

Forestville 16035

ZIP code · PA · Pennsylvania > Butler County > Forestville

\$115K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

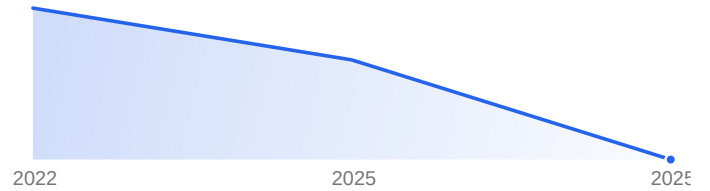
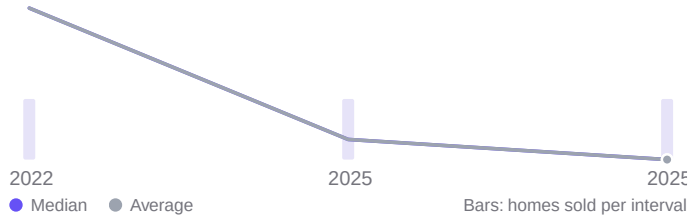
MARKET TRENDS (5 YEARS)

Sale prices

Median \$115K · Average \$115K

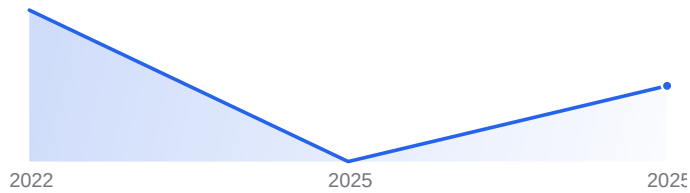
Price per square foot

\$93/ft²



Annual turnover (share of homes sold)

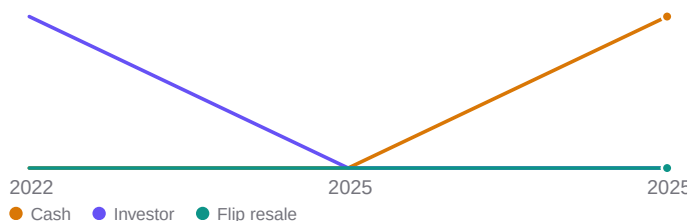
4.8%



BUYERS & OUTCOMES

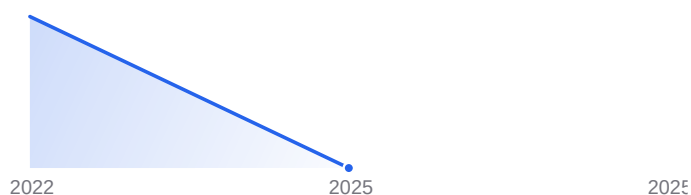
Buyer mix

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



Financing (share of purchase price)

100%



HOUSING STOCK

Homes	42
Median value (AVM)	\$134K
Median size	1,162 ft²
Median bedrooms	3
Median year built	1910
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	3.6%
Owner occupied	52%
Company owned	9.5%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	36
Density	99 / mi²
Median household income	\$48K
Average household income	\$76K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	24
Homes occupied	95%
Bachelor's or higher	17%

Poverty rate	22.4%
Unemployment	0.9%
Average temp	48°F
Annual precip	42 in
Sunshine	45%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.