

Sugar Grove 16350

ZIP code · PA · Pennsylvania > Warren County > Sugar Grove

SELLER'S MARKET

\$181K

MEDIAN SALE PRICE

+35.8%

1-YR CHANGE

33

SALES (12 MO)

\$135K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

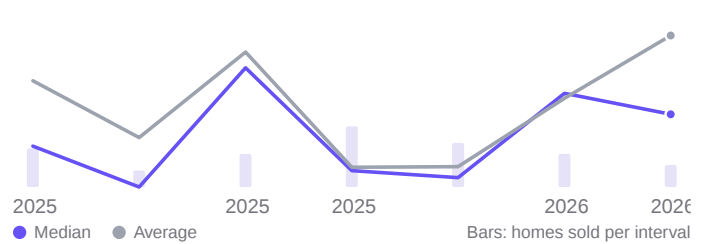
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$177K · Average \$270K

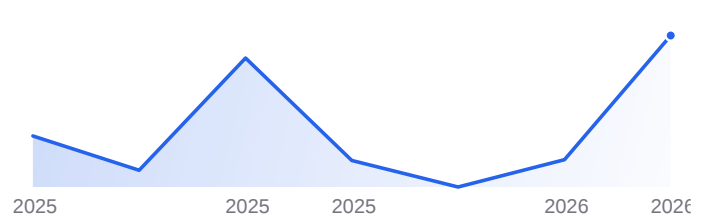
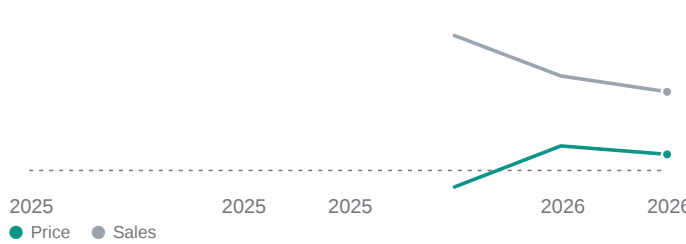


Growth (year over year)

Price +35.8% · Sales +175.0%

Price per square foot

\$137/ft²

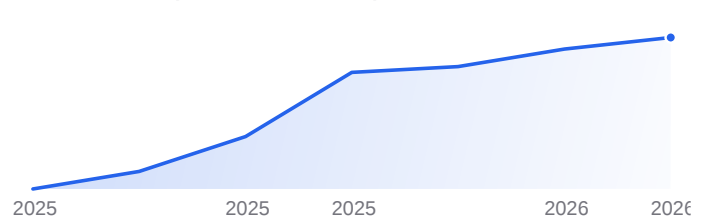
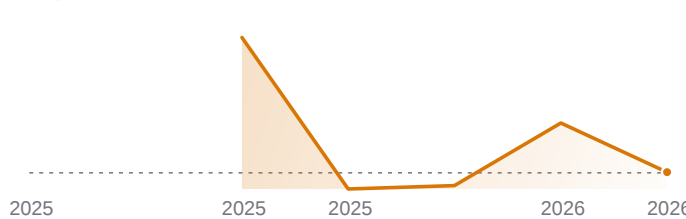


Sale premium vs estimated value

+1.1%

Annual turnover (share of homes sold)

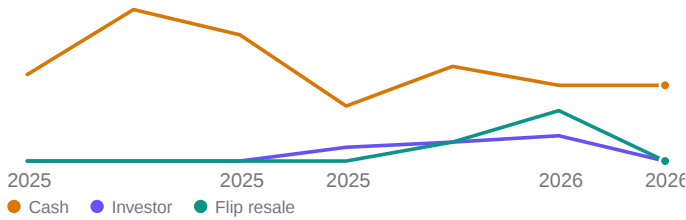
3.3%



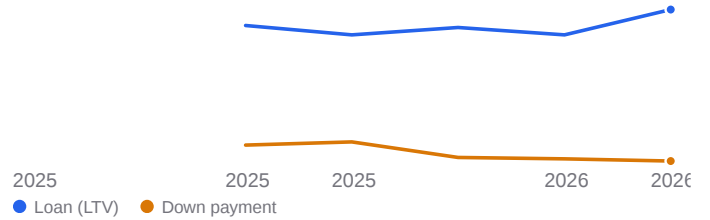
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Sellers who sold at a gain

25%



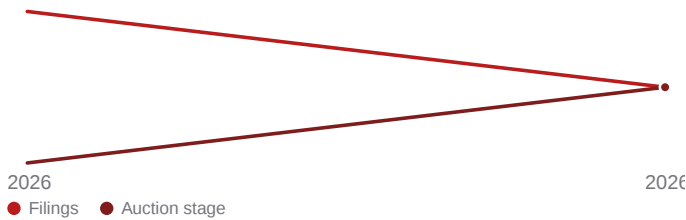
Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,000
Median value (AVM)	\$135K
Median size	1,476 ft²
Median bedrooms	3
Median year built	1971
Single family	32%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	6.5%
Owner occupied	77%
Company owned	6.1%
Median loan-to-value	19%
Typical ownership tenure	23.9 yrs

COMMUNITY

Population	2,421
Density	51 / mi²
Median household income	\$66K
Average household income	\$76K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	33
Homes occupied	91%
Bachelor's or higher	8%
Poverty rate	11.3%
Unemployment	1.1%
Average temp	45°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.