

Gibsonia 15044

ZIP code · PA · Pennsylvania > Allegheny County > Gibsonia

BUYER'S MARKET

\$423K

MEDIAN SALE PRICE

-16.3%

1-YR CHANGE

415

SALES (12 MO)

\$469K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



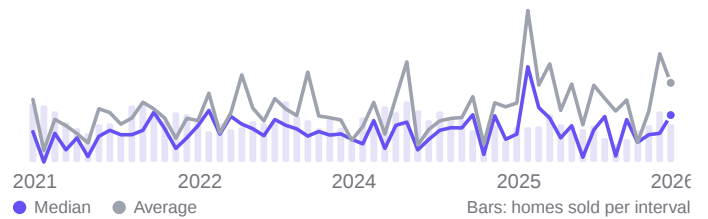
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$465K · Average \$571K

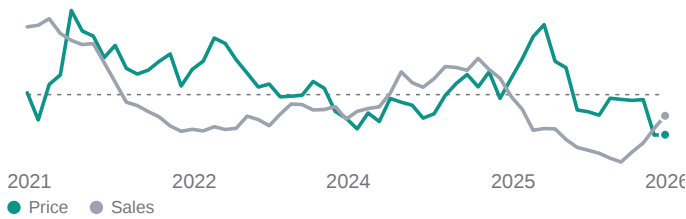


Growth (year over year)

Price -16.3% · Sales -8.6%

Price per square foot

\$217/ft²

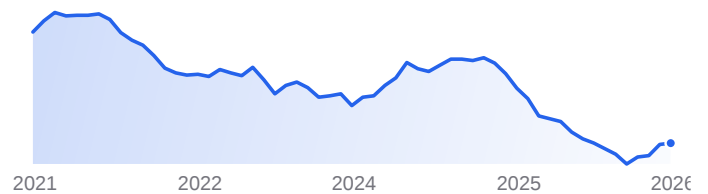
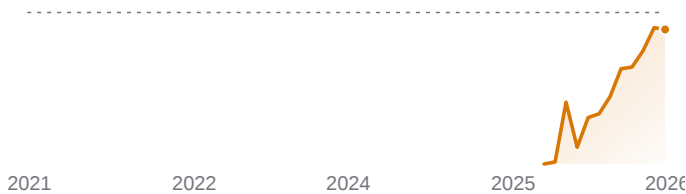


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

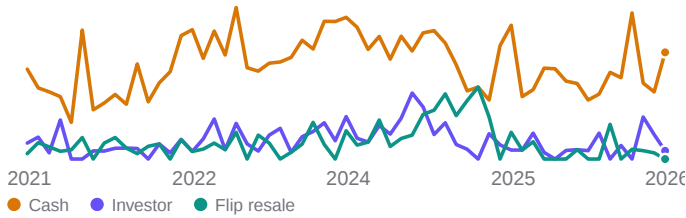
3.6%



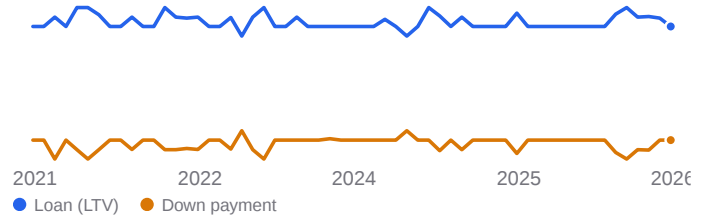
BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 2.6% · Flip resale 0%

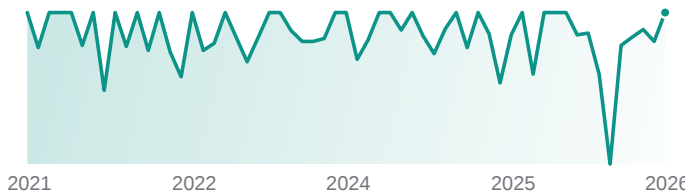


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



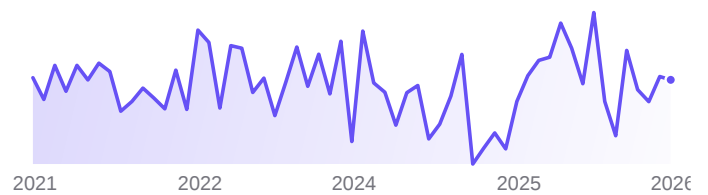
Sellers who sold at a gain

100%



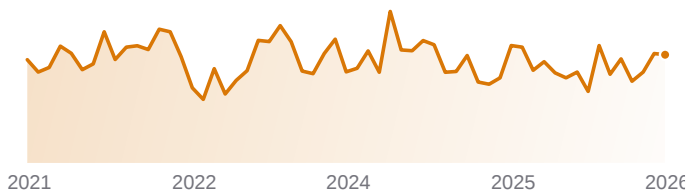
Typical hold before selling

7.6 yrs



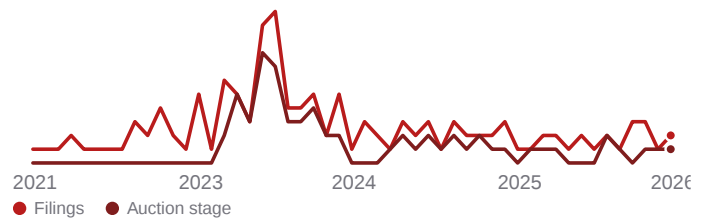
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	11,509
Median value (AVM)	\$469K
Median size	2,065 ft²
Median bedrooms	3
Median year built	1990
Single family	82%
Condos	7.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.8%
Owner occupied	92%
Company owned	8.9%
Median loan-to-value	43%

Typical ownership tenure

14.5 yrs

COMMUNITY

Population	28,888
Density	707 / mi²
Median household income	\$134K
Average household income	\$165K
Crime index (US avg 100)	24
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	27
Homes occupied	95%
Bachelor's or higher	33%
Poverty rate	4.9%
Unemployment	1.1%
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.