

Pleasantville 16341

ZIP code · PA · Pennsylvania > Venango County > Pleasantville

BALANCED MARKET

\$96K

MEDIAN SALE PRICE

21

SALES (12 MO)

\$130K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



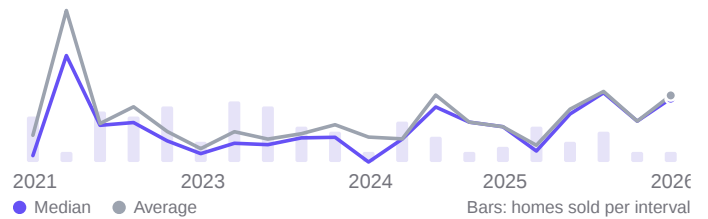
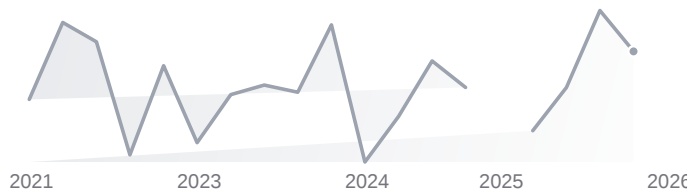
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$171K · Average \$179K

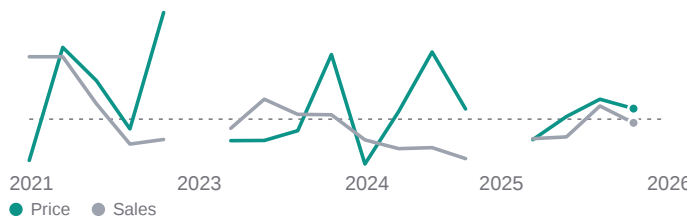


Growth (year over year)

Price +14.0% · Sales -5.0%

Price per square foot

\$98/ft²

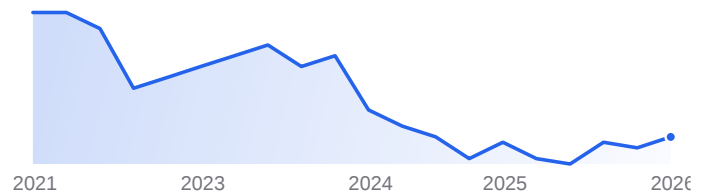


Sale premium vs estimated value

+16.8%

Annual turnover (share of homes sold)

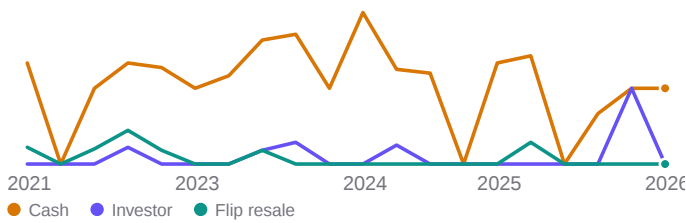
1.3%



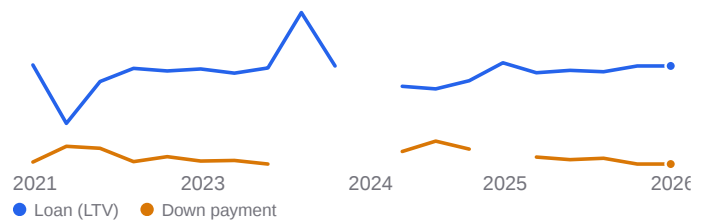
BUYERS & OUTCOMES

Buyer mix

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

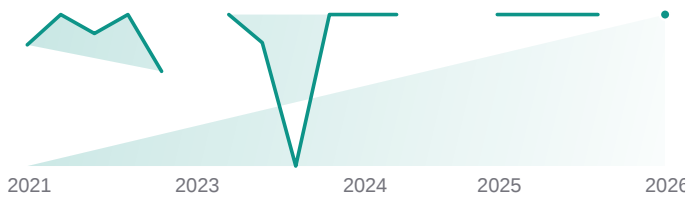


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



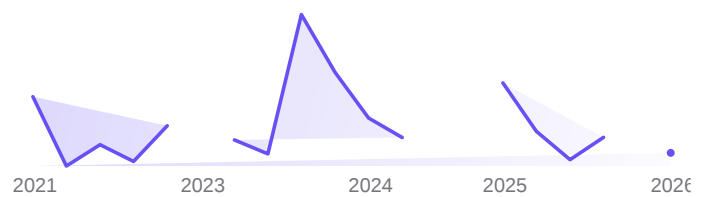
Sellers who sold at a gain

100%



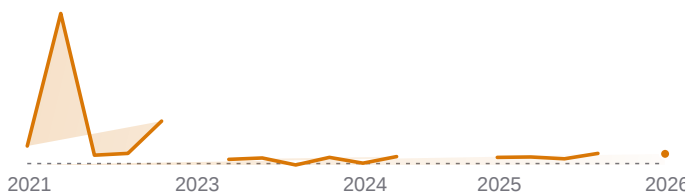
Typical hold before selling

2.9 yrs



Median annualized return at resale

+10.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,655
Median value (AVM)	\$130K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1970
Single family	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.8%
Owner occupied	52%
Company owned	5.2%
Median loan-to-value	25%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	2,504
Density	30 / mi²
Median household income	\$58K
Average household income	\$69K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	24
Homes occupied	70%
Bachelor's or higher	15%
Poverty rate	16.4%
Unemployment	1.2%
Average temp	46°F
Annual precip	45 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.