

Wheatland 16161

ZIP code · PA · Pennsylvania > Mercer County > Wheatland

BALANCED MARKET

\$84K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$53K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



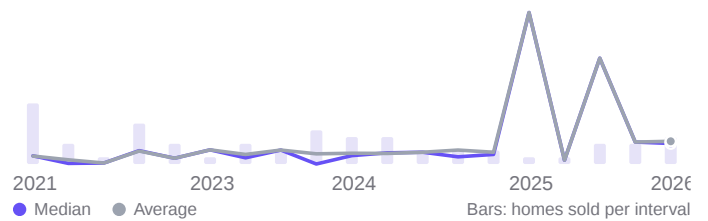
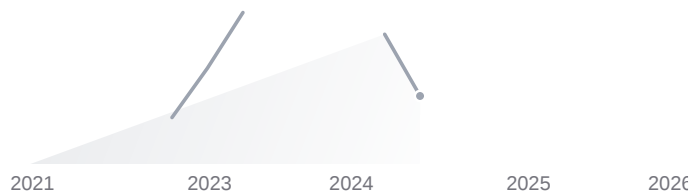
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$86K · Average \$92K

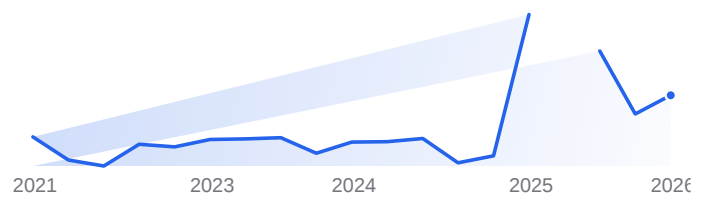
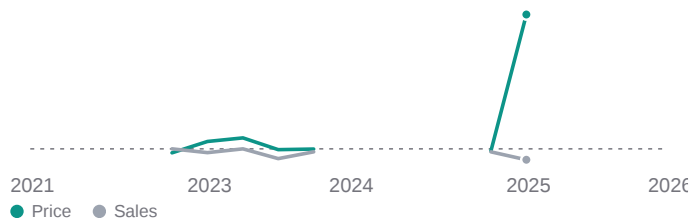


Growth (year over year)

Price +729.7% · Sales -58.8%

Price per square foot

\$131/ft²



Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

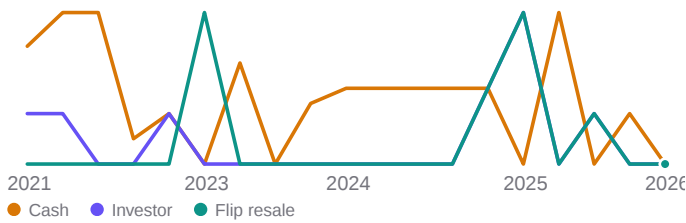
2.7%



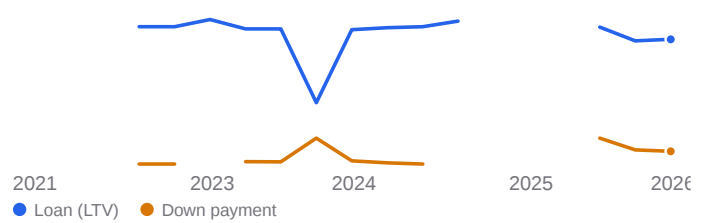
BUYERS & OUTCOMES

Buyer mix

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

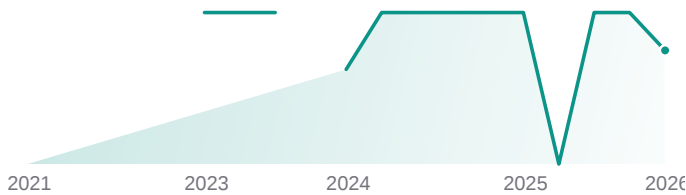


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



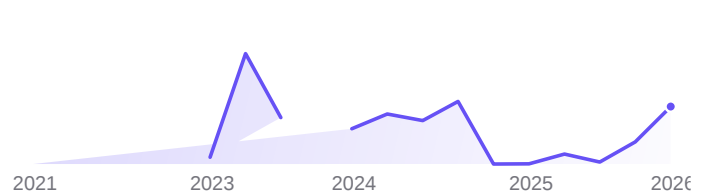
Sellers who sold at a gain

75%



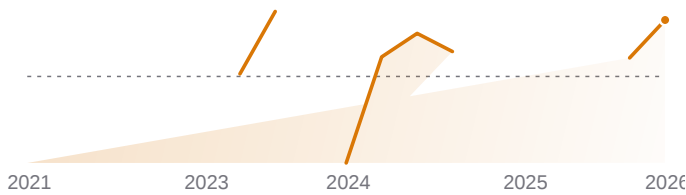
Typical hold before selling

6.5 yrs



Median annualized return at resale

+19.6%



HOUSING STOCK

Homes	406
Median value (AVM)	\$53K
Median size	936 ft ²
Median year built	1948
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	5.5%
Owner occupied	70%
Company owned	8.9%
Median loan-to-value	32%
Typical ownership tenure	18.0 yrs

COMMUNITY

Population	255
Density	766 / mi²
Median household income	\$56K
Average household income	\$62K
Crime index (US avg 100)	157
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	35
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	23.4%
Unemployment	1.0%
Average temp	50°F
Annual precip	38 in
Sunshine	45%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.