

Fairview 16415

ZIP code · PA · Pennsylvania > Erie County > Fairview

BUYER'S MARKET

\$379K

MEDIAN SALE PRICE

-7.0%

1-YR CHANGE

105

SALES (12 MO)

\$350K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



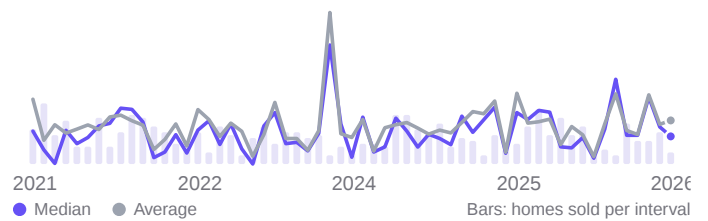
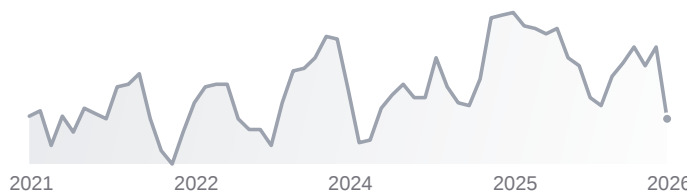
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$300K · Average \$377K

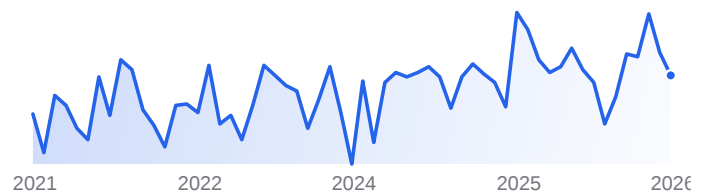
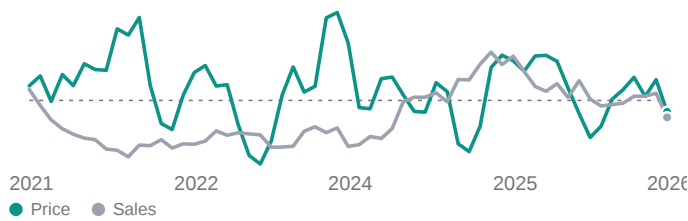


Growth (year over year)

Price -7.0% · Sales -10.3%

Price per square foot

\$175/ft²

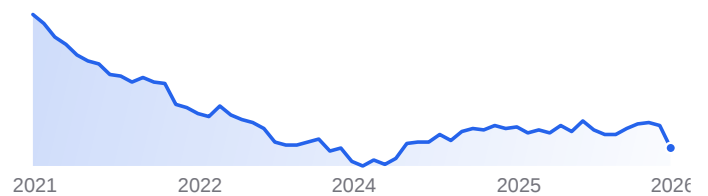
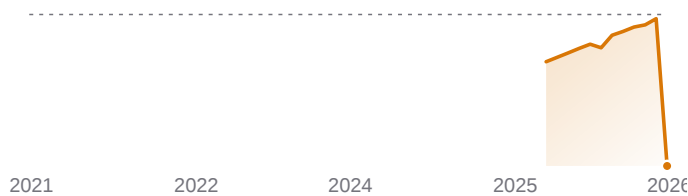


Sale premium vs estimated value

-11.6%

Annual turnover (share of homes sold)

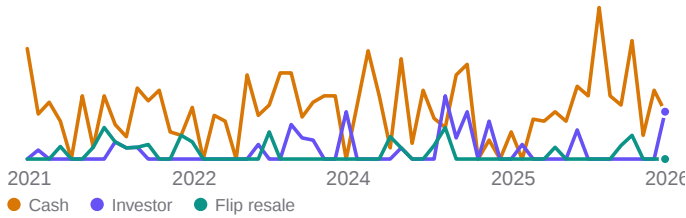
3.1%



BUYERS & OUTCOMES

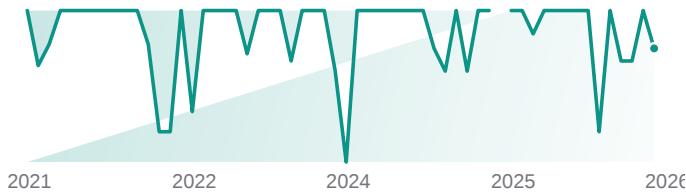
Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



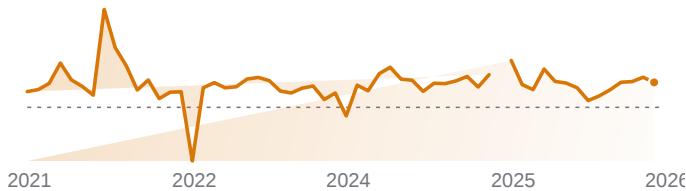
Sellers who sold at a gain

88%

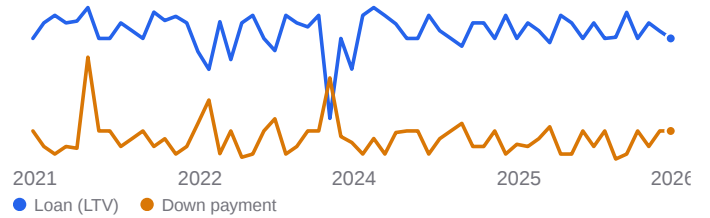


Median annualized return at resale

+6.0%

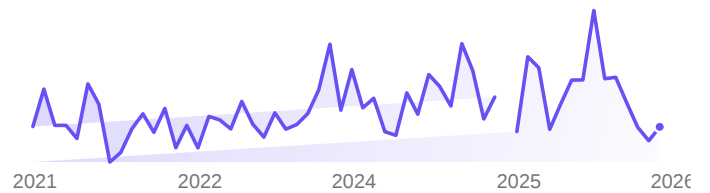


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



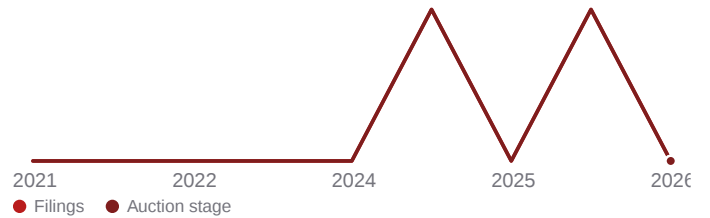
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,375
Median value (AVM)	\$350K
Median size	1,932 ft²
Median bedrooms	3
Median year built	1974
Single family	91%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.1%
Owner occupied	91%
Company owned	5.9%
Median loan-to-value	47%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	8,547
Density	373 / mi²
Median household income	\$110K
Average household income	\$134K
Crime index (US avg 100)	32
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	34
Homes occupied	95%
Bachelor's or higher	26%
Poverty rate	3.3%
Unemployment	1.2%
Average temp	48°F
Annual precip	43 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.