

Portersville 16051

ZIP code · PA · Pennsylvania > Butler County > Portersville

BALANCED MARKET

\$320K

MEDIAN SALE PRICE

+6.7%

1-YR CHANGE

19

SALES (12 MO)

\$270K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



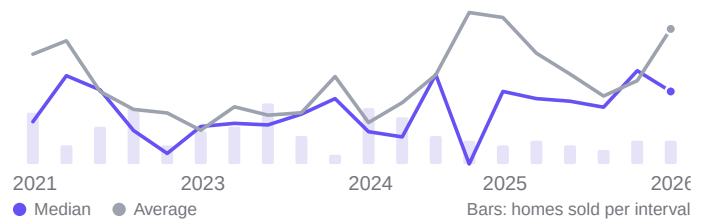
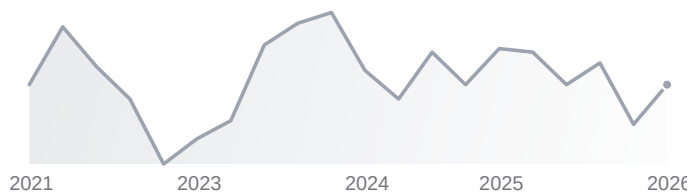
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$300K · Average \$473K

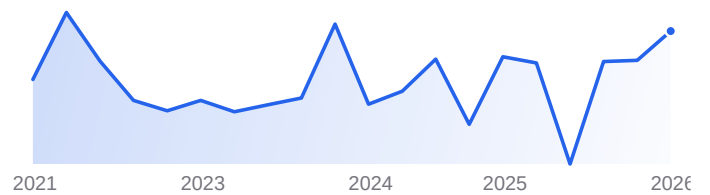
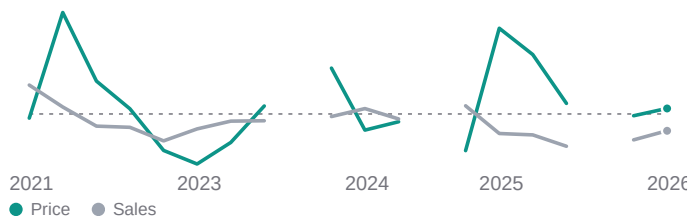


Growth (year over year)

Price +6.7% · Sales -20.8%

Price per square foot

\$279/ft²

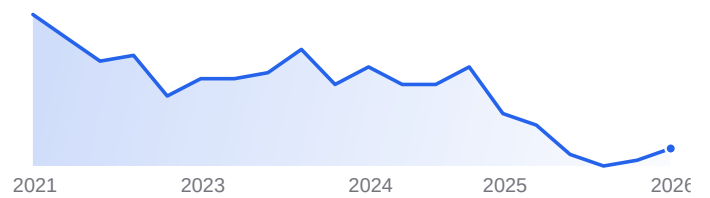


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

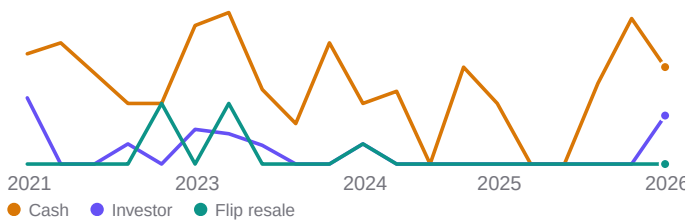
1.5%



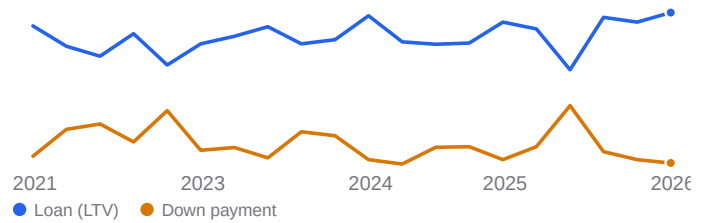
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 20% · Flip resale 0%

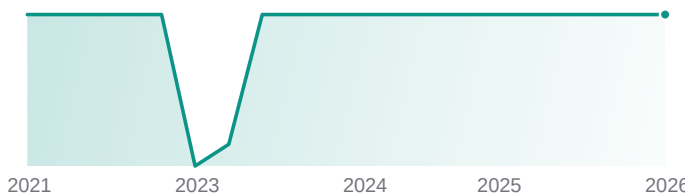


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



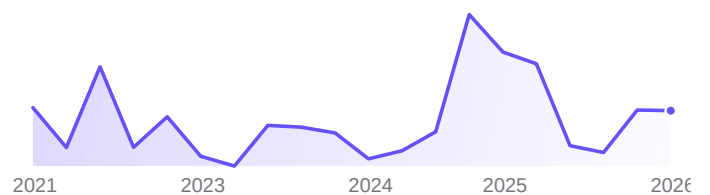
Sellers who sold at a gain

100%



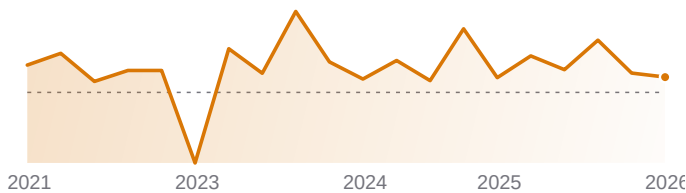
Typical hold before selling

5.5 yrs



Median annualized return at resale

+4.8%



HOUSING STOCK

Homes	1,294
Median value (AVM)	\$270K
Median size	1,416 ft²
Median bedrooms	3
Median year built	1972
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.5%
Owner occupied	86%
Company owned	7.7%
Median loan-to-value	40%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,255
Density	76 / mi²
Median household income	\$78K
Average household income	\$93K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	31
Homes occupied	93%
Bachelor's or higher	21%
Poverty rate	6.6%
Unemployment	1.1%
Average temp	49°F
Annual precip	41 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.