

Prospect 16052

ZIP code · PA · Pennsylvania > Butler County > Prospect

SELLER'S MARKET

\$312K

MEDIAN SALE PRICE

+1.9%

1-YR CHANGE

22

SALES (12 MO)

\$270K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



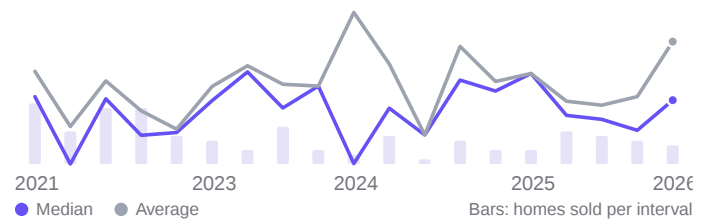
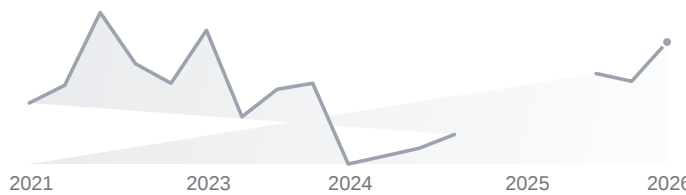
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$241K · Average \$384K

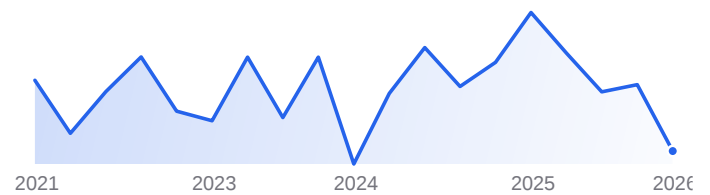
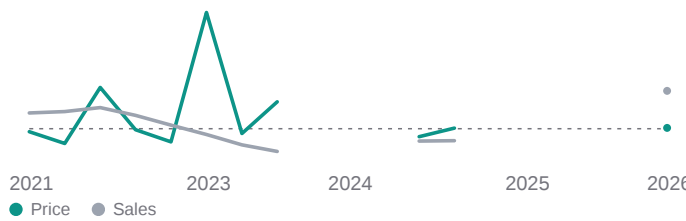


Growth (year over year)

Price +1.9% · Sales +83.3%

Price per square foot

\$59/ft²

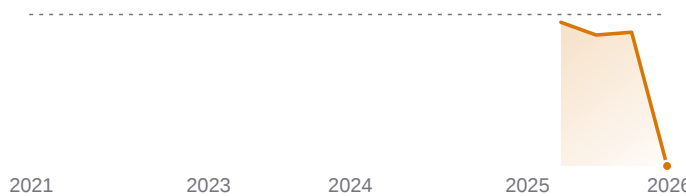


Sale premium vs estimated value

-7.9%

Annual turnover (share of homes sold)

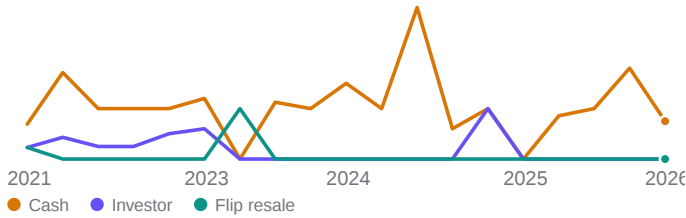
2.2%



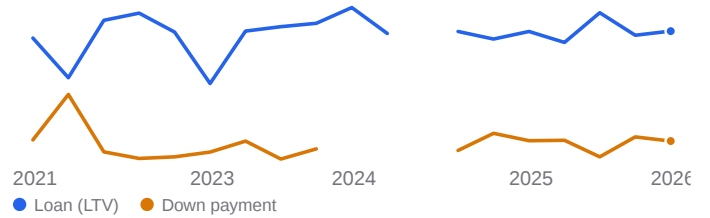
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

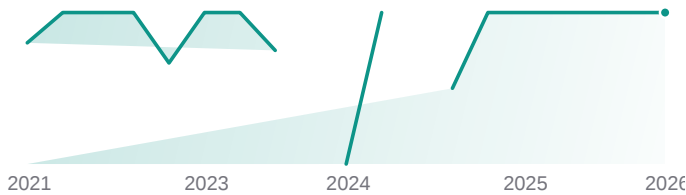


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



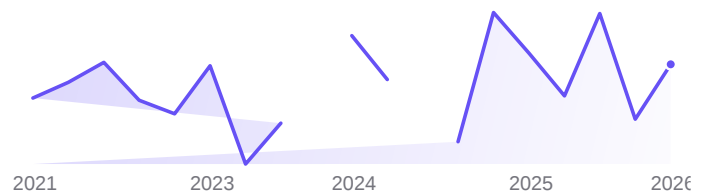
Sellers who sold at a gain

100%



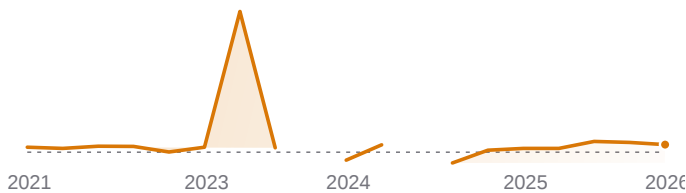
Typical hold before selling

8.9 yrs



Median annualized return at resale

+10.9%



HOUSING STOCK

Homes	1,006
Median value (AVM)	\$270K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1978
Single family	66%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	4.6%
Owner occupied	80%
Company owned	7.3%
Median loan-to-value	43%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	2,819
Density	131 / mi²
Median household income	\$83K
Average household income	\$97K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	27
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	4.6%
Unemployment	0.9%
Average temp	49°F
Annual precip	41 in
Sunshine	45%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.