

Edinboro 16412

ZIP code · PA · Pennsylvania > Erie County > Edinboro

BALANCED MARKET

\$300K

MEDIAN SALE PRICE

+15.5%

1-YR CHANGE

91

SALES (12 MO)

\$267K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

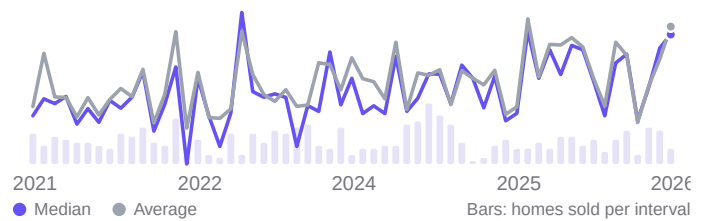
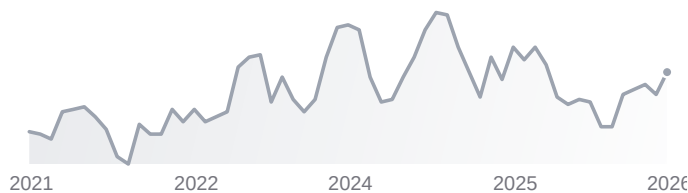
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$350K · Average \$368K

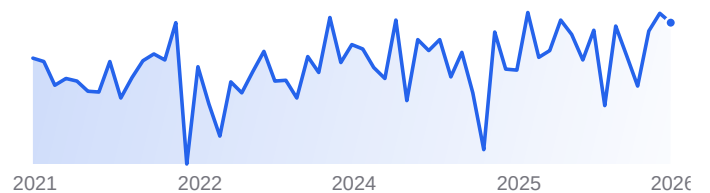
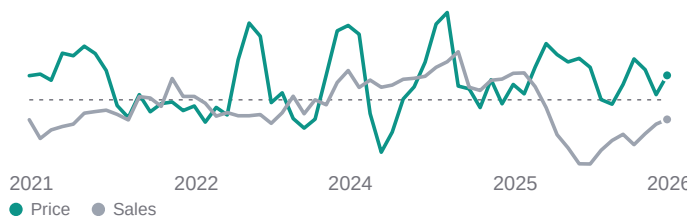


Growth (year over year)

Price +15.5% · Sales -12.5%

Price per square foot

\$189/ft²

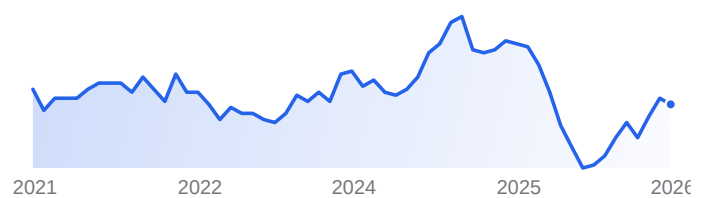
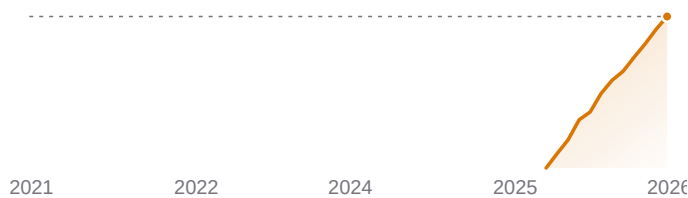


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

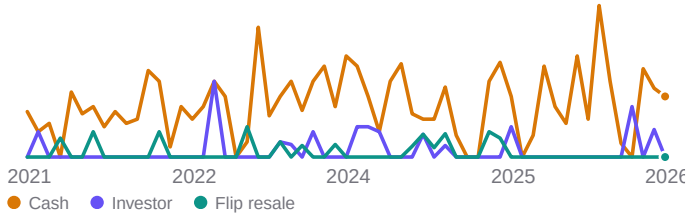
3.3%



BUYERS & OUTCOMES

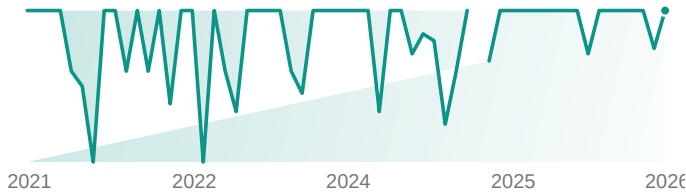
Buyer mix

Cash 40% · Investor 0% · Flip resale 0%



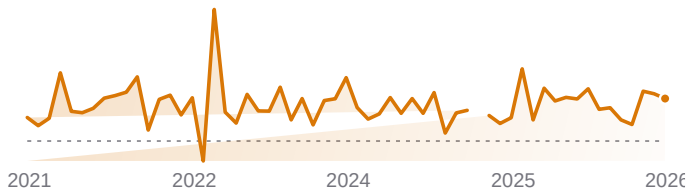
Sellers who sold at a gain

100%

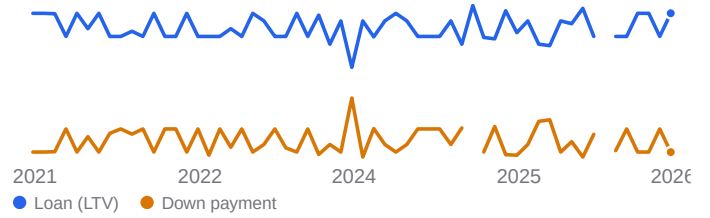


Median annualized return at resale

+5.7%

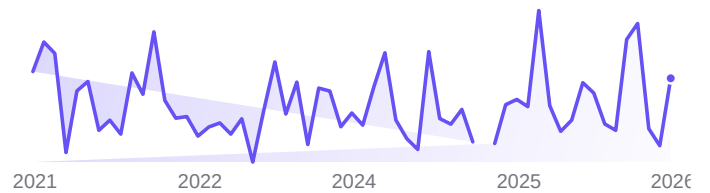


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



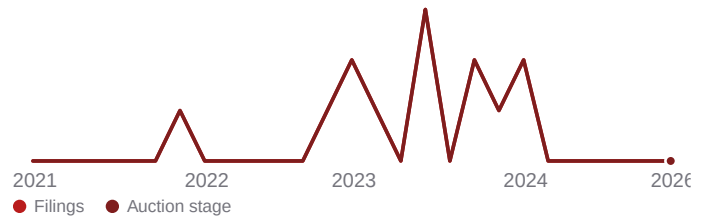
Typical hold before selling

11.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,725
Median value (AVM)	\$267K
Median size	1,552 ft²
Median bedrooms	3
Median year built	1973
Single family	83%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.8%
Owner occupied	79%
Company owned	7.0%
Median loan-to-value	42%

Typical ownership tenure

20.3 yrs

COMMUNITY

Population	10,568
Density	133 / mi²
Median household income	\$64K
Average household income	\$92K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	34
Homes occupied	86%
Bachelor's or higher	26%
Poverty rate	12.0%
Unemployment	1.1%
Average temp	46°F
Annual precip	45 in
Sunshine	45%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.