

Allegheny County, PA

County · PA · Pennsylvania

BALANCED MARKET

\$265K

MEDIAN SALE PRICE

+6.7%

1-YR CHANGE

16,240

SALES (12 MO)

\$235K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



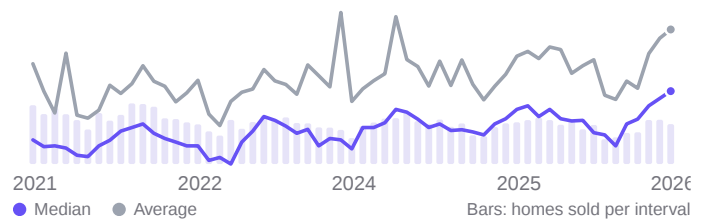
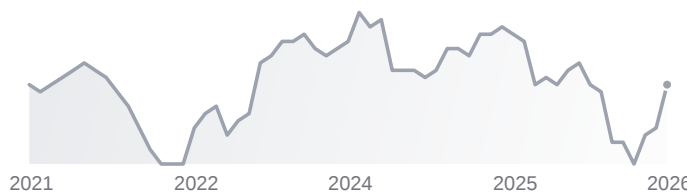
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$275K · Average \$360K

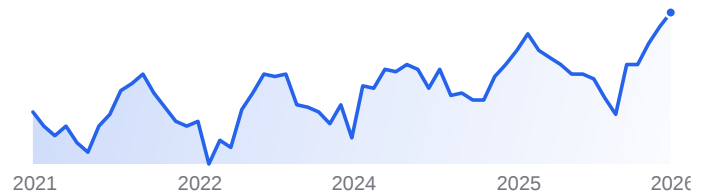
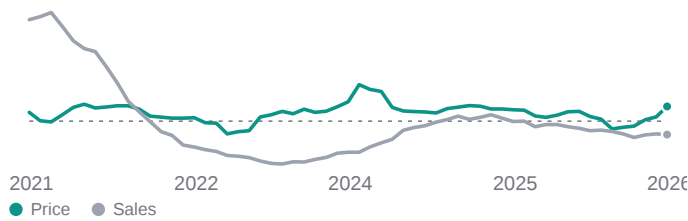


Growth (year over year)

Price +6.7% · Sales -6.2%

Price per square foot

\$190/ft²

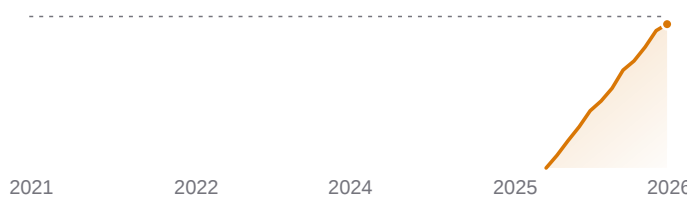


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

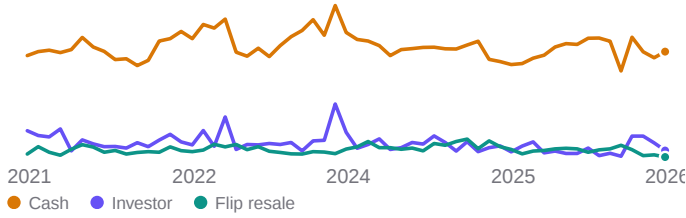
3.5%



BUYERS & OUTCOMES

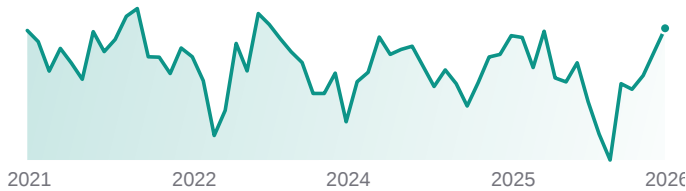
Buyer mix

Cash 31% · Investor 5.0% · Flip resale 3.3%



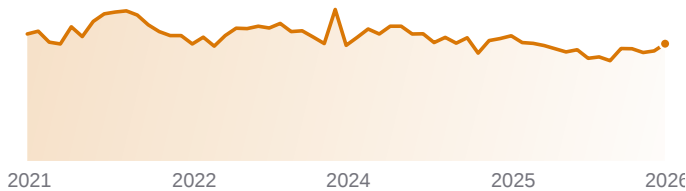
Sellers who sold at a gain

95%

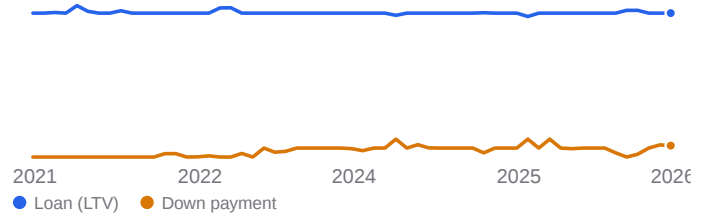


Median annualized return at resale

+5.4%

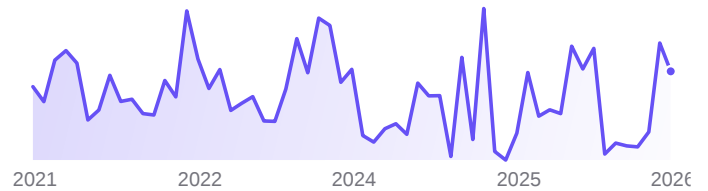


Financing (share of purchase price) Loan (LTV) 90% · Down payment 16%



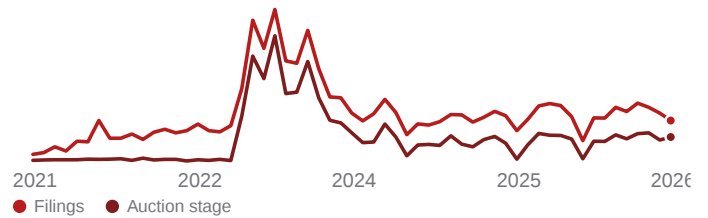
Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 135 · Auction stage 80



HOUSING STOCK

Homes	459,870
Median value (AVM)	\$235K
Median size	1,504 ft²
Median bedrooms	3
Median year built	1951
Single family	82%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.0%
Owner occupied	80%
Company owned	12%
Median loan-to-value	43%

Typical ownership tenure

16.6 yrs

COMMUNITY

Population	1,232,501
Density	1,689 / mi²
Median household income	\$74K
Average household income	\$103K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	27
Homes occupied	90%
Bachelor's or higher	27%
Poverty rate	10.6%
Unemployment	1.1%
Average temp	51°F
Annual precip	39 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.