

Creekside 15732

ZIP code · PA · Pennsylvania > Indiana County > Creekside

BALANCED MARKET

\$85K

MEDIAN SALE PRICE

-6.5%

1-YR CHANGE

19

SALES (12 MO)

\$149K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



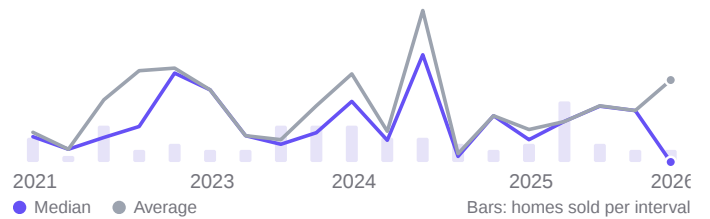
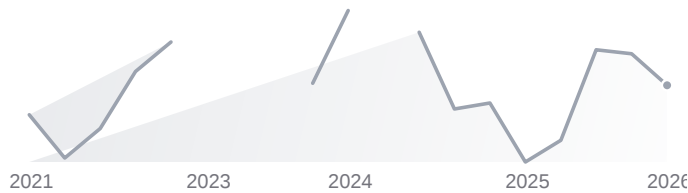
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

42 / 100

Sale prices

Median \$20K · Average \$168K

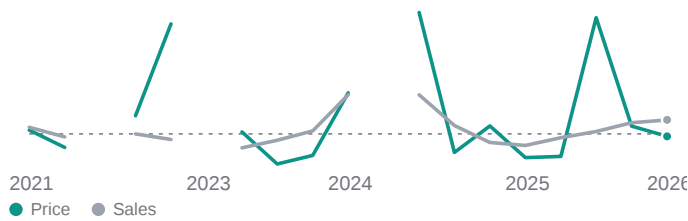


Growth (year over year)

Price -6.5% · Sales +35.7%

Price per square foot

\$206/ft²

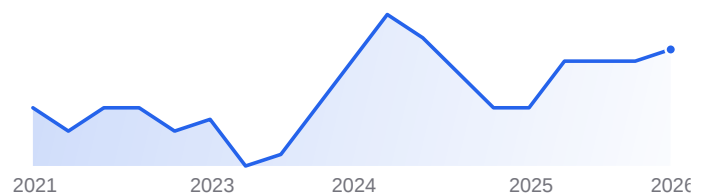
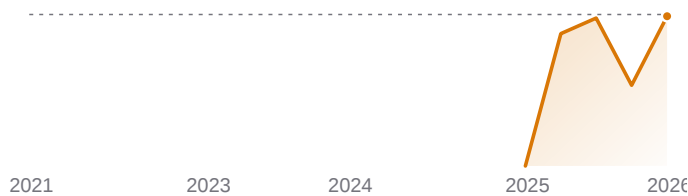


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

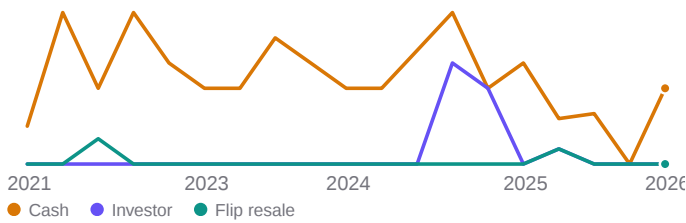
2.6%



BUYERS & OUTCOMES

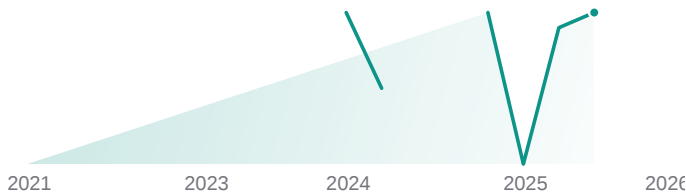
Buyer mix

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



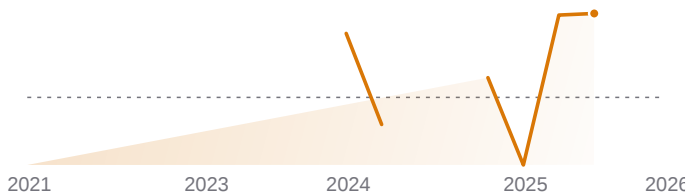
Sellers who sold at a gain

100%

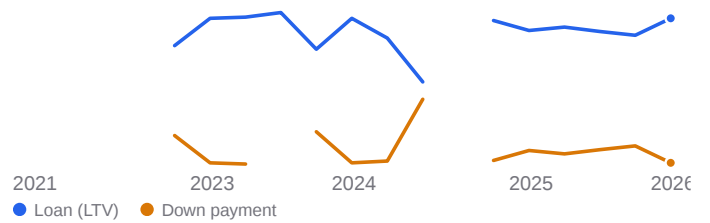


Median annualized return at resale

+19.5%

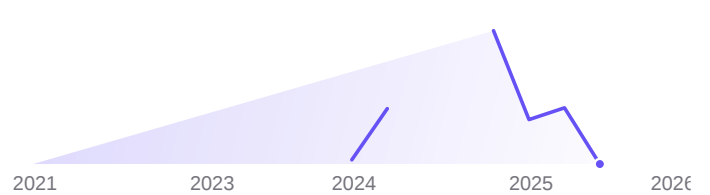


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

1.5 yrs



HOUSING STOCK

Homes	741
Median value (AVM)	\$149K
Median size	1,440 ft ²
Median bedrooms	3
Median year built	1971
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.9%
Owner occupied	85%
Company owned	5.0%
Median loan-to-value	34%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,505
Density	50 / mi²
Median household income	\$56K
Average household income	\$73K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	29
Homes occupied	90%
Bachelor's or higher	9%
Poverty rate	5.9%
Unemployment	1.3%
Average temp	49°F
Annual precip	44 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.