

Oil City 16301

ZIP code · PA · Pennsylvania > Venango County > Oil City

BALANCED MARKET

\$88K

MEDIAN SALE PRICE

+17.3%

1-YR CHANGE

163

SALES (12 MO)

\$99K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



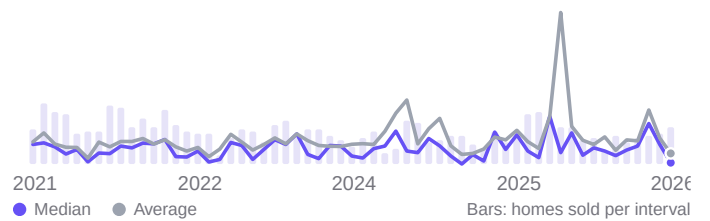
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

47 / 100

Sale prices

Median \$30K · Average \$58K

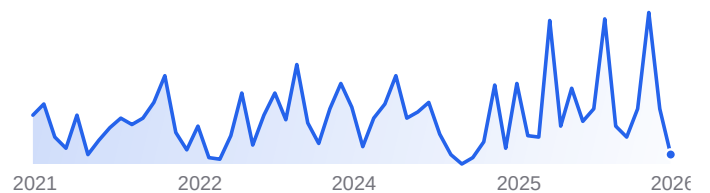
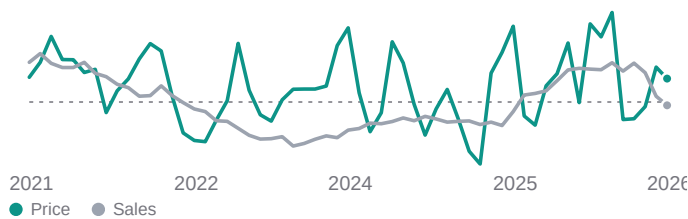


Growth (year over year)

Price +17.3% · Sales -2.4%

Price per square foot

\$26/ft²

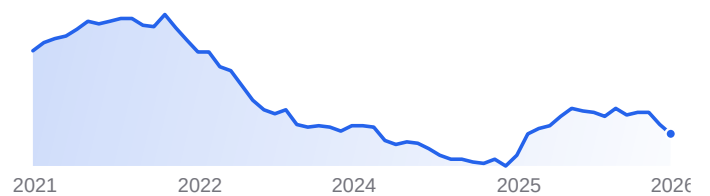


Sale premium vs estimated value

-63.7%

Annual turnover (share of homes sold)

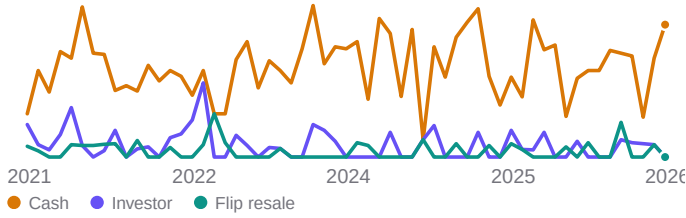
2.2%



BUYERS & OUTCOMES

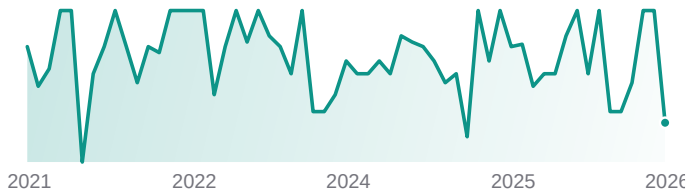
Buyer mix

Cash 76% · Investor 0% · Flip resale 0%



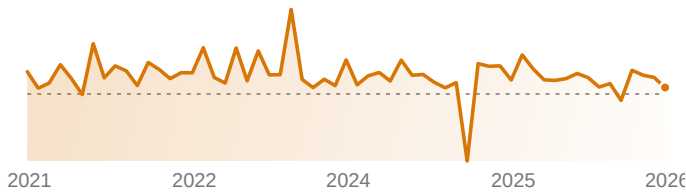
Sellers who sold at a gain

56%

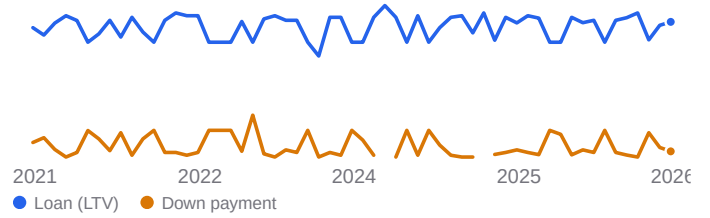


Median annualized return at resale

+1.9%

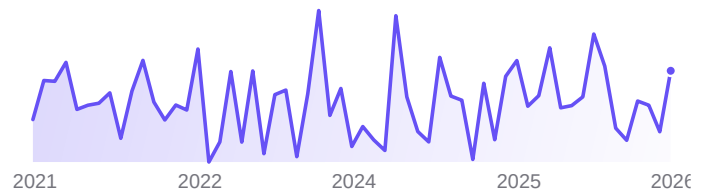


Financing (share of purchase price) Loan (LTV) 94% · Down payment 5.7%



Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,309
Median value (AVM)	\$99K
Median size	1,380 ft²
Median bedrooms	3
Median year built	1923
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.1%
Owner occupied	69%
Company owned	6.8%
Median loan-to-value	25%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	15,184
Density	151 / mi²
Median household income	\$57K
Average household income	\$70K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	27
Homes occupied	85%
Bachelor's or higher	13%
Poverty rate	16.4%
Unemployment	1.1%
Average temp	47°F
Annual precip	44 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.