

Erie 16506

ZIP code · PA · Pennsylvania > Erie County > Erie

BALANCED MARKET

\$283K

MEDIAN SALE PRICE

-2.3%

1-YR CHANGE

254

SALES (12 MO)

\$294K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



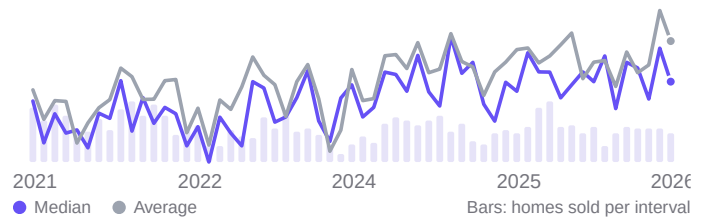
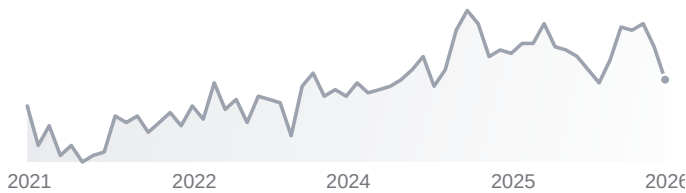
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$275K · Average \$338K

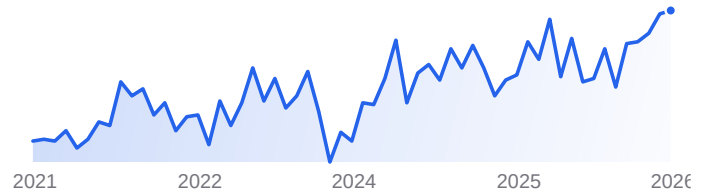
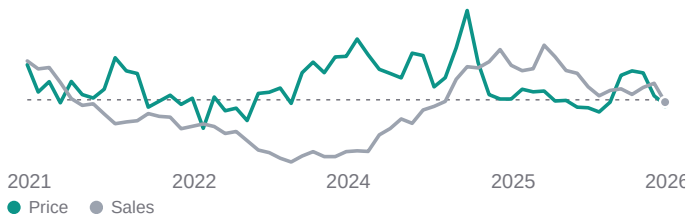


Growth (year over year)

Price -2.3% · Sales -1.2%

Price per square foot

\$201/ft²

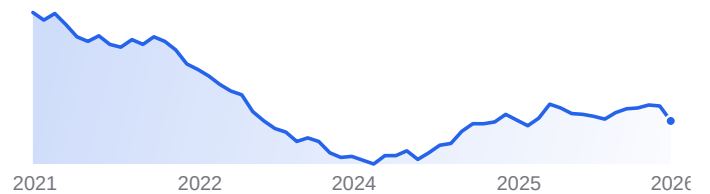
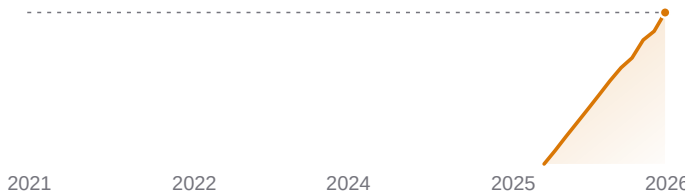


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

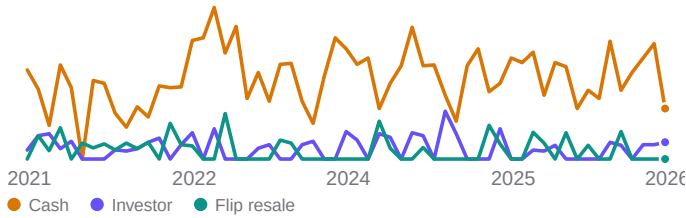
3.2%



BUYERS & OUTCOMES

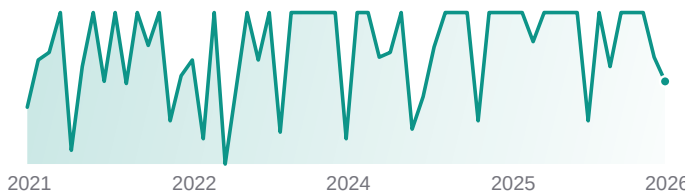
Buyer mix

Cash 17% · Investor 5.6% · Flip resale 0%



Sellers who sold at a gain

91%

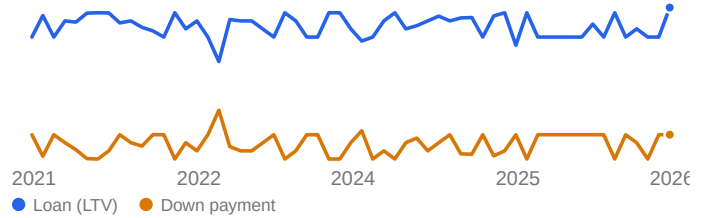


Median annualized return at resale

+4.3%

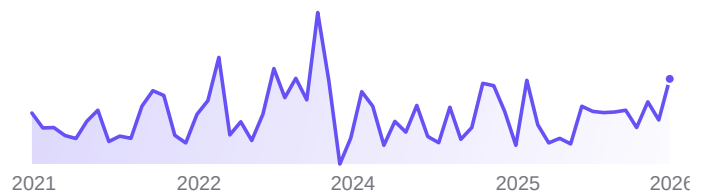


Financing (share of purchase price) Loan (LTV) 98% · Down payment 20%



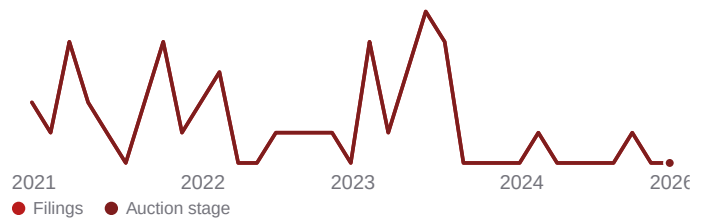
Typical hold before selling

12.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,003
Median value (AVM)	\$294K
Median size	1,608 ft²
Median bedrooms	3
Median year built	1974
Single family	85%
Condos	6.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.0%
Owner occupied	89%
Company owned	6.2%
Median loan-to-value	46%

Typical ownership tenure

20.5 yrs

COMMUNITY

Population	23,940
Density	1,687 / mi ²
Median household income	\$87K
Average household income	\$105K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	31
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	6.7%
Unemployment	1.2%
Average temp	48°F
Annual precip	44 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.