

Fombell 16123

ZIP code · PA · Pennsylvania > Beaver County

BALANCED MARKET

\$181K

MEDIAN SALE PRICE

14

SALES (12 MO)

\$261K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



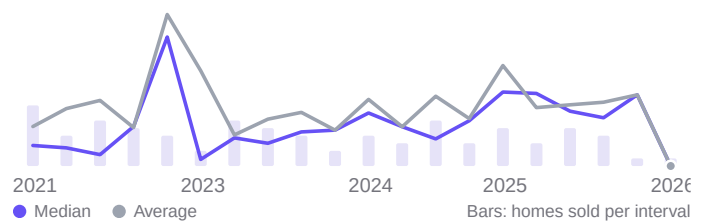
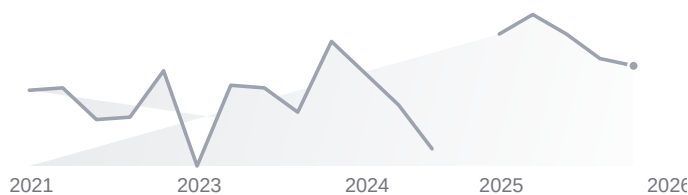
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$33K · Average \$33K

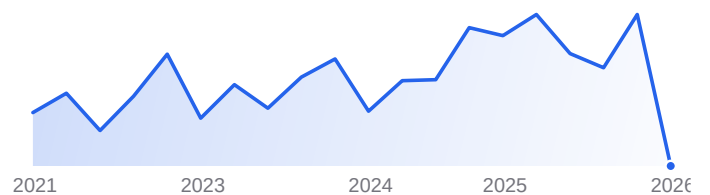
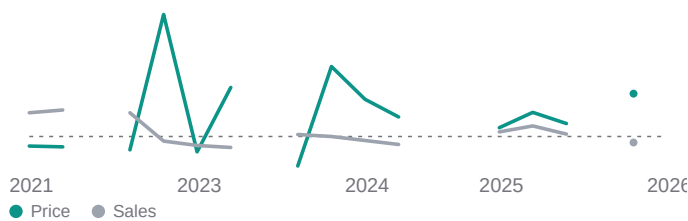


Growth (year over year)

Price +124.7% · Sales -17.6%

Price per square foot

\$17/ft²

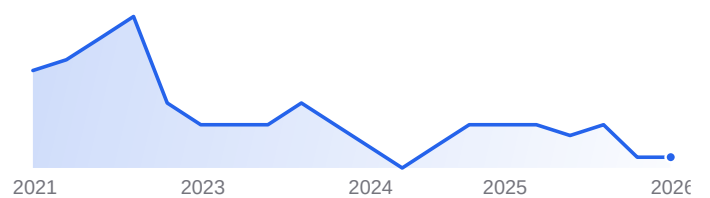


Sale premium vs estimated value

-66.1%

Annual turnover (share of homes sold)

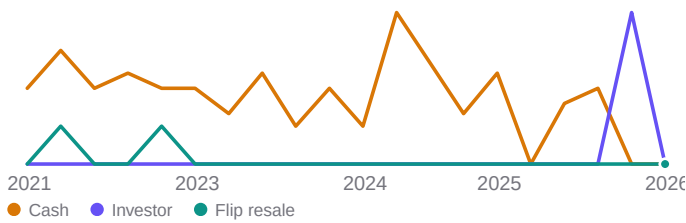
1.6%



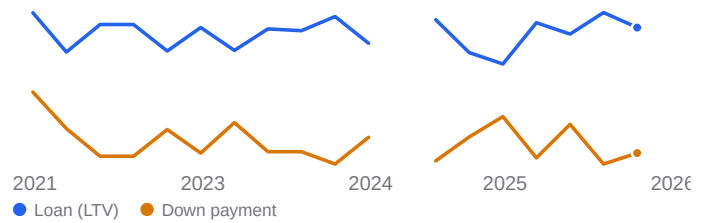
BUYERS & OUTCOMES

Buyer mix

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

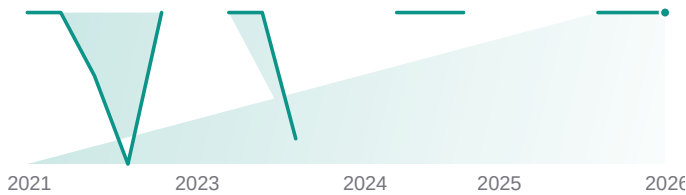


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



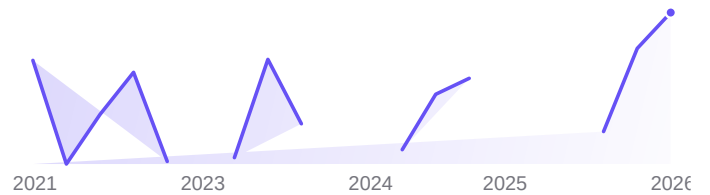
Sellers who sold at a gain

100%



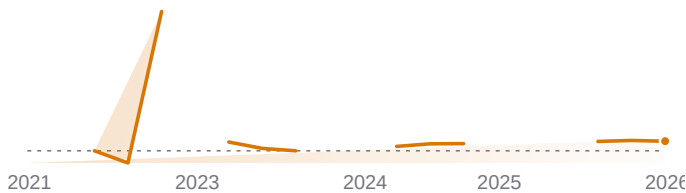
Typical hold before selling

11.7 yrs



Median annualized return at resale

+8.4%



HOUSING STOCK

Homes	869
Median value (AVM)	\$261K
Median size	1,432 ft²
Median bedrooms	3
Median year built	1974
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.0%
Owner occupied	68%
Company owned	3.7%
Median loan-to-value	29%
Typical ownership tenure	22.2 yrs

COMMUNITY

Population	2,342
Density	112 / mi²
Median household income	\$87K
Average household income	\$125K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	24
Homes occupied	91%
Bachelor's or higher	16%
Poverty rate	3.0%
Unemployment	1.4%
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.