

Cranesville 16410

ZIP code · PA · Pennsylvania > Erie County > Cranesville

SELLER'S MARKET

\$225K

MEDIAN SALE PRICE

+69.2%

1-YR CHANGE

12

SALES (12 MO)

\$175K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

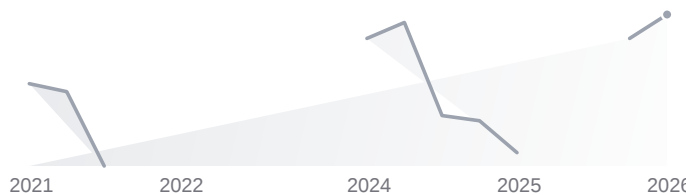
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

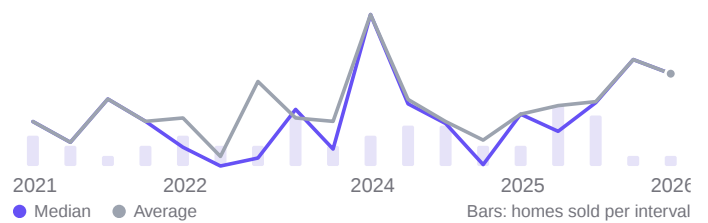
Market temperature (0–100)

79 / 100



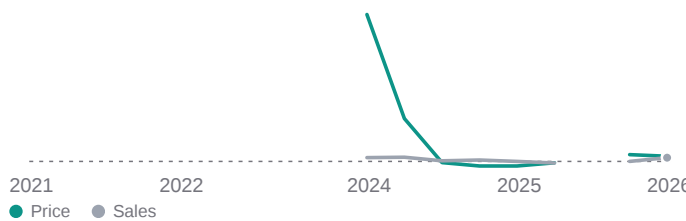
Sale prices

Median \$225K · Average \$225K



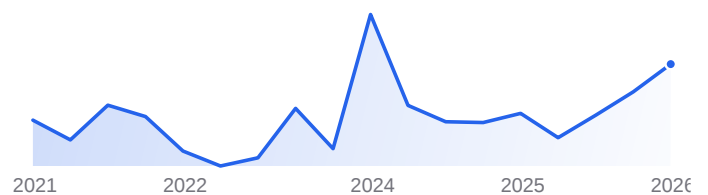
Growth (year over year)

Price +69.2% · Sales +50.0%



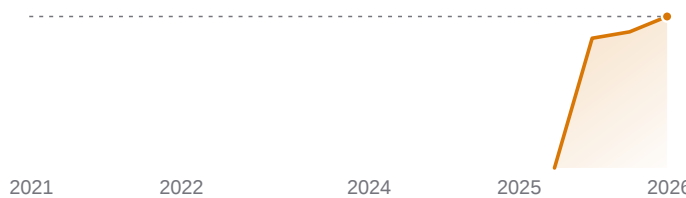
Price per square foot

\$188/ft²



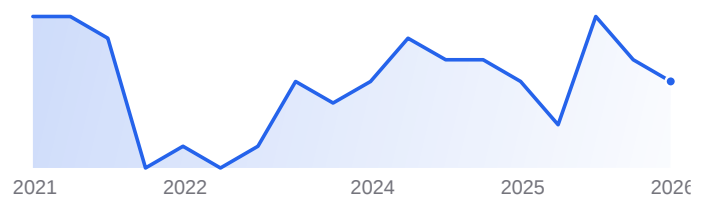
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

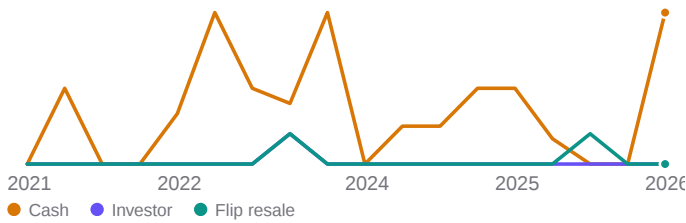
2.8%



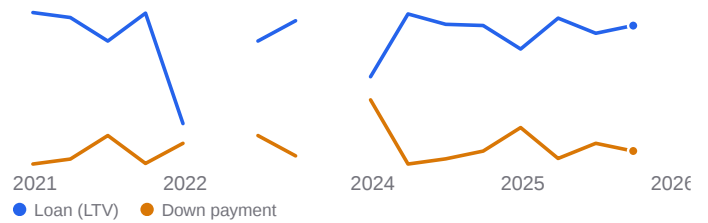
BUYERS & OUTCOMES

Buyer mix

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

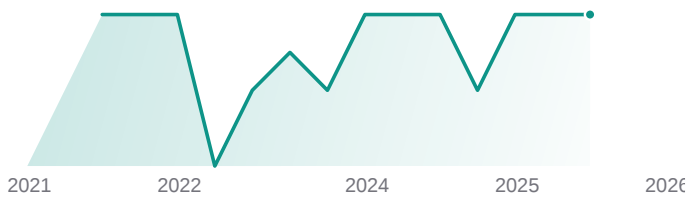


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



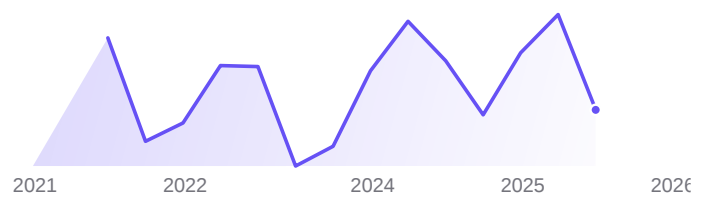
Sellers who sold at a gain

100%



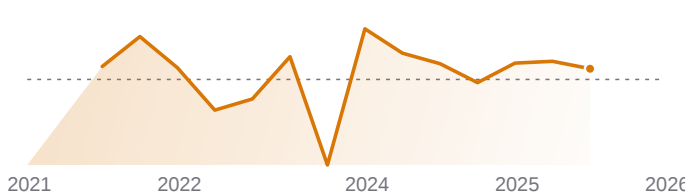
Typical hold before selling

9.9 yrs



Median annualized return at resale

+2.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	433
Median value (AVM)	\$175K
Median size	1,422 ft²
Median bedrooms	3
Median year built	1967
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.0%
Owner occupied	85%
Company owned	5.3%
Median loan-to-value	42%
Typical ownership tenure	22.1 yrs

COMMUNITY

Population	1,719
Density	79 / mi²
Median household income	\$84K
Average household income	\$101K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	34
Homes occupied	94%
Bachelor's or higher	19%
Poverty rate	6.9%
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.