

Fredonia 16124

ZIP code · PA · Pennsylvania > Mercer County > Fredonia

BALANCED MARKET

\$148K

MEDIAN SALE PRICE

+9.1%

1-YR CHANGE

30

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



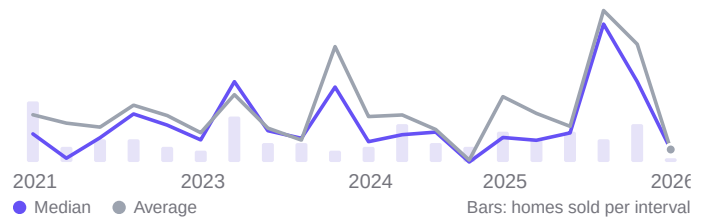
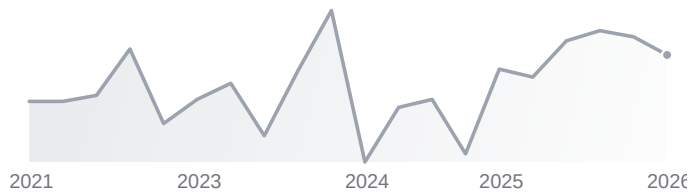
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$70K · Average \$70K

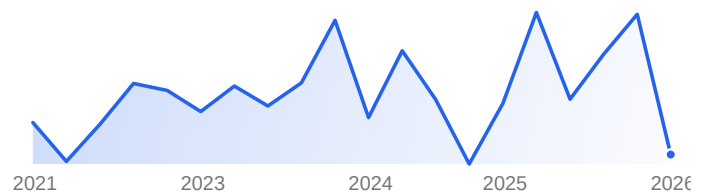
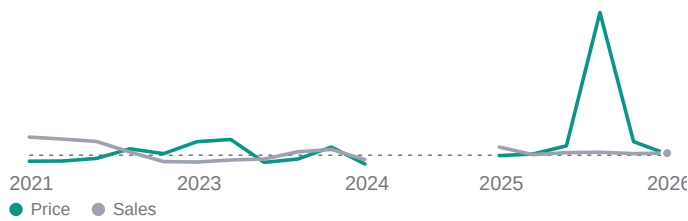


Growth (year over year)

Price +9.1% · Sales +15.4%

Price per square foot

\$44/ft²



Sale premium vs estimated value

-12.5%

Annual turnover (share of homes sold)

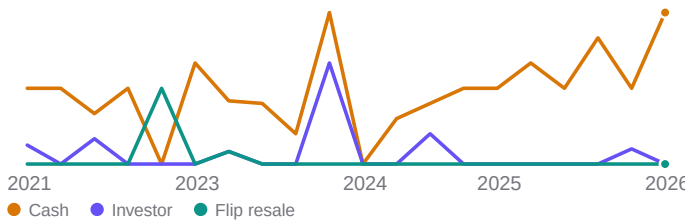
2.9%



BUYERS & OUTCOMES

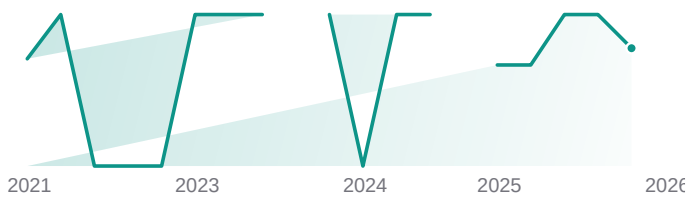
Buyer mix

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



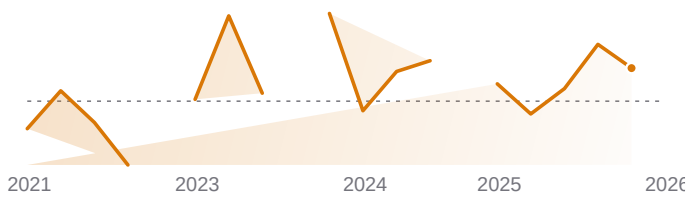
Sellers who sold at a gain

78%

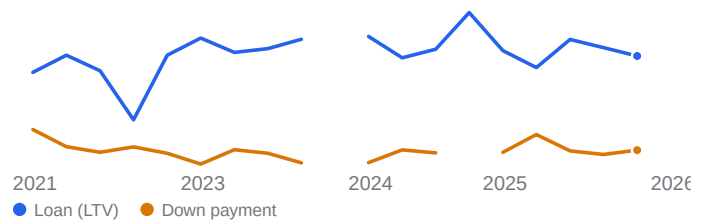


Median annualized return at resale

+6.7%

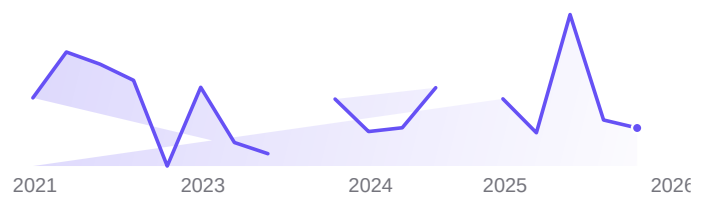


Financing (share of purchase price) Loan (LTV) 84% · Down payment 12%



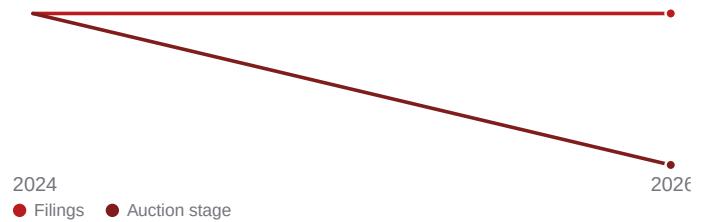
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,019
Median value (AVM)	\$172K
Median size	1,318 ft²
Median year built	1957
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	4.7%
Owner occupied	80%
Company owned	6.1%
Median loan-to-value	28%
Typical ownership tenure	16.3 yrs

COMMUNITY

Population	2,078
Density	70 / mi²
Median household income	\$66K
Average household income	\$77K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	29
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	10.1%
Unemployment	1.3%
Average temp	48°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.