

Monroeville

City · PA · Pennsylvania · Allegheny County

SELLER'S MARKET

\$267K

MEDIAN SALE PRICE

+13.8%

1-YR CHANGE

330

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



MARKET TRENDS (5 YEARS)

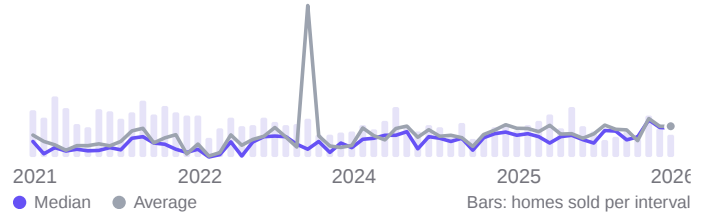
Market temperature (0–100)

62 / 100



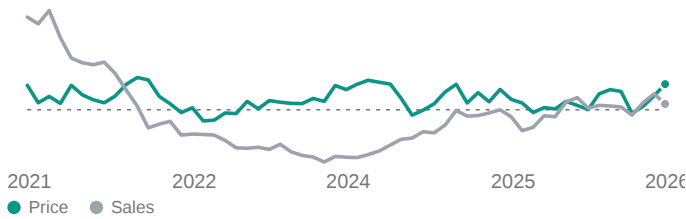
Sale prices

Median \$258K · Average \$264K



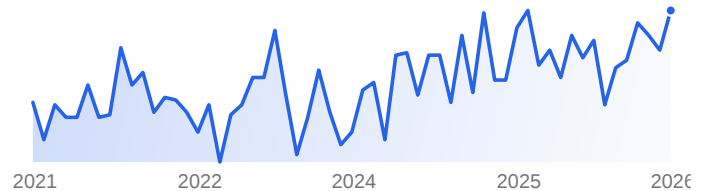
Growth (year over year)

Price +13.8% · Sales +3.1%



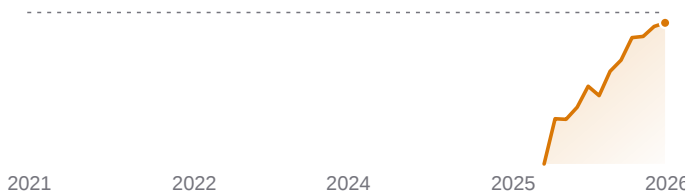
Price per square foot

\$176/ft²



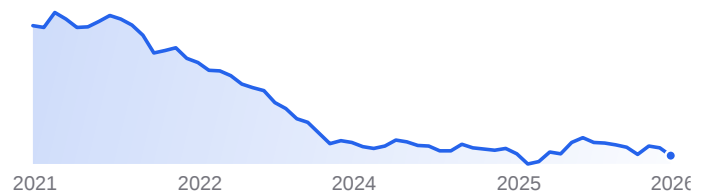
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

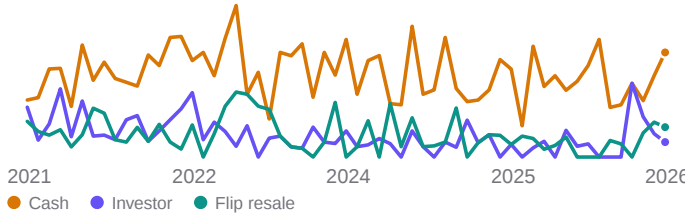
3.3%



BUYERS & OUTCOMES

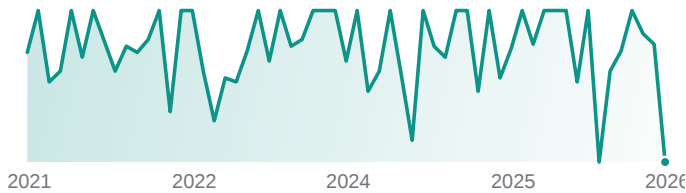
Buyer mix

Cash 33% · Investor 4.8% · Flip resale 9.5%



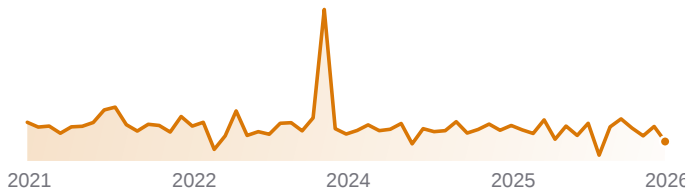
Sellers who sold at a gain

75%

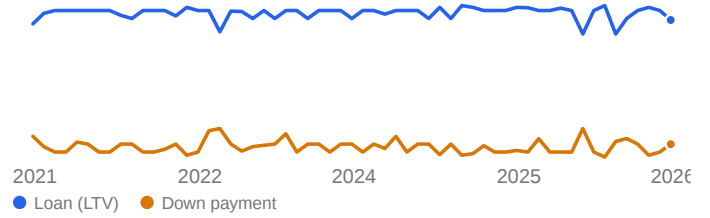


Median annualized return at resale

+2.8%

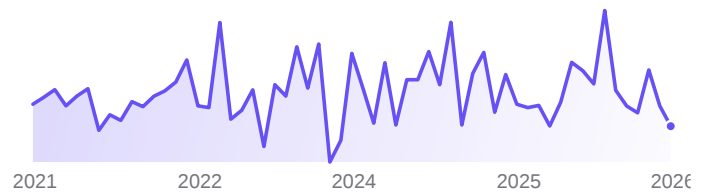


Financing (share of purchase price) Loan (LTV) 89% · Down payment 10%



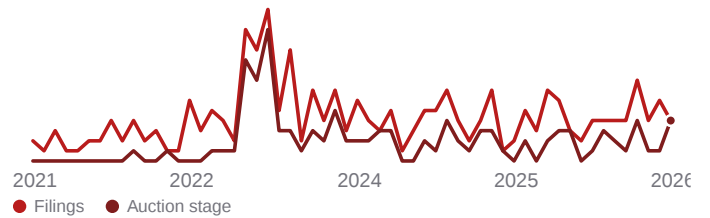
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	9,888
Median value (AVM)	\$240K
Median size	1,448 ft²
Median bedrooms	3
Median year built	1960
Single family	91%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.0%
Owner occupied	90%
Company owned	7.9%
Median loan-to-value	46%

Typical ownership tenure

18.4 yrs

COMMUNITY

Population	28,361
Density	1,439 / mi²
Median household income	\$79K
Average household income	\$98K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	26
Homes occupied	94%
Bachelor's or higher	31%
Poverty rate	7.7%
Unemployment	1.0%
Average temp	51°F
Annual precip	40 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.