

Darlington 16115

ZIP code · PA · Pennsylvania > Beaver County > Darlington

STRONG BUYER'S MARKET

\$101K

MEDIAN SALE PRICE

-46.6%

1-YR CHANGE

25

SALES (12 MO)

\$198K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 11 / 100



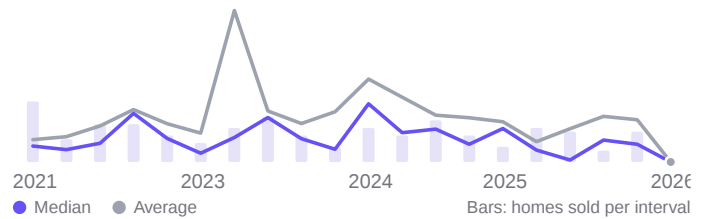
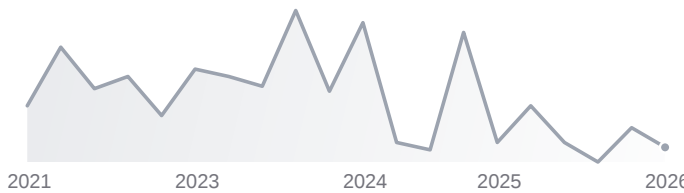
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

11 / 100

Sale prices

Median \$55K · Average \$55K

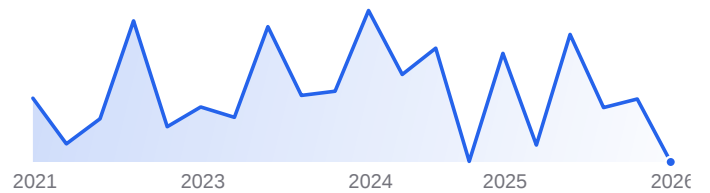
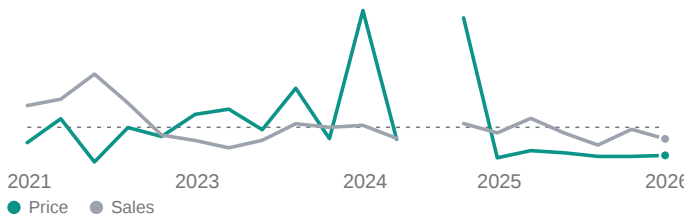


Growth (year over year)

Price -46.6% · Sales -19.4%

Price per square foot

\$48/ft²



Sale premium vs estimated value

-43.4%

Annual turnover (share of homes sold)

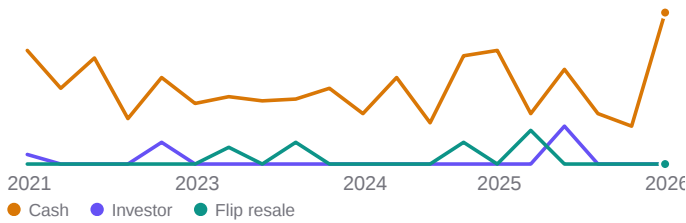
1.9%



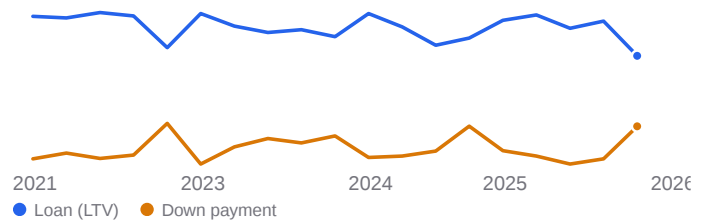
BUYERS & OUTCOMES

Buyer mix

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

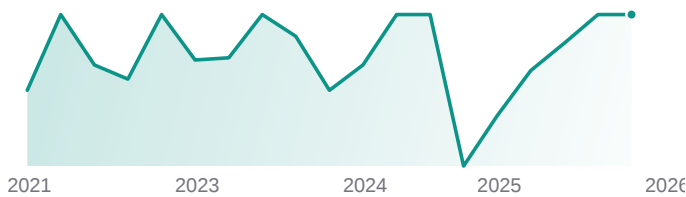


Financing (share of purchase price) Loan (LTV) 68% · Down payment 25%



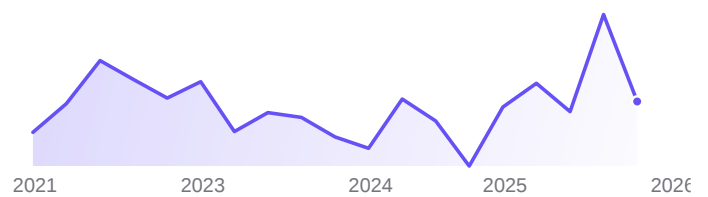
Sellers who sold at a gain

100%



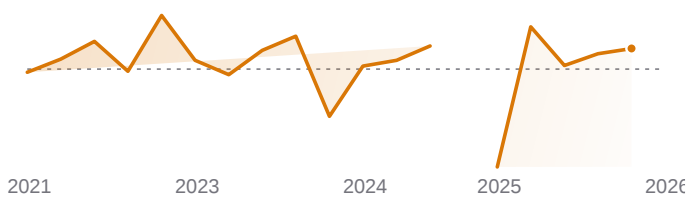
Typical hold before selling

5.5 yrs



Median annualized return at resale

+10.2%



HOUSING STOCK

Homes	1,338
Median value (AVM)	\$198K
Median size	1,320 ft²
Median bedrooms	3
Median year built	1964
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.6%
Owner occupied	74%
Company owned	5.6%
Median loan-to-value	34%
Typical ownership tenure	19.1 yrs

COMMUNITY

Population	4,153
Density	104 / mi²
Median household income	\$64K
Average household income	\$81K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	28
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	7.0%
Unemployment	1.1%
Average temp	50°F
Annual precip	38 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.