

# Albion 16401

ZIP code · PA · Pennsylvania > Erie County > Albion

BALANCED MARKET

**\$186K**

MEDIAN SALE PRICE

**+35.9%**

1-YR CHANGE

**30**

SALES (12 MO)

**\$165K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



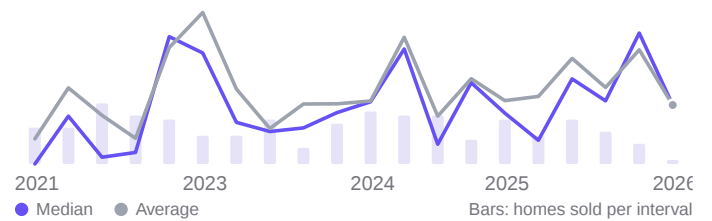
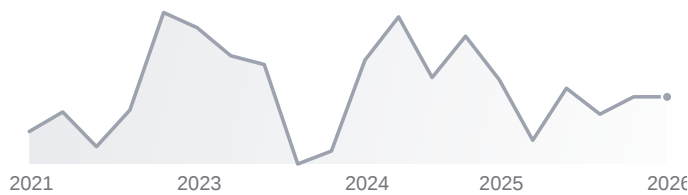
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$121K · Average \$121K

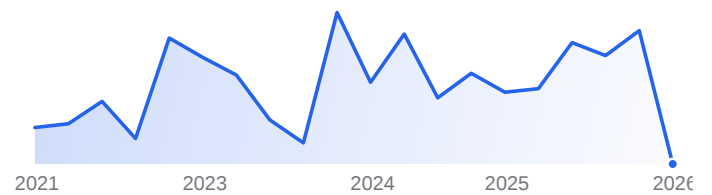
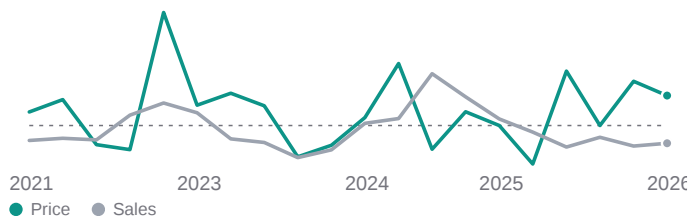


Growth (year over year)

Price +35.9% · Sales -21.1%

Price per square foot

\$43/ft²

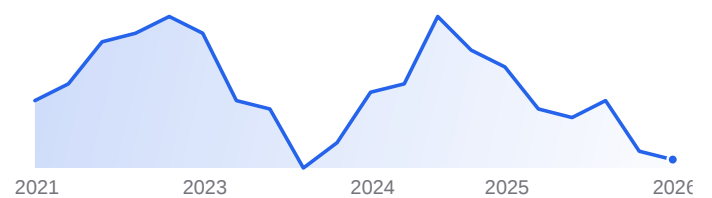


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

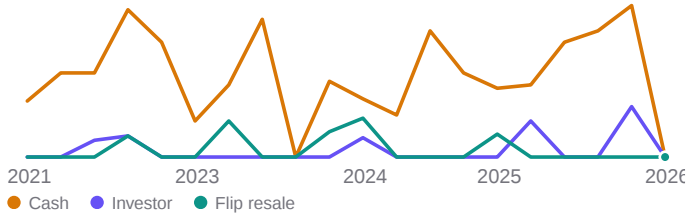
2.6%



## BUYERS & OUTCOMES

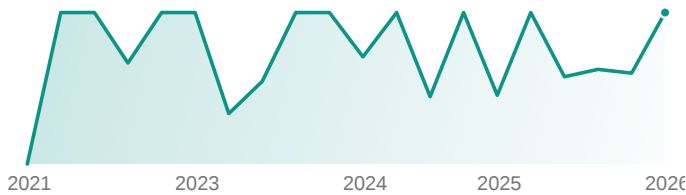
### Buyer mix

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



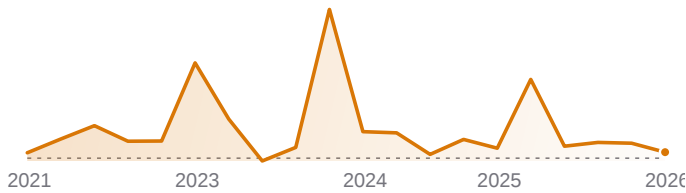
### Sellers who sold at a gain

100%

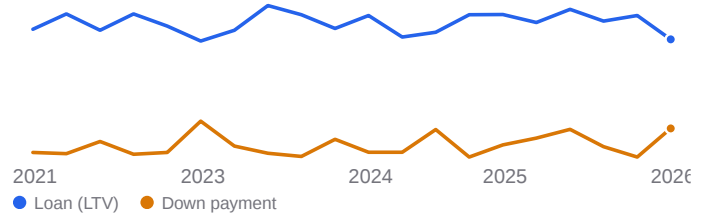


### Median annualized return at resale

+1.7%

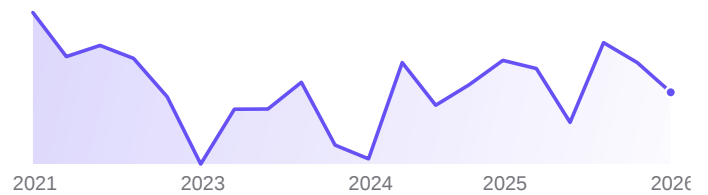


### Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



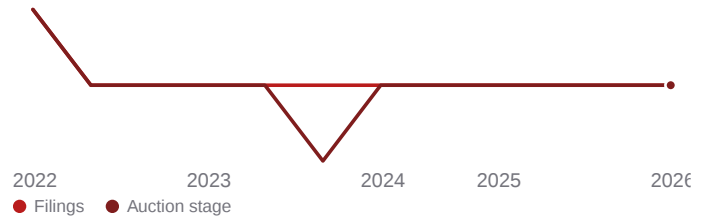
### Typical hold before selling

7.4 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,173     |
| Median value (AVM) | \$165K    |
| Median size        | 1,386 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1957      |
| Single family      | 74%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 54%      |
| Underwater (LTV 125% or more) | 2.4%     |
| Owner occupied                | 81%      |
| Company owned                 | 6.8%     |
| Median loan-to-value          | 46%      |
| Typical ownership tenure      | 21.1 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 6,592     |
| Density                          | 118 / mi² |
| Median household income          | \$67K     |
| Average household income         | \$80K     |
| Crime index (US avg 100)         | 85        |
| Air pollution index (US avg 100) | 95        |
| Earthquake index (US avg 100)    | 36        |
| Homes occupied                   | 92%       |
| Bachelor's or higher             | 8%        |
| Poverty rate                     | 6.4%      |
| Unemployment                     | 0.7%      |
| Average temp                     | 48°F      |
| Annual precip                    | 43 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.