

Eighty Four 15330

ZIP code · PA · Pennsylvania > Washington County > Eighty Four

BUYER'S MARKET

\$357K

MEDIAN SALE PRICE

-19.5%

1-YR CHANGE

80

SALES (12 MO)

\$414K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



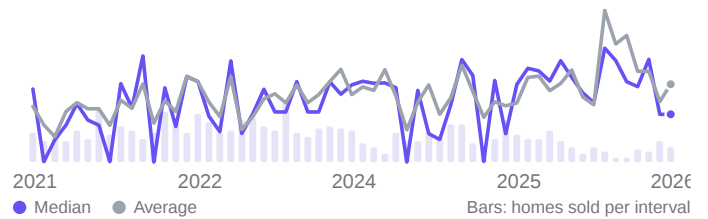
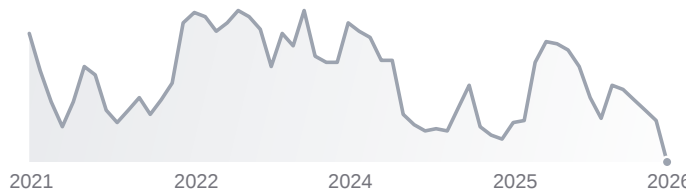
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$284K · Average \$405K

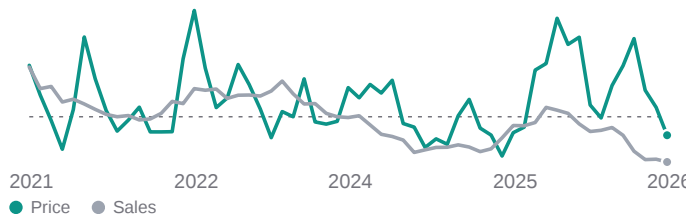


Growth (year over year)

Price -19.5% · Sales -47.7%

Price per square foot

\$210/ft²



Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

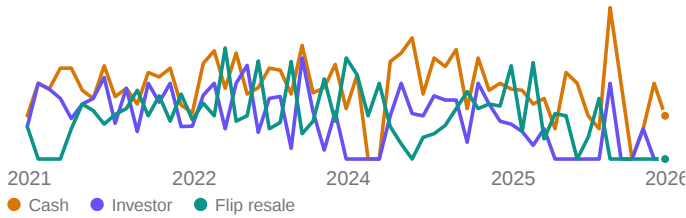
3.0%



BUYERS & OUTCOMES

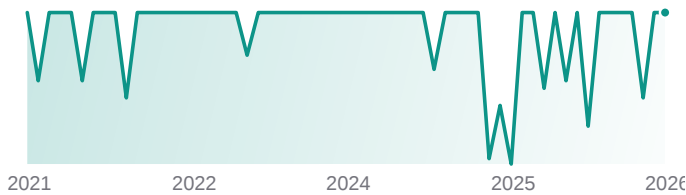
Buyer mix

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



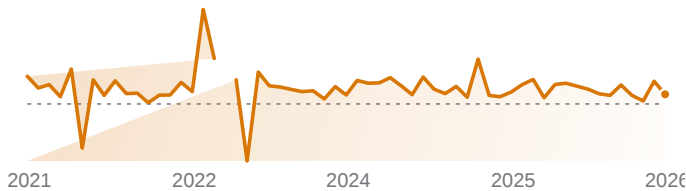
Sellers who sold at a gain

100%

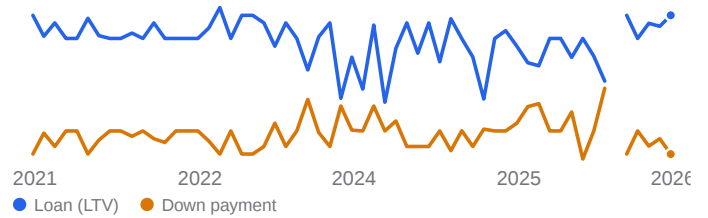


Median annualized return at resale

+3.1%

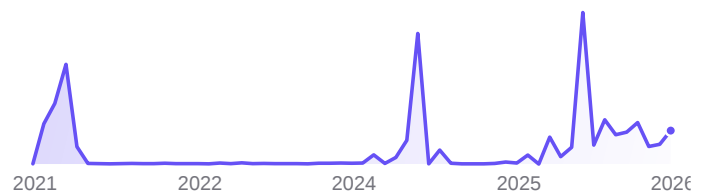


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



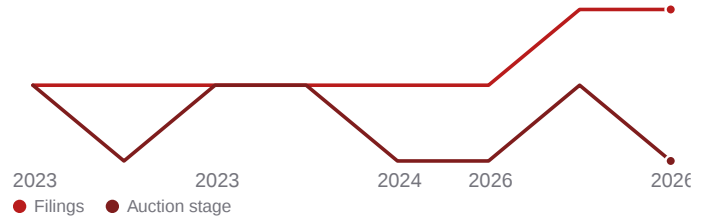
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,657
Median value (AVM)	\$414K
Median size	1,862 ft²
Median bedrooms	3
Median year built	1984
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.1%
Owner occupied	79%
Company owned	6.8%
Median loan-to-value	34%
Typical ownership tenure	20.8 yrs

COMMUNITY

Population	6,578
Density	146 / mi²
Median household income	\$99K
Average household income	\$120K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	30
Homes occupied	94%
Bachelor's or higher	25%
Poverty rate	7.3%
Unemployment	1.1%
Average temp	51°F
Annual precip	40 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.