

New Berlin 17855

ZIP code · PA · Pennsylvania > Union County > New Berlin

STRONG SELLER'S MARKET

\$257K

MEDIAN SALE PRICE

+46.9%

1-YR CHANGE

12

SALES (12 MO)

\$229K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 81 / 100

Buyer's market

Balanced

Seller's market

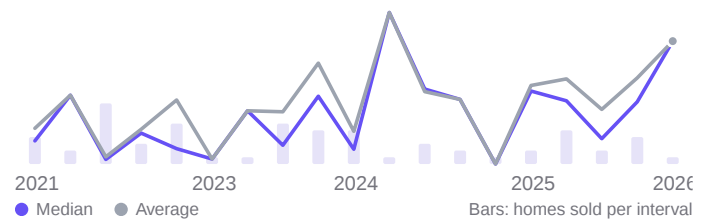
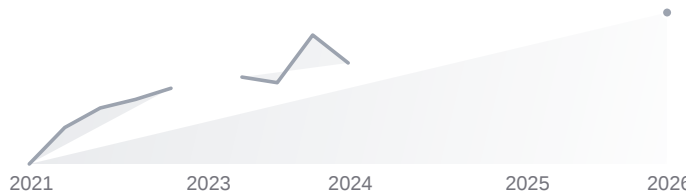
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

81 / 100

Sale prices

Median \$329K · Average \$329K

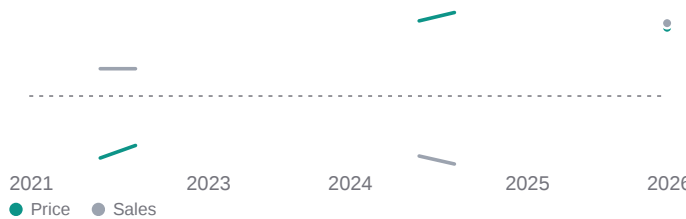


Growth (year over year)

Price +46.9% · Sales +50.0%

Price per square foot

\$213/ft²

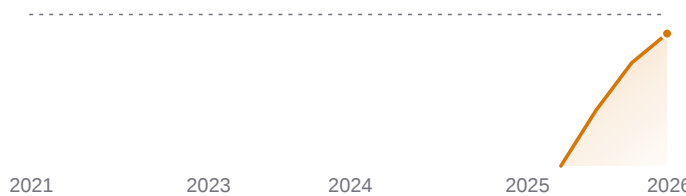


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

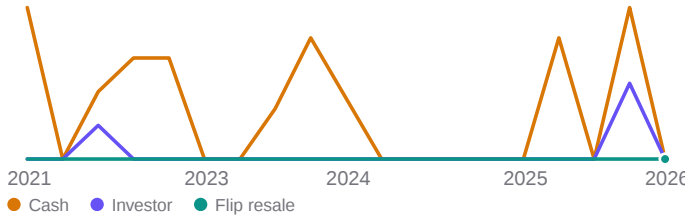
3.1%



BUYERS & OUTCOMES

Buyer mix

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



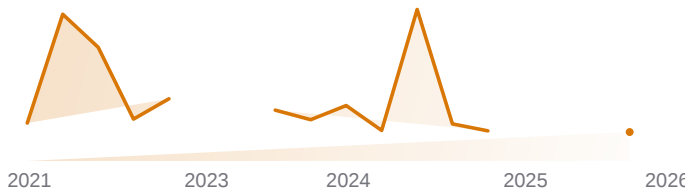
Sellers who sold at a gain

100%

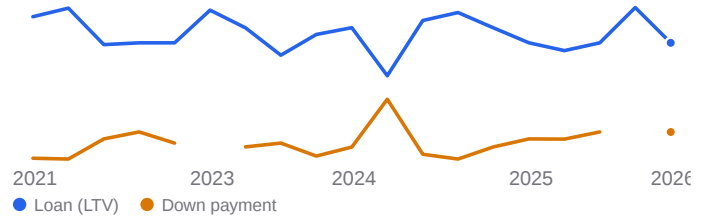


Median annualized return at resale

+5.1%

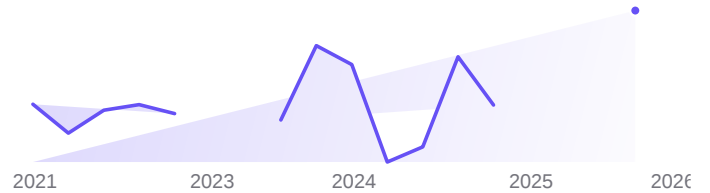


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

9.2 yrs



HOUSING STOCK

Homes	384
Median value (AVM)	\$229K
Median size	1,552 ft²
Median bedrooms	3
Median year built	1965
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.6%
Owner occupied	79%
Company owned	7.3%
Median loan-to-value	47%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	922
Density	464 / mi²
Median household income	\$79K
Average household income	\$86K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	39
Homes occupied	92%
Bachelor's or higher	20%
Poverty rate	4.0%
Unemployment	1.0%
Average temp	50°F
Annual precip	43 in
Sunshine	57%

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.