

Beaver 15009

ZIP code · PA · Pennsylvania > Beaver County > Beaver

SELLER'S MARKET

\$265K

MEDIAN SALE PRICE

+1.5%

1-YR CHANGE

243

SALES (12 MO)

\$283K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

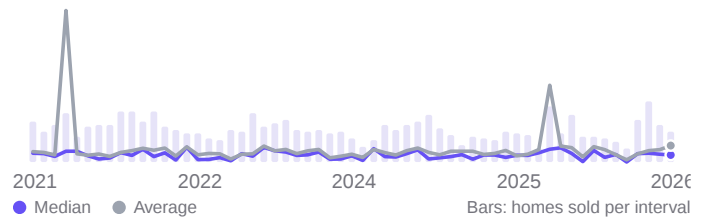
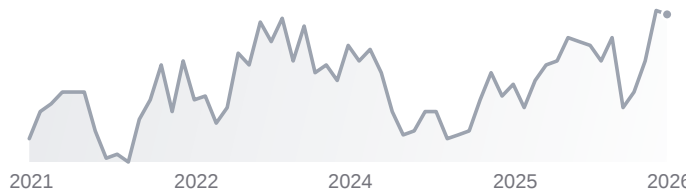
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$255K · Average \$368K

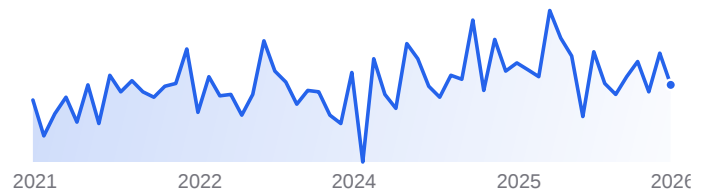
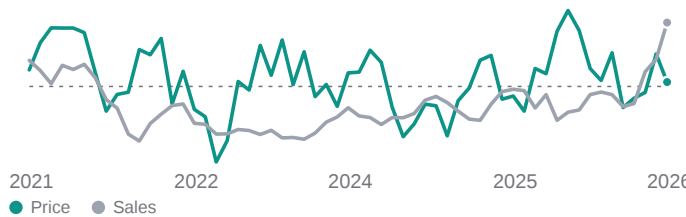


Growth (year over year)

Price +1.5% · Sales +22.1%

Price per square foot

\$160/ft²

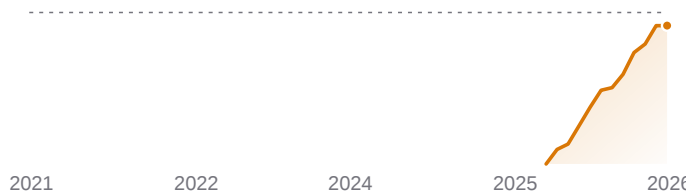


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

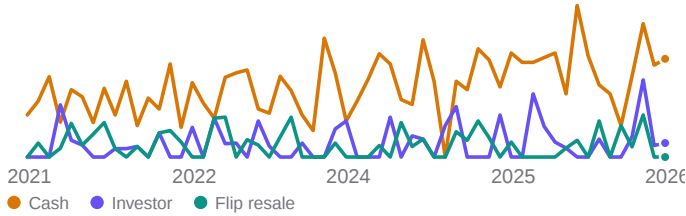
4.3%



BUYERS & OUTCOMES

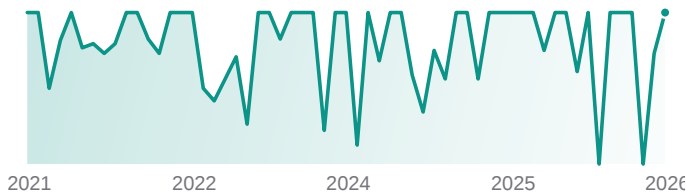
Buyer mix

Cash 39% · Investor 5.6% · Flip resale 0%



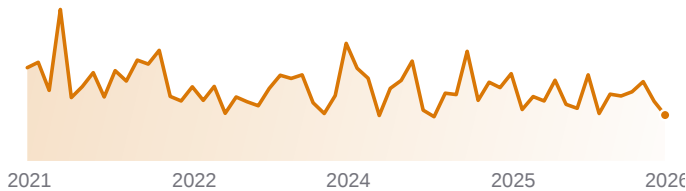
Sellers who sold at a gain

100%

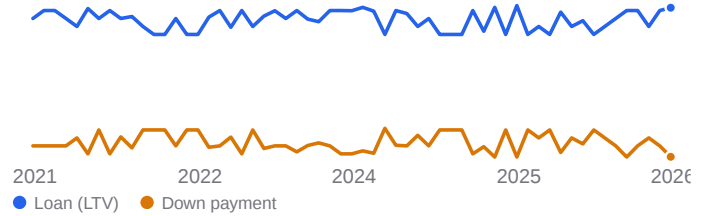


Median annualized return at resale

+3.3%

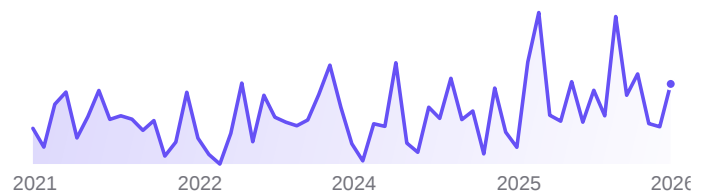


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.2%



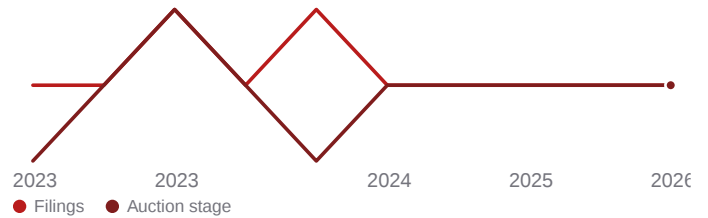
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,681
Median value (AVM)	\$283K
Median size	1,596 ft²
Median bedrooms	3
Median year built	1954
Single family	92%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.6%
Owner occupied	83%
Company owned	7.4%
Median loan-to-value	49%

Typical ownership tenure

12.7 yrs

COMMUNITY

Population	15,263
Density	602 / mi²
Median household income	\$84K
Average household income	\$102K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	27
Homes occupied	93%
Bachelor's or higher	28%
Poverty rate	6.8%
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.