

Bessemer 16112

ZIP code · PA · Pennsylvania > Lawrence County > Bessemer

BALANCED MARKET

\$86K

MEDIAN SALE PRICE

-24.5%

1-YR CHANGE

33

SALES (12 MO)

\$118K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

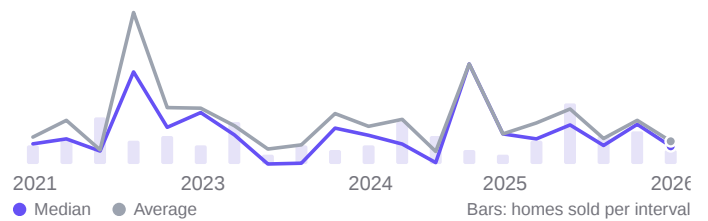
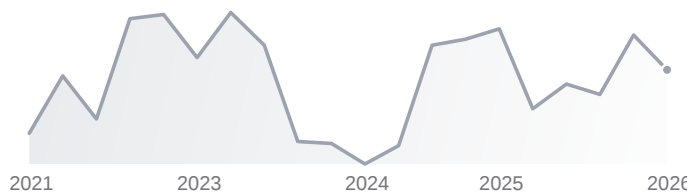
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$75K · Average \$84K

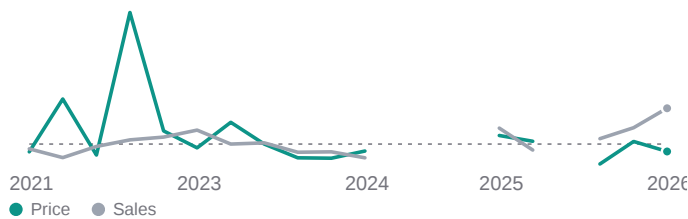


Growth (year over year)

Price -24.5% · Sales +120.0%

Price per square foot

\$66/ft²

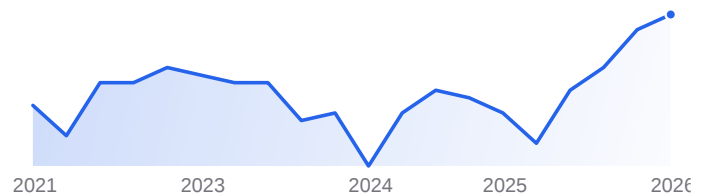
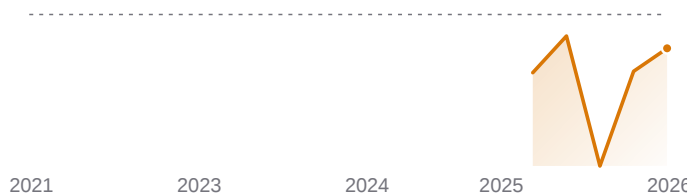


Sale premium vs estimated value

-4.6%

Annual turnover (share of homes sold)

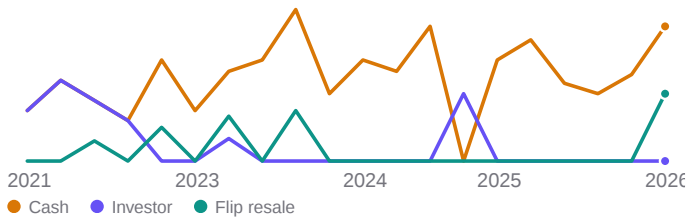
4.9%



BUYERS & OUTCOMES

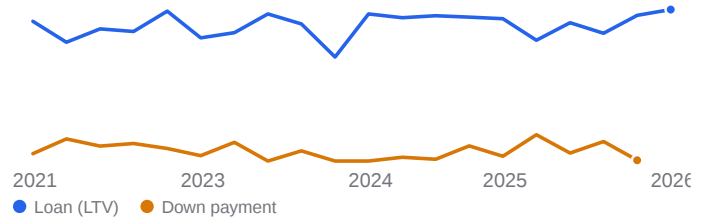
Buyer mix

Cash 67% · Investor 0% · Flip resale 33%



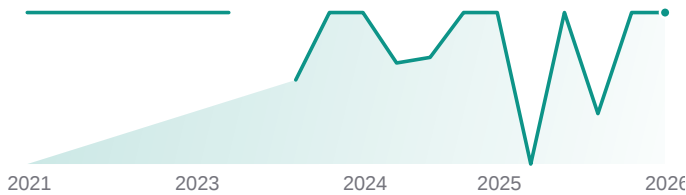
Financing (share of purchase price)

Loan (LTV) 101% · Down payment 2.3%



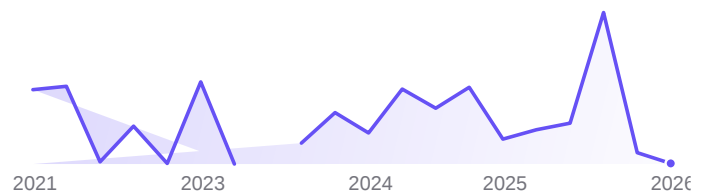
Sellers who sold at a gain

100%



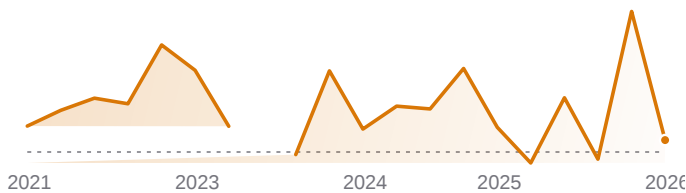
Typical hold before selling

0.7 yrs



Median annualized return at resale

+3.2%



HOUSING STOCK

Homes	669
Median value (AVM)	\$118K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1947
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	3.8%
Owner occupied	95%
Company owned	6.9%
Median loan-to-value	41%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,246
Density	159 / mi²
Median household income	\$71K
Average household income	\$83K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	29
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	6.5%
Unemployment	1.3%
Average temp	50°F
Annual precip	39 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.