

Confluence 15424

ZIP code · PA · Pennsylvania > Somerset County > Confluence

BALANCED MARKET

\$150K

MEDIAN SALE PRICE

+35.8%

1-YR CHANGE

32

SALES (12 MO)

\$140K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



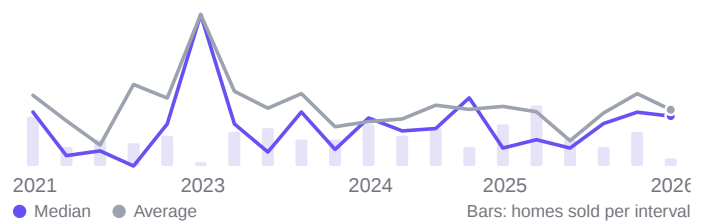
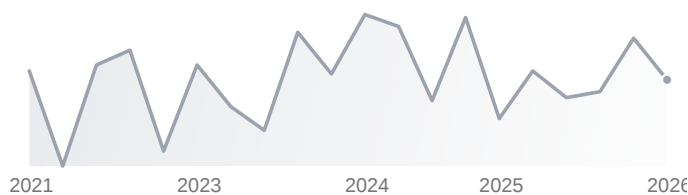
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$150K · Average \$163K



Growth (year over year)

Price +35.8% · Sales -11.1%

Price per square foot

\$198/ft²

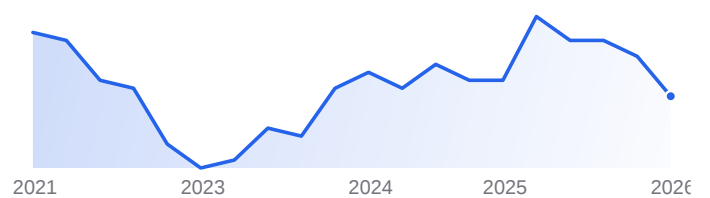


Sale premium vs estimated value

+55.0%

Annual turnover (share of homes sold)

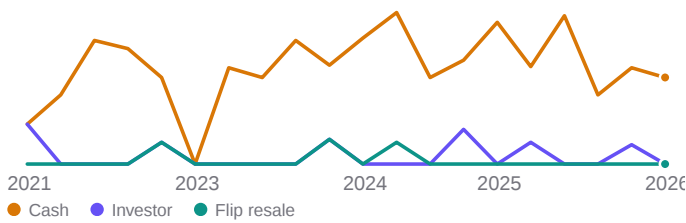
2.1%



BUYERS & OUTCOMES

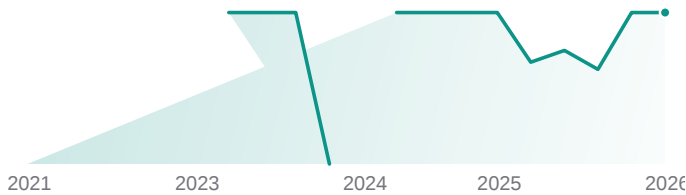
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%

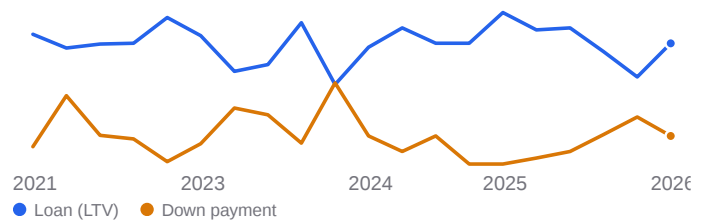


Median annualized return at resale

+11.7%

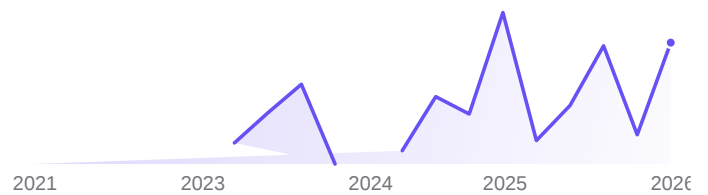


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

11.9 yrs



HOUSING STOCK

Homes	1,505
Median value (AVM)	\$140K
Median size	1,336 ft²
Median bedrooms	3
Median year built	1950
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	3.3%
Owner occupied	46%
Company owned	6.9%
Median loan-to-value	0%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	2,209
Density	33 / mi²
Median household income	\$55K
Average household income	\$68K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	29
Homes occupied	65%
Bachelor's or higher	12%
Poverty rate	14.4%
Unemployment	1.2%
Average temp	48°F
Annual precip	47 in
Sunshine	45%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.