

Utica 16362

ZIP code · PA · Pennsylvania > Venango County > Utica

BUYER'S MARKET

\$85K

MEDIAN SALE PRICE

-17.9%

1-YR CHANGE

16

SALES (12 MO)

\$192K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



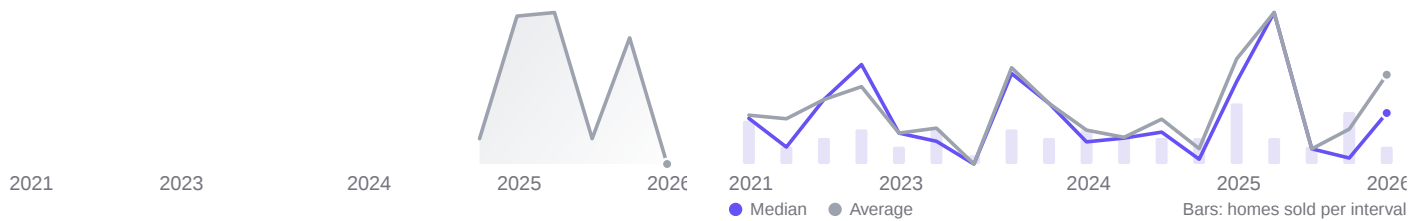
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$169K · Average \$277K

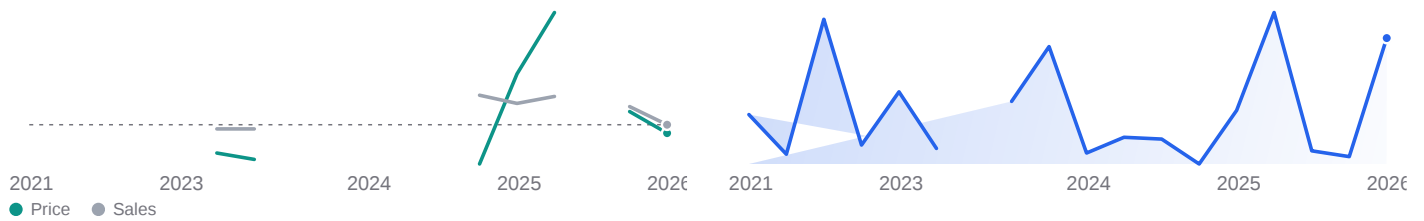


Growth (year over year)

Price -17.9% · Sales +0.0%

Price per square foot

\$253/ft²

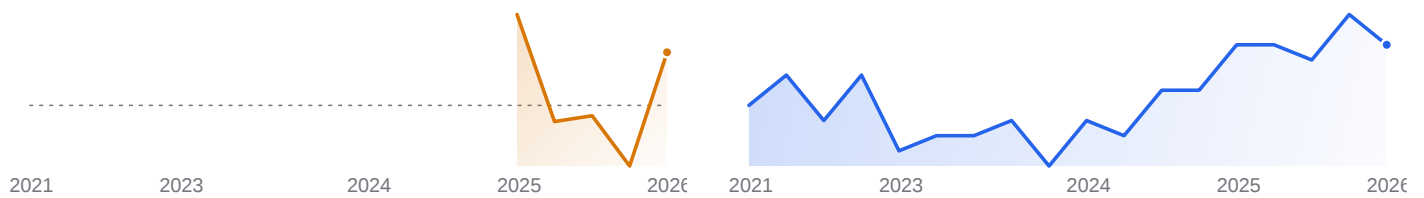


Sale premium vs estimated value

+19.1%

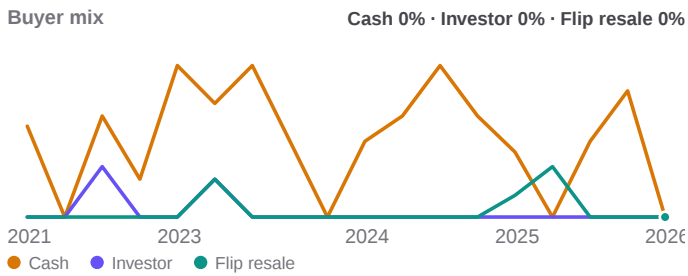
Annual turnover (share of homes sold)

2.1%

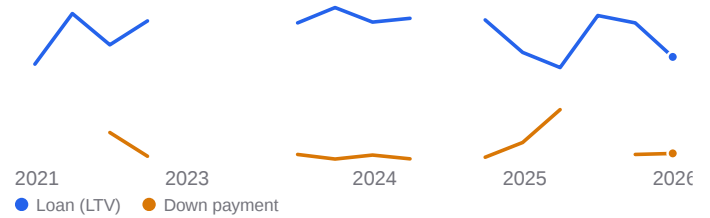


BUYERS & OUTCOMES

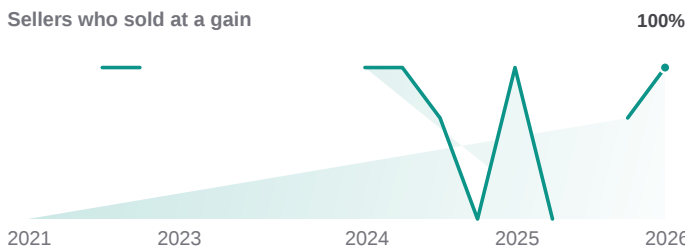
Buyer mix



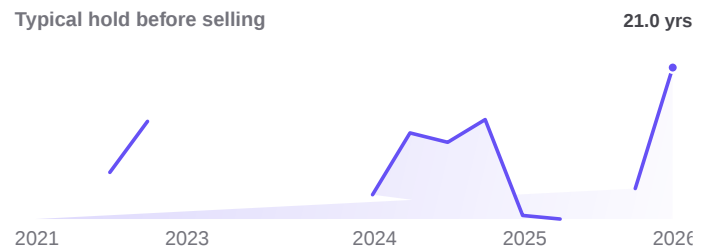
Financing (share of purchase price) Loan (LTV) 72% · Down payment 5.7%



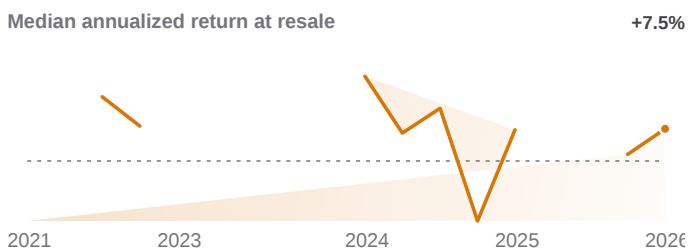
Sellers who sold at a gain



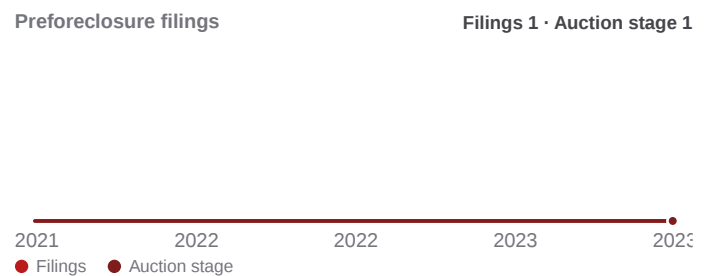
Typical hold before selling



Median annualized return at resale



Preforeclosure filings



HOUSING STOCK

Homes	778
Median value (AVM)	\$192K
Median size	1,192 ft²
Median bedrooms	2
Median year built	1970
Single family	36%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.5%
Owner occupied	60%
Company owned	5.9%
Median loan-to-value	21%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	1,172
Density	43 / mi²
Median household income	\$65K
Average household income	\$77K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	25
Homes occupied	84%
Bachelor's or higher	14%
Poverty rate	15.7%
Unemployment	1.1%
Average temp	48°F
Annual precip	44 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.