

Fairchance 15436

ZIP code · PA · Pennsylvania > Fayette County > Fairchance

BUYER'S MARKET

\$47K

MEDIAN SALE PRICE

-55.3%

1-YR CHANGE

30

SALES (12 MO)

\$115K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



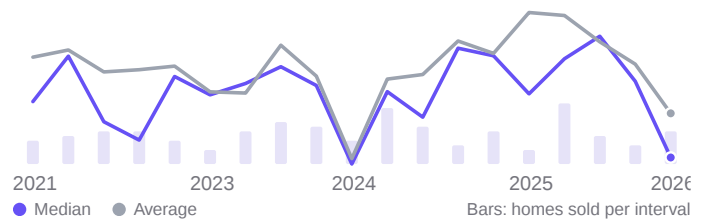
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$46K · Average \$95K

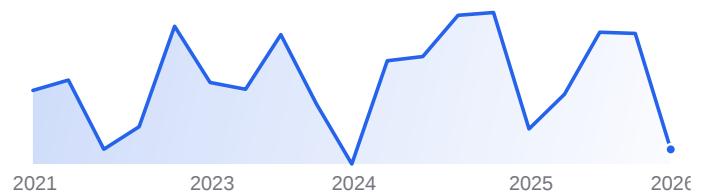
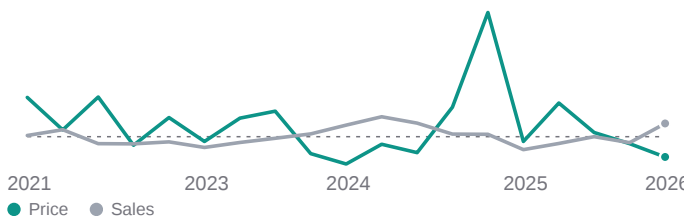


Growth (year over year)

Price -55.3% · Sales +36.4%

Price per square foot

\$40/ft²

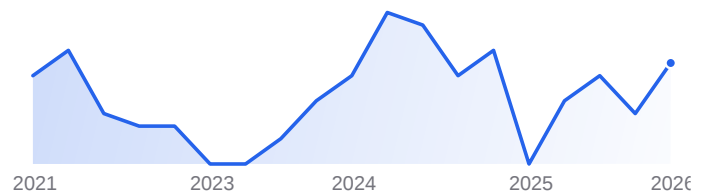


Sale premium vs estimated value

+9.7%

Annual turnover (share of homes sold)

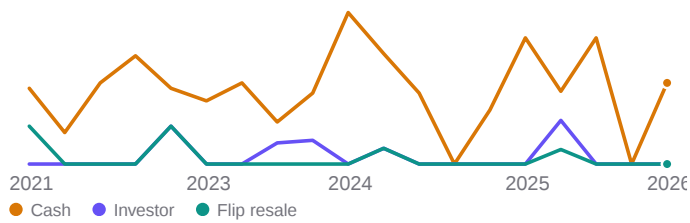
2.8%



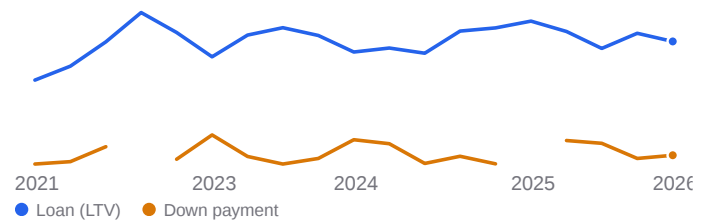
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 0% · Flip resale 0%

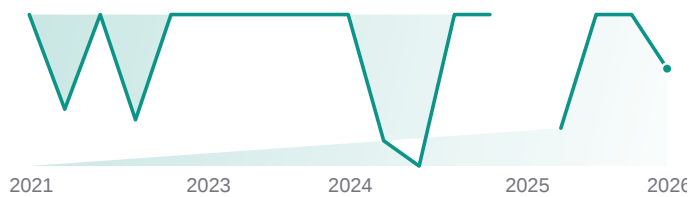


Financing (share of purchase price) Loan (LTV) 87% · Down payment 9.4%



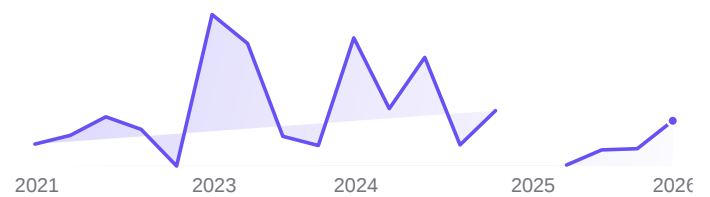
Sellers who sold at a gain

86%



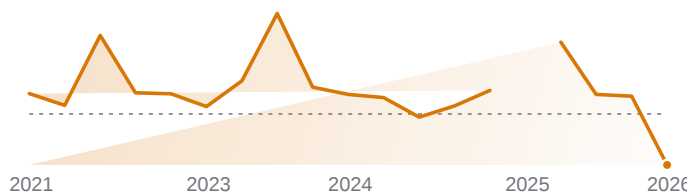
Typical hold before selling

5.9 yrs



Median annualized return at resale

-14.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,067
Median value (AVM)	\$115K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1940
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	5.0%
Owner occupied	65%
Company owned	4.6%
Median loan-to-value	40%
Typical ownership tenure	26.4 yrs

COMMUNITY

Population	2,155
Density	310 / mi²
Median household income	\$53K
Average household income	\$74K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	33
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	13.9%
Unemployment	1.4%
Average temp	50°F
Annual precip	48 in
Sunshine	45%

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