

Freedom 15042

ZIP code · PA · Pennsylvania > Beaver County > Freedom

SELLER'S MARKET

\$297K

MEDIAN SALE PRICE

+18.4%

1-YR CHANGE

112

SALES (12 MO)

\$274K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

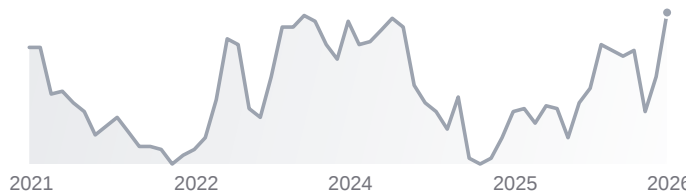
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

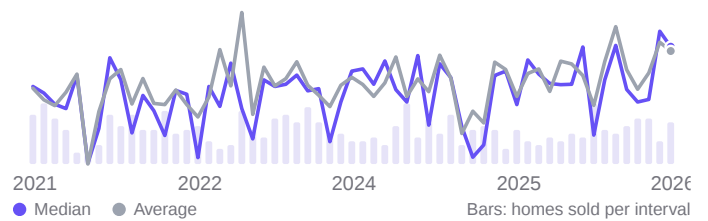
Market temperature (0–100)

73 / 100



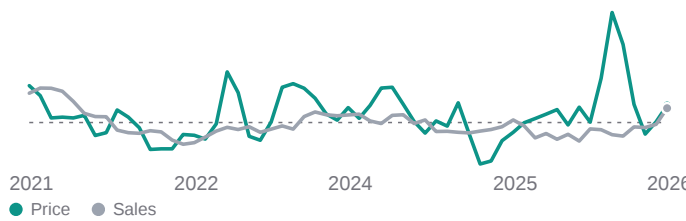
Sale prices

Median \$325K · Average \$315K



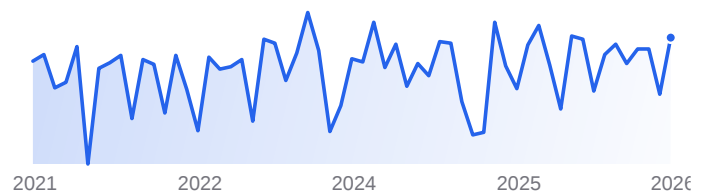
Growth (year over year)

Price +18.4% · Sales +15.5%



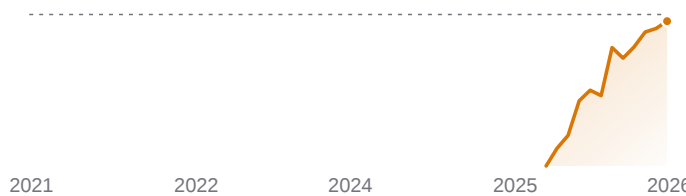
Price per square foot

\$201/ft²



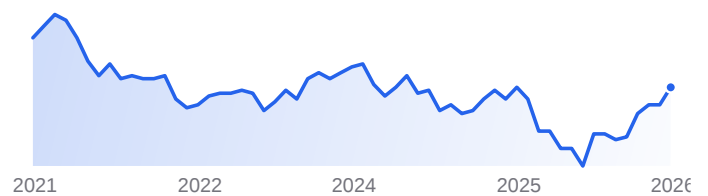
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

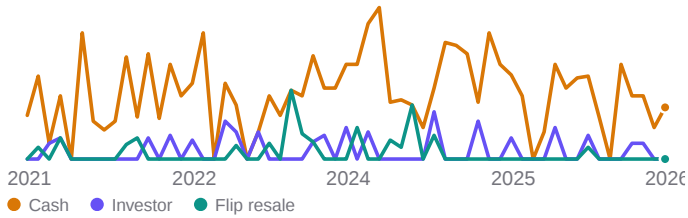
3.4%



BUYERS & OUTCOMES

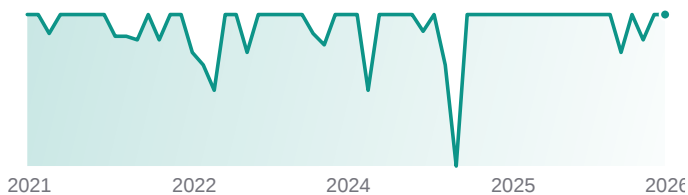
Buyer mix

Cash 27% · Investor 0% · Flip resale 0%



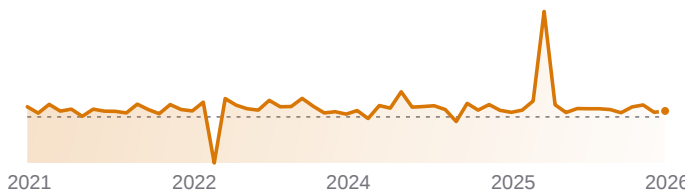
Sellers who sold at a gain

100%

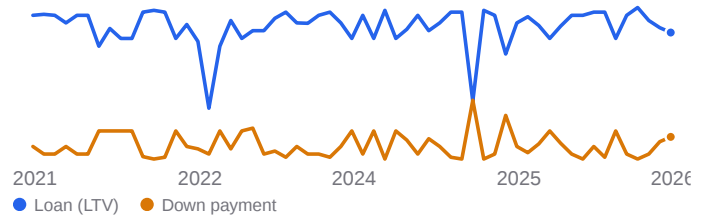


Median annualized return at resale

+3.5%

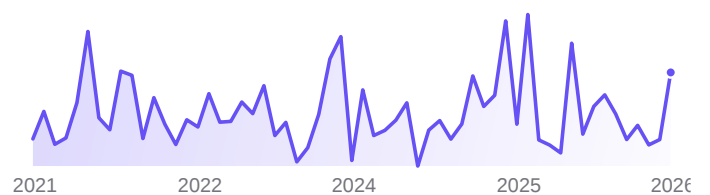


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



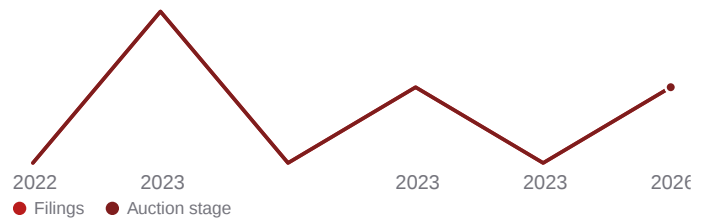
Typical hold before selling

11.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,332
Median value (AVM)	\$274K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1974
Single family	75%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.1%
Owner occupied	84%
Company owned	7.7%
Median loan-to-value	38%

Typical ownership tenure

15.3 yrs

COMMUNITY

Population	7,663
Density	457 / mi ²
Median household income	\$74K
Average household income	\$102K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	24
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	11.2%
Unemployment	1.1%
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.