

West Sunbury 16061

ZIP code · PA · Pennsylvania > Butler County > West Sunbury

BUYER'S MARKET

\$88K

MEDIAN SALE PRICE

-71.0%

1-YR CHANGE

26

SALES (12 MO)

\$236K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



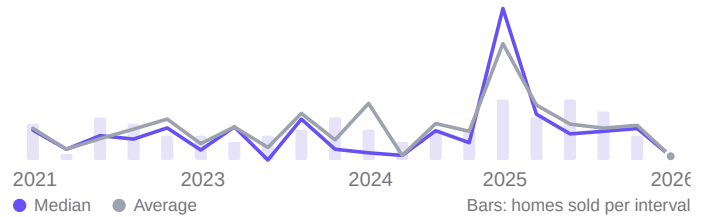
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$85K · Average \$85K

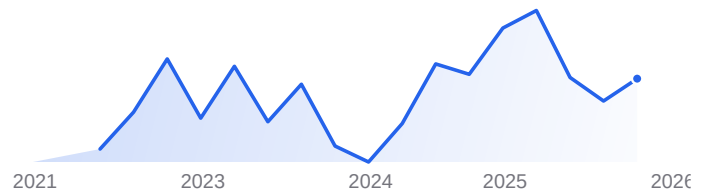
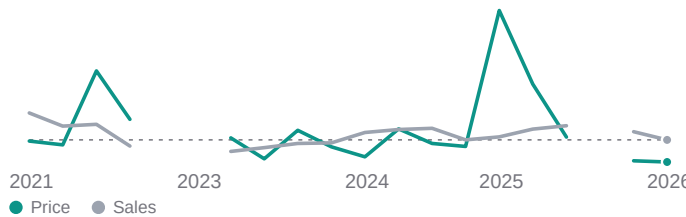


Growth (year over year)

Price -71.0% · Sales +0.0%

Price per square foot

\$159/ft²

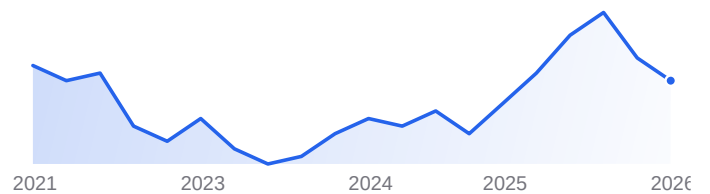


Sale premium vs estimated value

-14.1%

Annual turnover (share of homes sold)

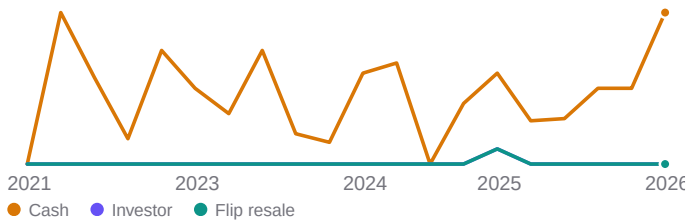
2.5%



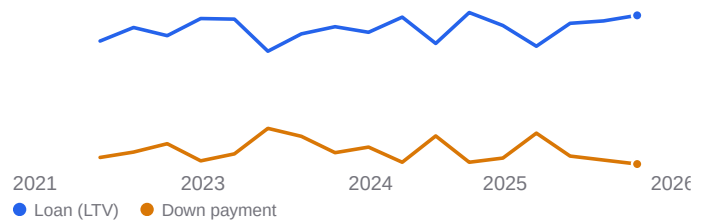
BUYERS & OUTCOMES

Buyer mix

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

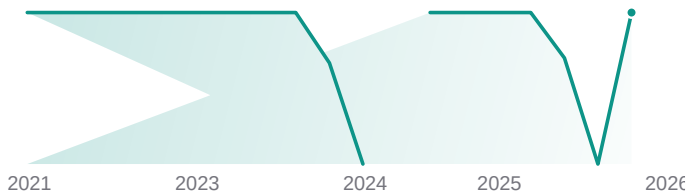


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



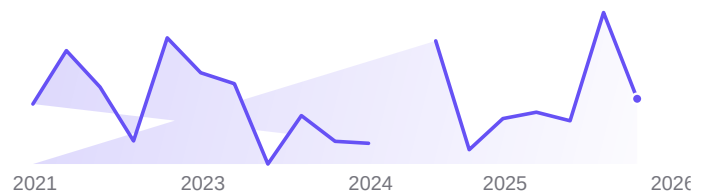
Sellers who sold at a gain

100%



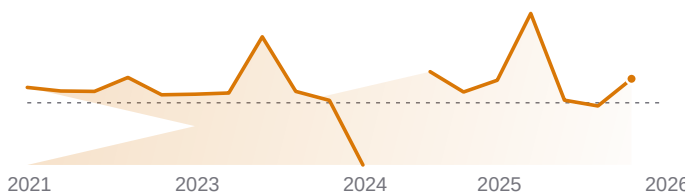
Typical hold before selling

7.9 yrs



Median annualized return at resale

+12.9%



HOUSING STOCK

Homes	1,059
Median value (AVM)	\$236K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1978
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.2%
Owner occupied	75%
Company owned	7.3%
Median loan-to-value	31%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,428
Density	79 / mi²
Median household income	\$70K
Average household income	\$82K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	26
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	12.1%
Unemployment	1.0%
Average temp	49°F
Annual precip	42 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.