

Adrian 16210

ZIP code · PA · Pennsylvania > Armstrong County

BALANCED MARKET

\$94K

MEDIAN SALE PRICE

-72.6%

1-YR CHANGE

9

SALES (12 MO)

\$135K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

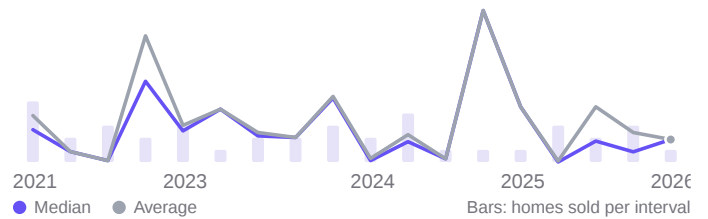
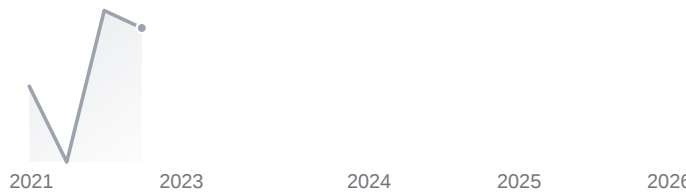
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$90K · Average \$90K



Growth (year over year)

Price -72.6% · Sales +0.0%

Price per square foot

\$66/ft²

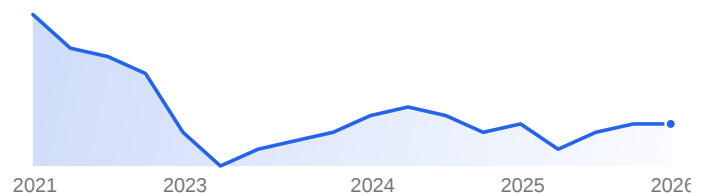


Sale premium vs estimated value

+17.2%

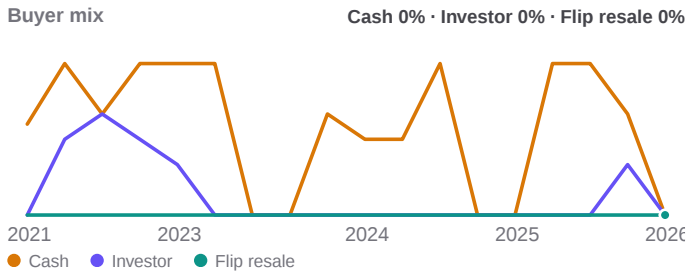
Annual turnover (share of homes sold)

1.9%

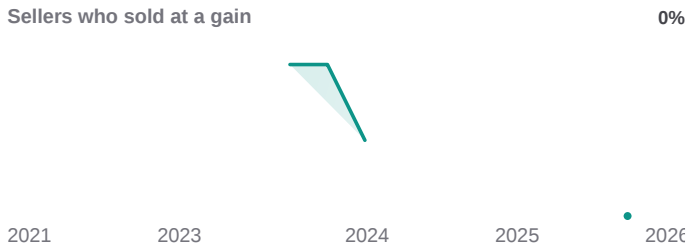


BUYERS & OUTCOMES

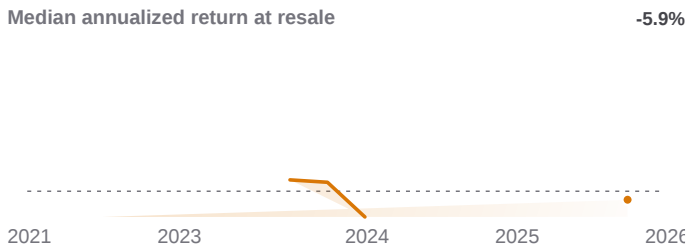
Buyer mix



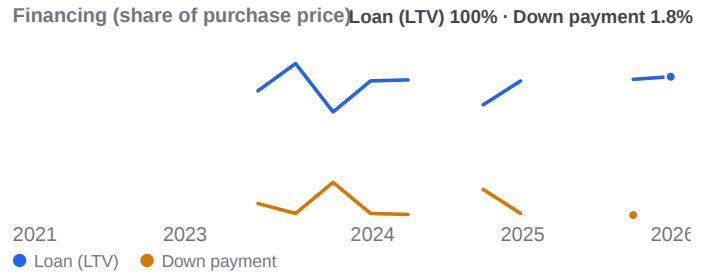
Sellers who sold at a gain



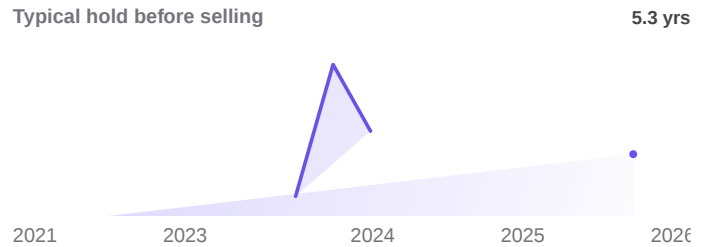
Median annualized return at resale



Financing (share of purchase price)



Typical hold before selling



HOUSING STOCK

Homes	480
Median value (AVM)	\$135K
Median size	1,328 ft²
Median bedrooms	3
Median year built	1952
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	4.6%
Owner occupied	61%
Company owned	5.4%
Median loan-to-value	0%
Typical ownership tenure	28.8 yrs

COMMUNITY

Population	858
Density	43 / mi²
Median household income	\$68K
Average household income	\$79K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	26
Homes occupied	81%
Bachelor's or higher	9%
Poverty rate	9.5%
Unemployment	1.2%
Average temp	49°F
Annual precip	43 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.