

Bruin 16022

ZIP code · PA · Pennsylvania > Butler County > Bruin

\$88K

MEDIAN SALE PRICE

-29.6%

1-YR CHANGE

6

SALES (12 MO)

\$86K

MEDIAN VALUE (AVM)

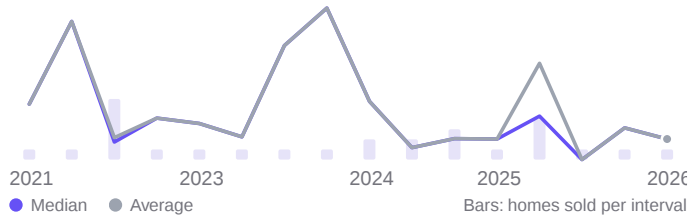
MARKET TRENDS (5 YEARS)

Sale prices

Median \$75K · Average \$75K

Growth (year over year)

Price -29.6% · Sales +0.0%

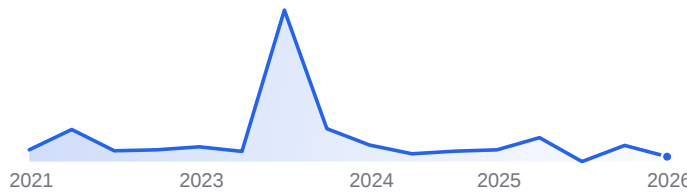


Price per square foot

\$49/ft²

Sale premium vs estimated value

+83.2%



Annual turnover (share of homes sold)

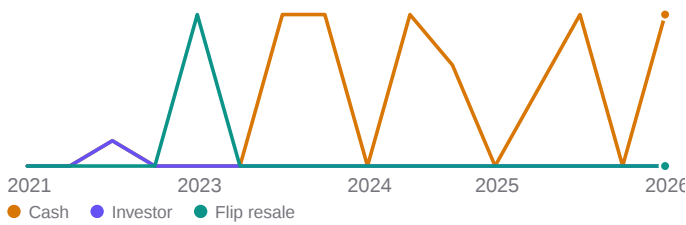
3.3%



BUYERS & OUTCOMES

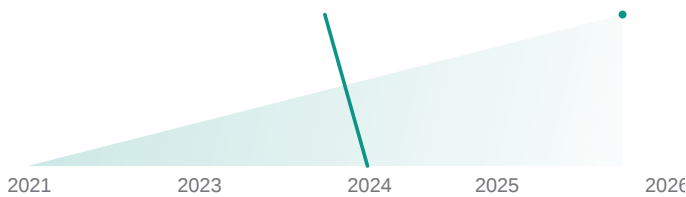
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



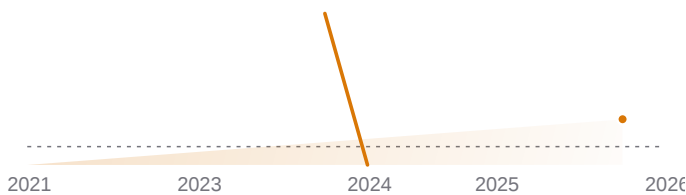
Sellers who sold at a gain

100%

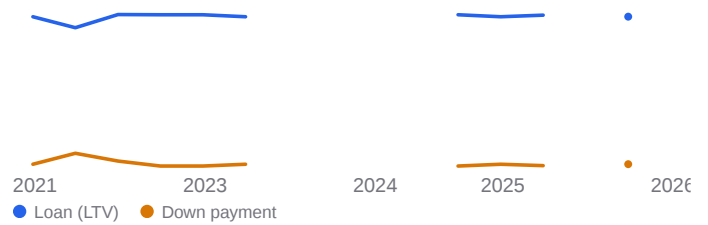


Median annualized return at resale

+6.9%

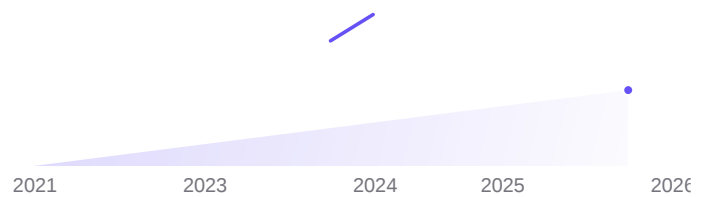


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Typical hold before selling

4.1 yrs



HOUSING STOCK

Homes	184
Median value (AVM)	\$86K
Median size	1,200 ft²
Median bedrooms	3
Median year built	1918
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	6.3%
Owner occupied	66%
Company owned	6.0%
Median loan-to-value	38%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2
Density	110 / mi ²
Median household income	\$81K
Average household income	\$92K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	27
Homes occupied	90%
Bachelor's or higher	8%
Poverty rate	7.9%
Unemployment	0.8%
Average temp	49°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.