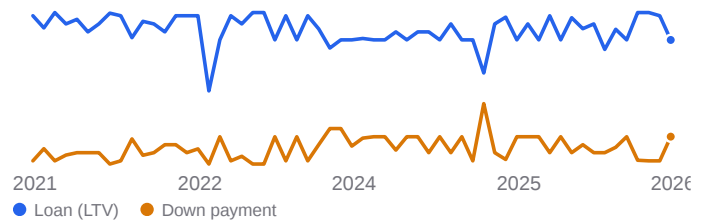


Median annualized return at resale

+116.3%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,959
Median value (AVM)	\$268K
Median size	1,484 ft²
Median bedrooms	3
Median year built	1961
Single family	96%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.1%
Owner occupied	87%
Company owned	6.9%
Median loan-to-value	47%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	10,134
Density	636 / mi ²
Median household income	\$90K
Average household income	\$112K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	25
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	5.2%
Unemployment	1.3%
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.