

# Zelienople 16063

ZIP code · PA · Pennsylvania > Butler County > Zelienople

STRONG SELLER'S MARKET

\$385K

MEDIAN SALE PRICE

+69.8%

1-YR CHANGE

187

SALES (12 MO)

\$397K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 91 / 100

Buyer's market

Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

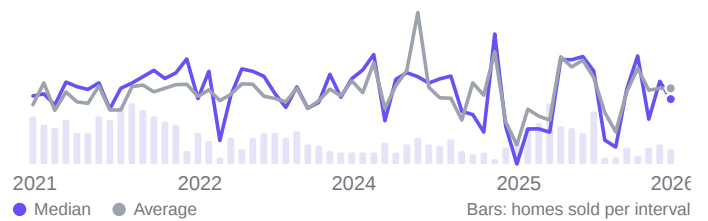
Market temperature (0–100)

91 / 100



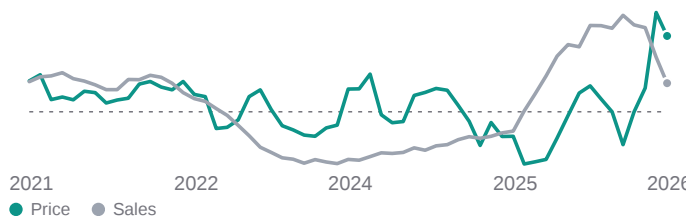
Sale prices

Median \$388K · Average \$430K



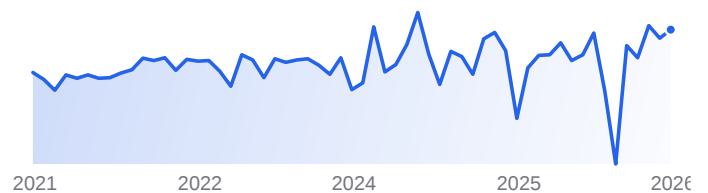
Growth (year over year)

Price +69.8% · Sales +26.4%



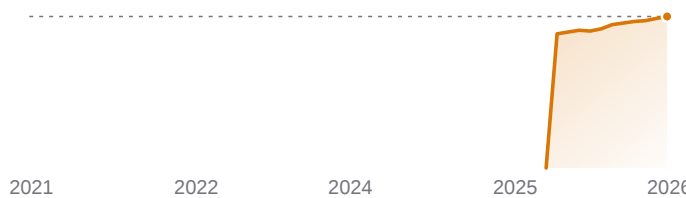
Price per square foot

\$255/ft²



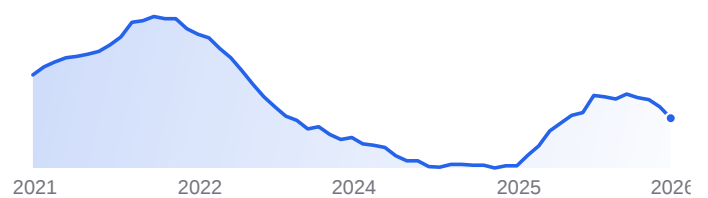
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

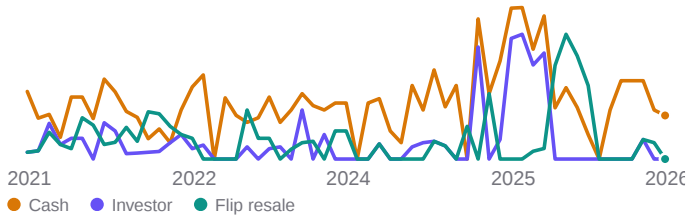
5.7%



## BUYERS & OUTCOMES

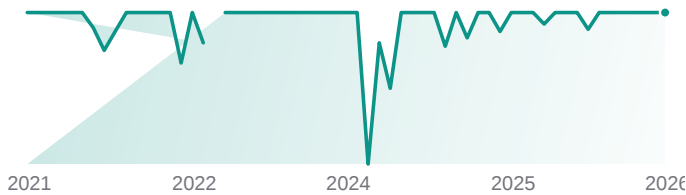
### Buyer mix

Cash 22% · Investor 0% · Flip resale 0%



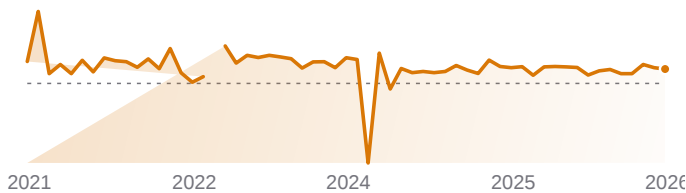
### Sellers who sold at a gain

100%

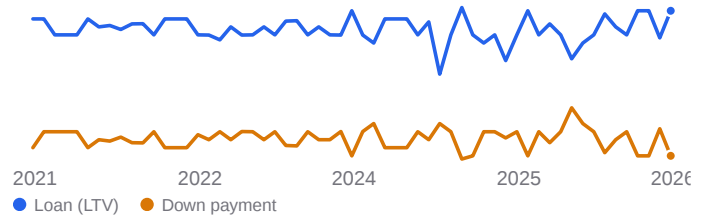


### Median annualized return at resale

+4.8%

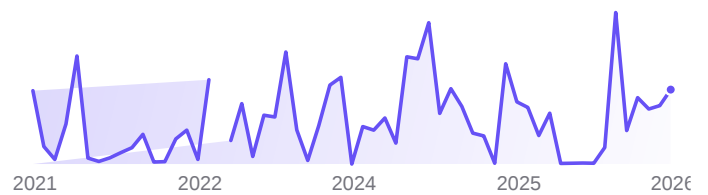


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



### Typical hold before selling

6.2 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,287     |
| Median value (AVM) | \$397K    |
| Median size        | 1,849 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1986      |
| Single family      | 82%       |
| Condos             | 5.6%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 45%  |
| Underwater (LTV 125% or more) | 1.6% |
| Owner occupied                | 69%  |
| Company owned                 | 8.6% |
| Median loan-to-value          | 56%  |

Typical ownership tenure

**10.9 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>7,513</b>                |
| Density                          | <b>489 / mi<sup>2</sup></b> |
| Median household income          | <b>\$86K</b>                |
| Average household income         | <b>\$109K</b>               |
| Crime index (US avg 100)         | <b>83</b>                   |
| Air pollution index (US avg 100) | <b>91</b>                   |
| Earthquake index (US avg 100)    | <b>30</b>                   |
| Homes occupied                   | <b>94%</b>                  |
| Bachelor's or higher             | <b>27%</b>                  |
| Poverty rate                     | <b>5.7%</b>                 |
| Unemployment                     | <b>0.9%</b>                 |
| Average temp                     | <b>50°F</b>                 |
| Annual precip                    | <b>39 in</b>                |
| Sunshine                         | <b>45%</b>                  |

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.