

Charleroi 15022

ZIP code · PA · Pennsylvania > Washington County > Charleroi

BUYER'S MARKET

\$50K

MEDIAN SALE PRICE

-41.1%

1-YR CHANGE

143

SALES (12 MO)

\$95K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



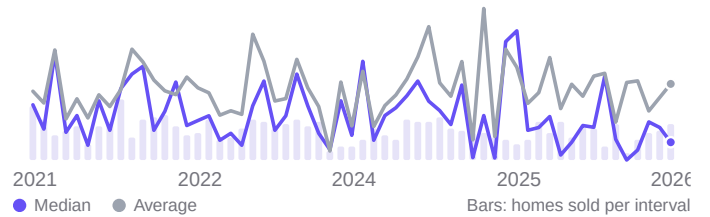
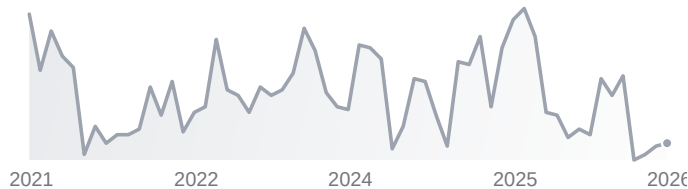
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

20 / 100

Sale prices

Median \$38K · Average \$97K

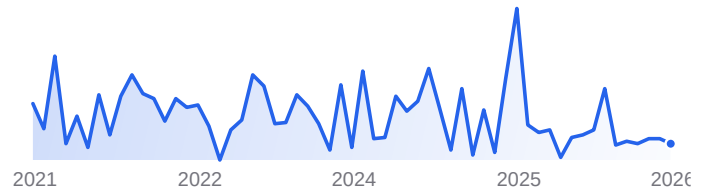
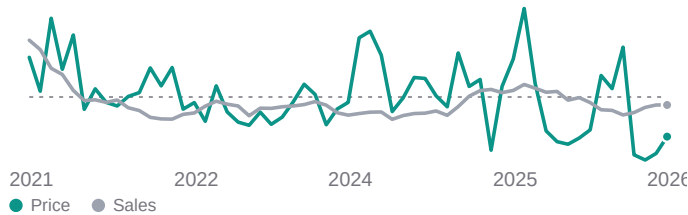


Growth (year over year)

Price -41.1% · Sales -8.3%

Price per square foot

\$29/ft²

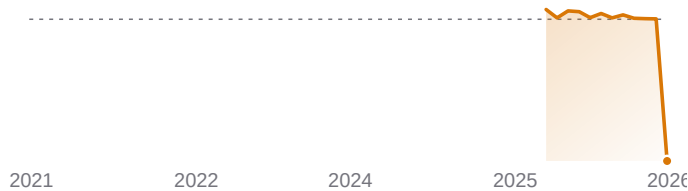


Sale premium vs estimated value

-13.3%

Annual turnover (share of homes sold)

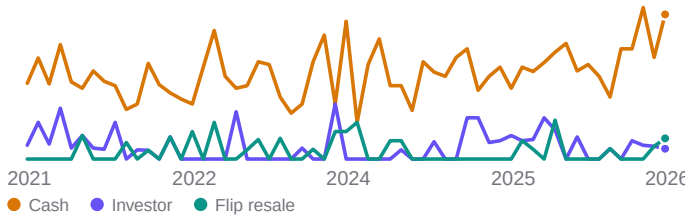
3.1%



BUYERS & OUTCOMES

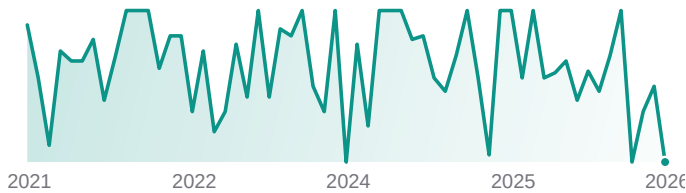
Buyer mix

Cash 88% · Investor 6.3% · Flip resale 13%



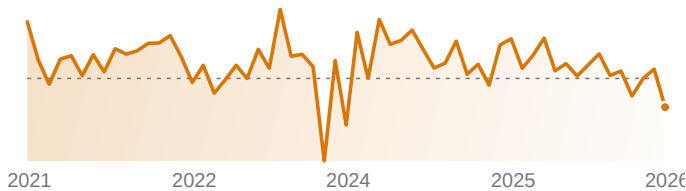
Sellers who sold at a gain

25%

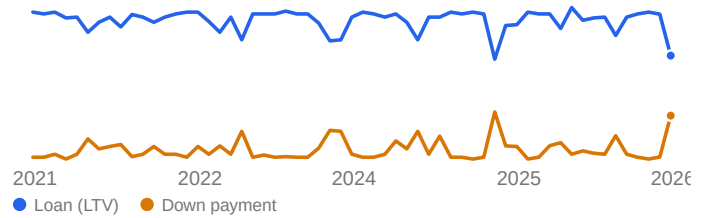


Median annualized return at resale

-5.9%

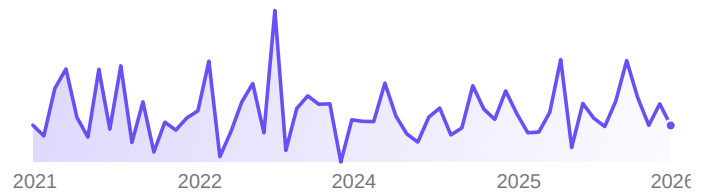


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



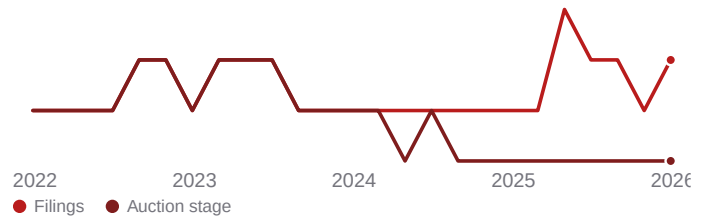
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,565
Median value (AVM)	\$95K
Median size	1,338 ft²
Median bedrooms	3
Median year built	1930
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	4.0%
Owner occupied	68%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	17.1 yrs

COMMUNITY

Population	10,183
Density	548 / mi²
Median household income	\$56K
Average household income	\$77K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	31
Homes occupied	85%
Bachelor's or higher	14%
Poverty rate	20.9%
Unemployment	0.9%
Average temp	51°F
Annual precip	41 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.