

West Middlesex 16159

ZIP code · PA · Pennsylvania > Mercer County > West Middlesex

STRONG BUYER'S MARKET

\$124K

MEDIAN SALE PRICE

-38.8%

1-YR CHANGE

54

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



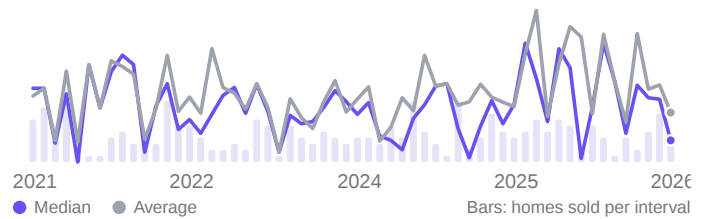
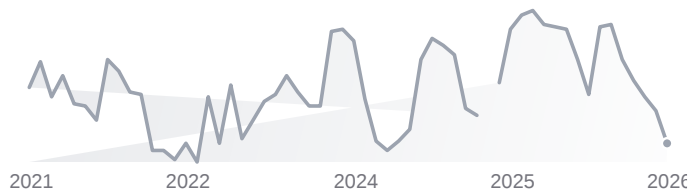
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

14 / 100

Sale prices

Median \$65K · Average \$124K

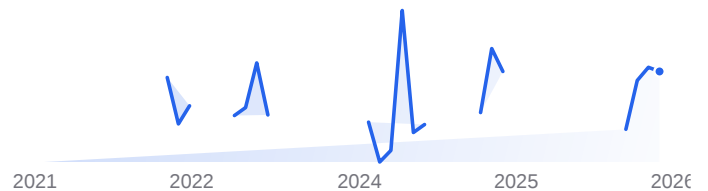
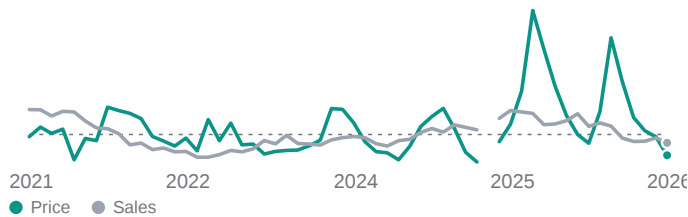


Growth (year over year)

Price -38.8% · Sales -15.6%

Price per square foot

\$177/ft²

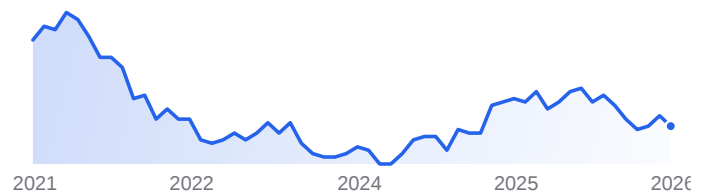
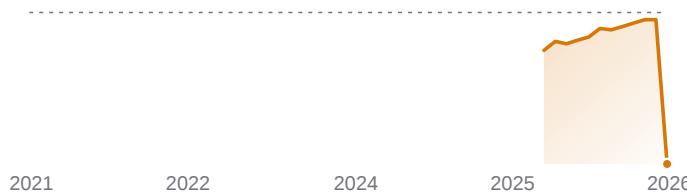


Sale premium vs estimated value

-35.1%

Annual turnover (share of homes sold)

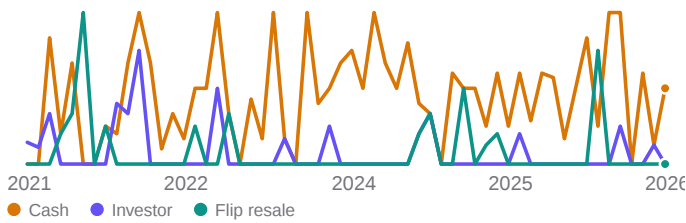
2.5%



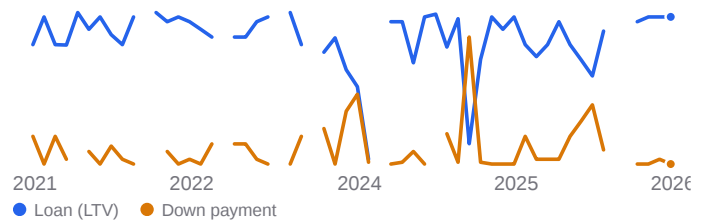
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

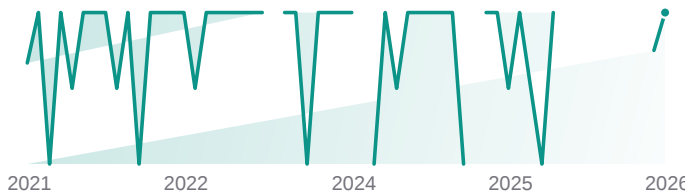


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



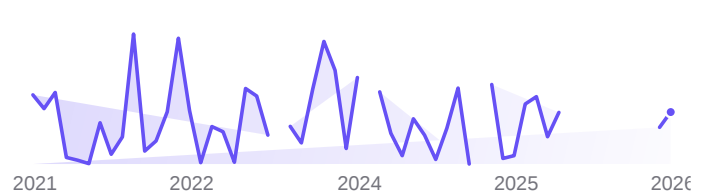
Sellers who sold at a gain

100%



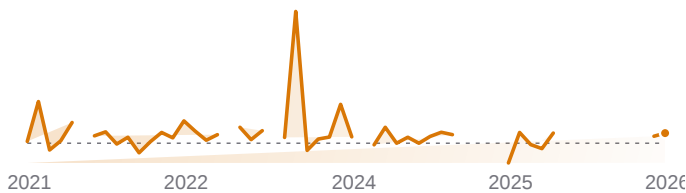
Typical hold before selling

7.0 yrs



Median annualized return at resale

+8.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,179
Median value (AVM)	\$172K
Median size	1,460 ft²
Median bedrooms	3
Median year built	1956
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	4.6%
Owner occupied	84%
Company owned	14%
Median loan-to-value	42%
Typical ownership tenure	19.0 yrs

COMMUNITY

Population	4,188
Density	161 / mi²
Median household income	\$70K
Average household income	\$96K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	30
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	9.4%
Unemployment	1.1%
Average temp	49°F
Annual precip	39 in
Sunshine	45%

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.