

Cranberry 16319

ZIP code · PA · Pennsylvania · Venango County

BALANCED MARKET

\$197K

MEDIAN SALE PRICE

22

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



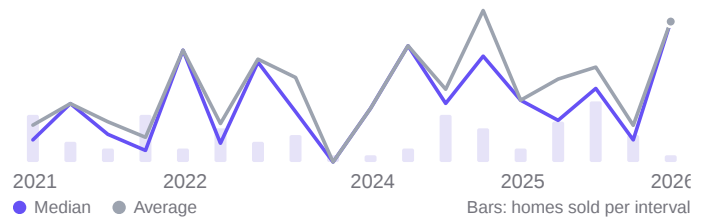
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$325K · Average \$325K

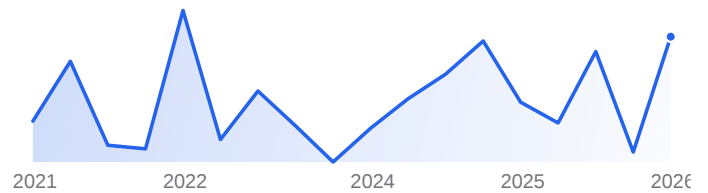
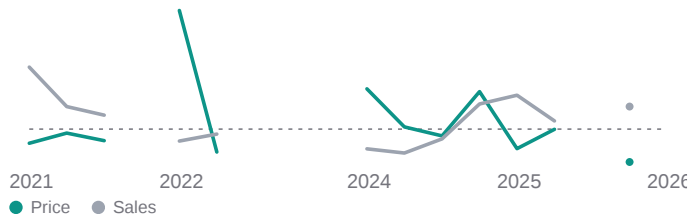


Growth (year over year)

Price -72.8% · Sales +50.0%

Price per square foot

\$223/ft²



Sale premium vs estimated value

+8.7%

Annual turnover (share of homes sold)

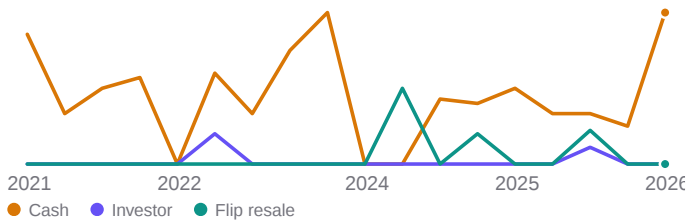
3.2%



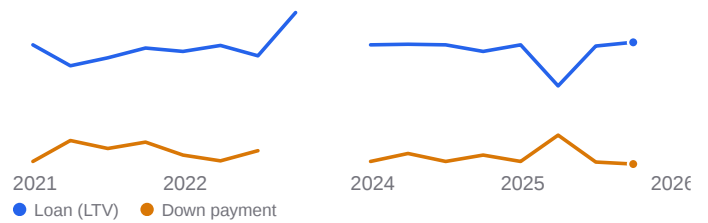
BUYERS & OUTCOMES

Buyer mix

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

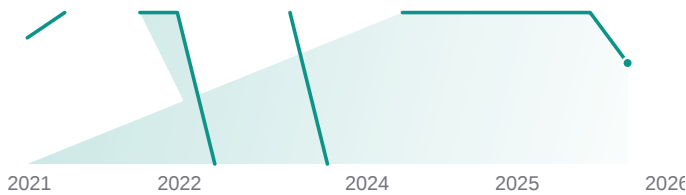


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



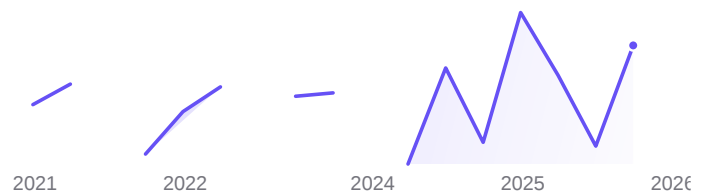
Sellers who sold at a gain

67%



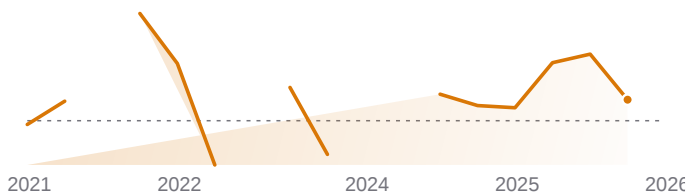
Typical hold before selling

12.1 yrs



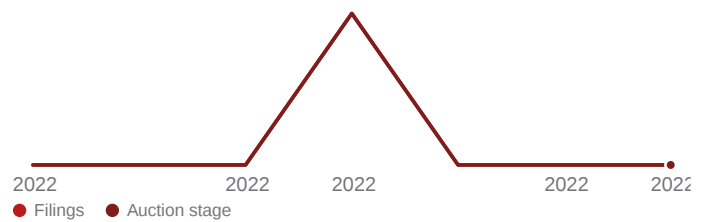
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	692
Median value (AVM)	\$190K
Median size	1,200 ft²
Median bedrooms	3
Median year built	1971
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.8%
Owner occupied	72%
Company owned	4.9%
Median loan-to-value	27%
Typical ownership tenure	20.8 yrs

COMMUNITY

Population	1,589
Density	44 / mi²
Median household income	\$70K
Average household income	\$78K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	28
Homes occupied	90%
Bachelor's or higher	14%
Poverty rate	12.3%
Unemployment	1.2%
Average temp	47°F
Annual precip	45 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.