

Valencia 16059

ZIP code · PA · Pennsylvania > Butler County > Valencia

BUYER'S MARKET

\$405K

MEDIAN SALE PRICE

-6.5%

1-YR CHANGE

111

SALES (12 MO)

\$490K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



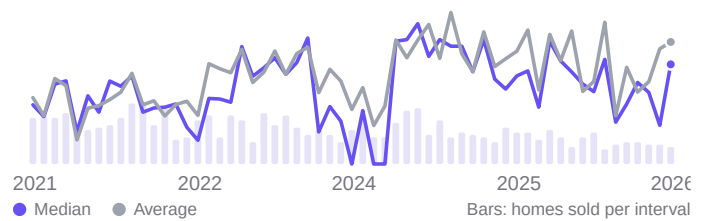
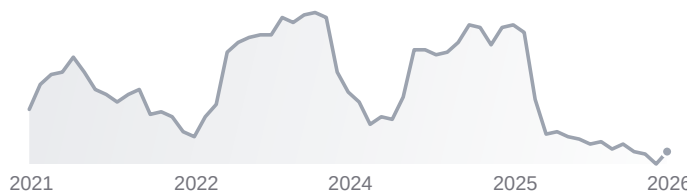
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$495K · Average \$563K

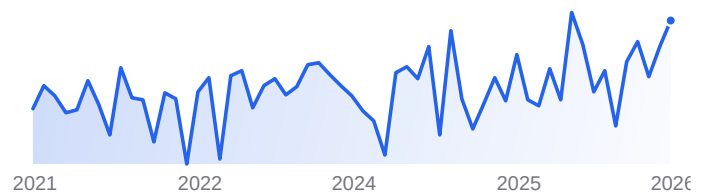
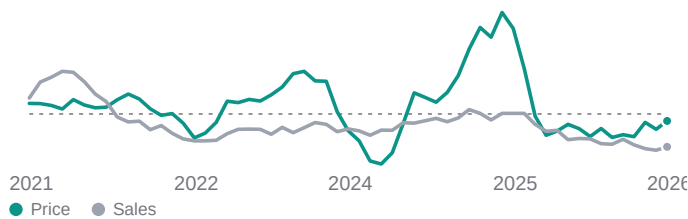


Growth (year over year)

Price -6.5% · Sales -30.6%

Price per square foot

\$262/ft²

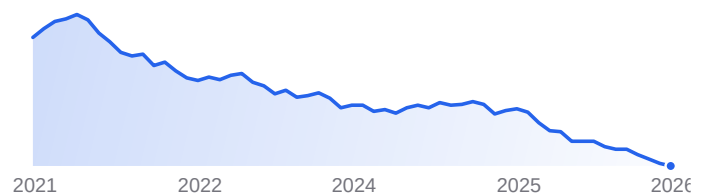
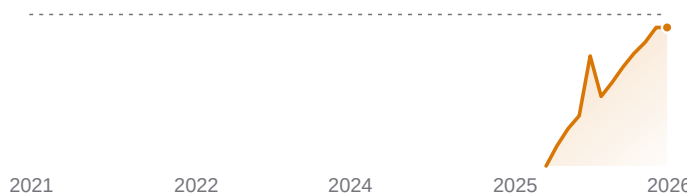


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

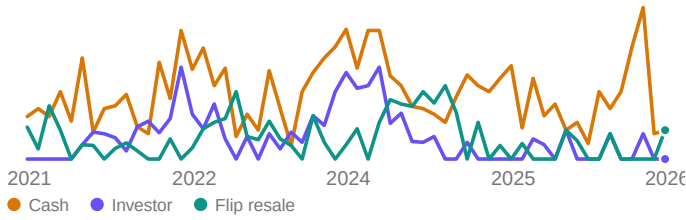
2.7%



BUYERS & OUTCOMES

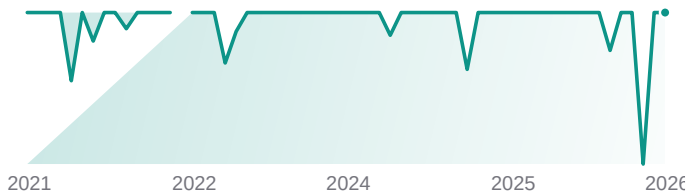
Buyer mix

Cash 14% · Investor 0% · Flip resale 14%



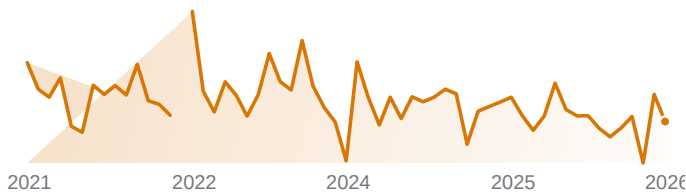
Sellers who sold at a gain

100%

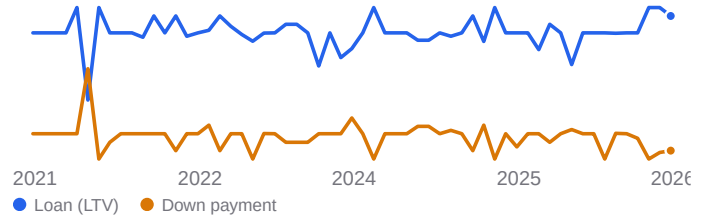


Median annualized return at resale

+3.0%

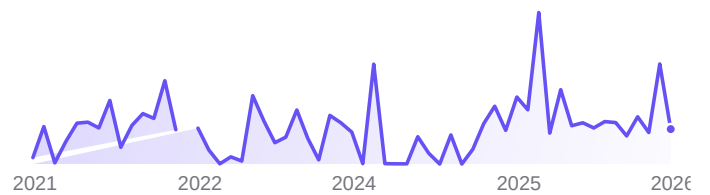


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,047
Median value (AVM)	\$490K
Median size	1,920 ft²
Median bedrooms	3
Median year built	1991
Single family	73%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.0%
Owner occupied	76%
Company owned	12%
Median loan-to-value	41%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	9,661
Density	376 / mi²
Median household income	\$99K
Average household income	\$124K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	29
Homes occupied	95%
Bachelor's or higher	26%
Poverty rate	7.2%
Unemployment	1.0%
Average temp	50°F
Annual precip	40 in
Sunshine	45%

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