

Berlin 15530

ZIP code · PA · Pennsylvania > Somerset County > Berlin

BUYER'S MARKET

\$218K

MEDIAN SALE PRICE

-3.5%

1-YR CHANGE

38

SALES (12 MO)

\$199K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



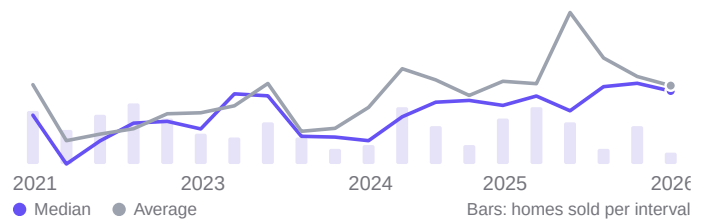
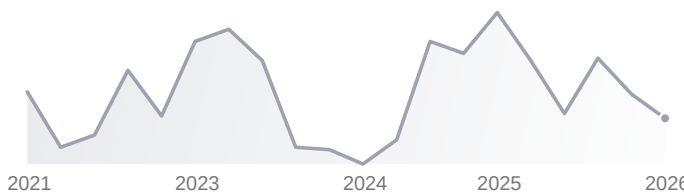
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$209K · Average \$221K

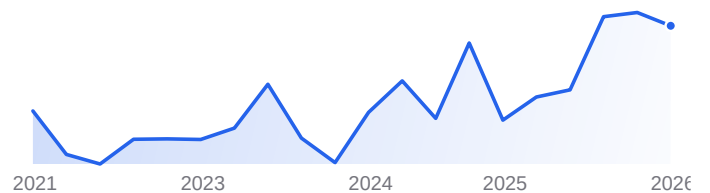
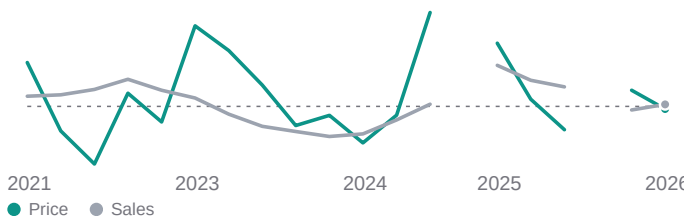


Growth (year over year)

Price -3.5% · Sales +2.7%

Price per square foot

\$149/ft²

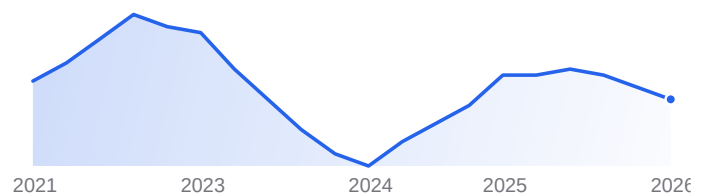
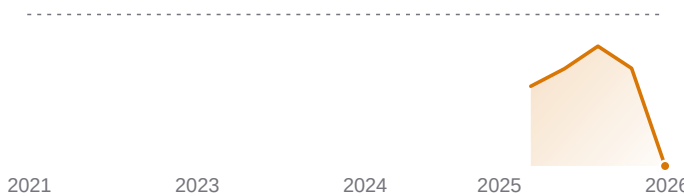


Sale premium vs estimated value

-13.9%

Annual turnover (share of homes sold)

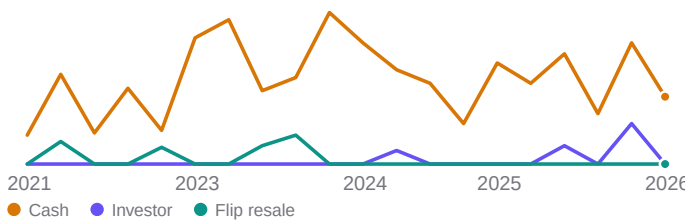
2.1%



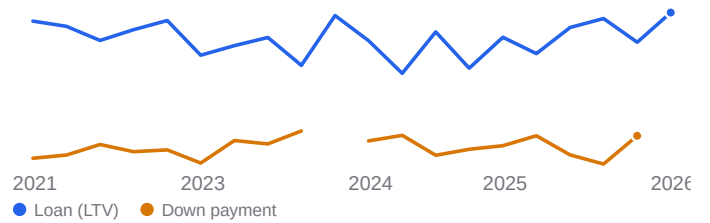
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 102% · Down payment 20%



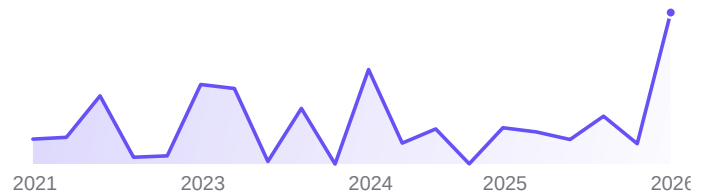
Sellers who sold at a gain

100%



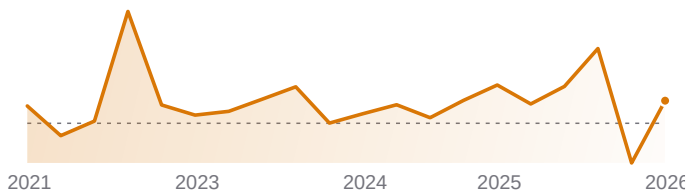
Typical hold before selling

20.3 yrs



Median annualized return at resale

+7.2%



HOUSING STOCK

Homes	1,806
Median value (AVM)	\$199K
Median size	1,624 ft²
Median bedrooms	3
Median year built	1954
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.0%
Owner occupied	79%
Company owned	7.6%
Median loan-to-value	33%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	4,830
Density	54 / mi²
Median household income	\$62K
Average household income	\$78K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	30
Homes occupied	90%
Bachelor's or higher	9%
Poverty rate	10.2%
Unemployment	1.1%
Average temp	47°F
Annual precip	43 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.