

Westmoreland County, PA

County · PA · Pennsylvania

BALANCED MARKET

\$215K

MEDIAN SALE PRICE

+0.9%

1-YR CHANGE

4,288

SALES (12 MO)

\$214K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



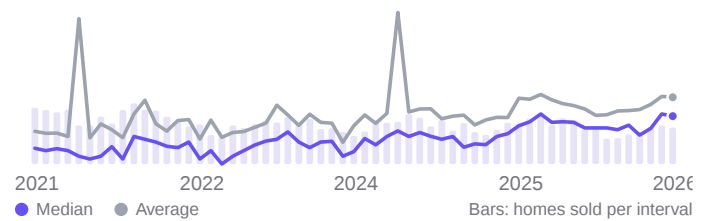
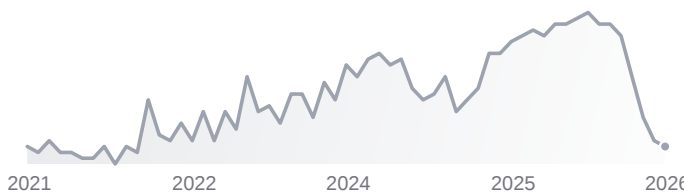
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$221K · Average \$255K

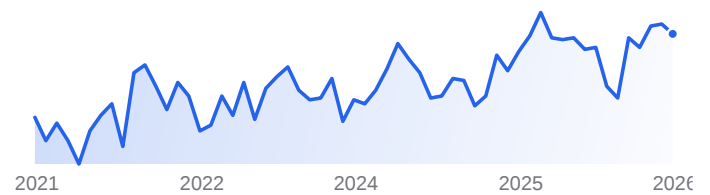
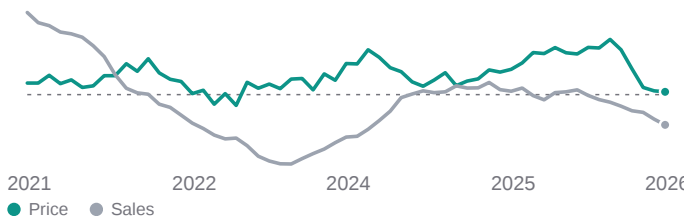


Growth (year over year)

Price +0.9% · Sales -9.6%

Price per square foot

\$184/ft²

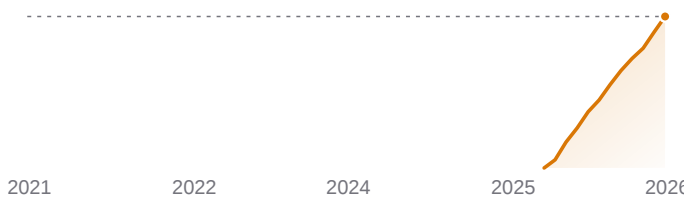


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

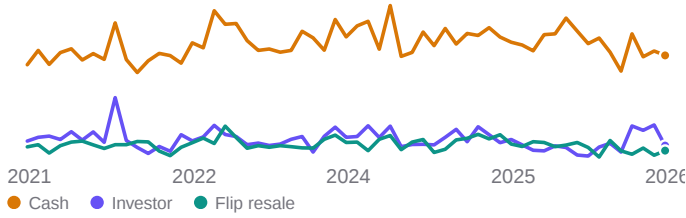
2.9%



BUYERS & OUTCOMES

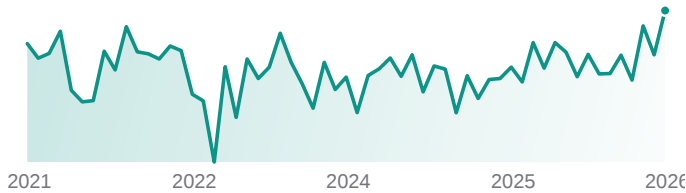
Buyer mix

Cash 30% · Investor 5.5% · Flip resale 4.1%



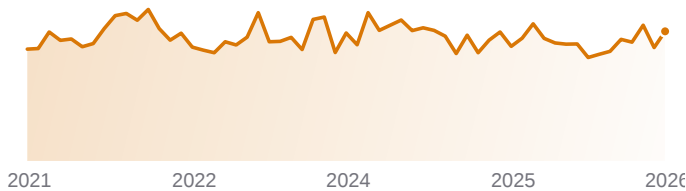
Sellers who sold at a gain

95%

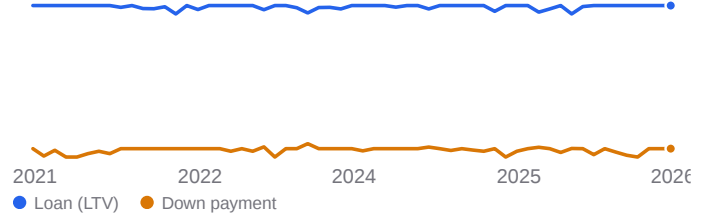


Median annualized return at resale

+5.8%

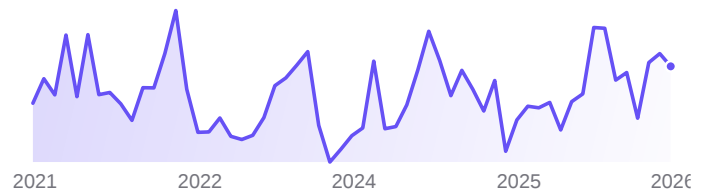


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



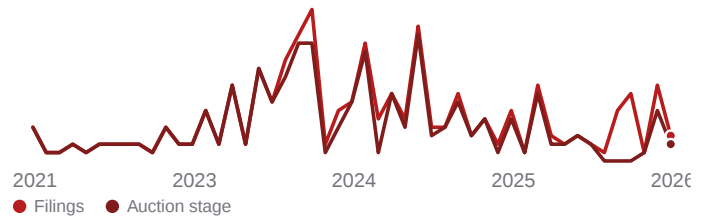
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	145,796
Median value (AVM)	\$214K
Median size	1,561 ft²
Median bedrooms	3
Median year built	1977
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.8%
Owner occupied	69%
Company owned	6.7%
Median loan-to-value	48%
Typical ownership tenure	21.2 yrs

COMMUNITY

Population	352,733
Density	343 / mi²
Median household income	\$72K
Average household income	\$93K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	28
Homes occupied	92%
Bachelor's or higher	20%
Poverty rate	9.0%
Unemployment	1.1%
Average temp	51°F
Annual precip	42 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.