

Crescent 15046

ZIP code · PA · Pennsylvania > Allegheny County

BALANCED MARKET

\$167K

MEDIAN SALE PRICE

-31.6%

1-YR CHANGE

41

SALES (12 MO)

\$213K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



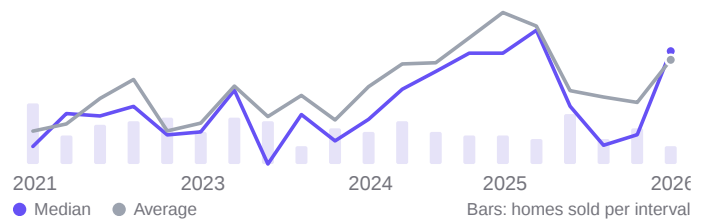
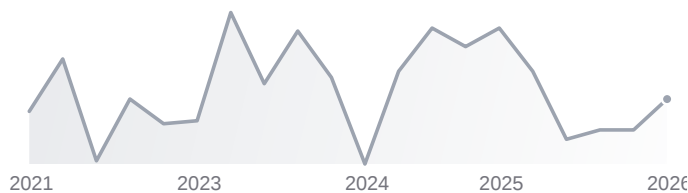
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$265K · Average \$253K

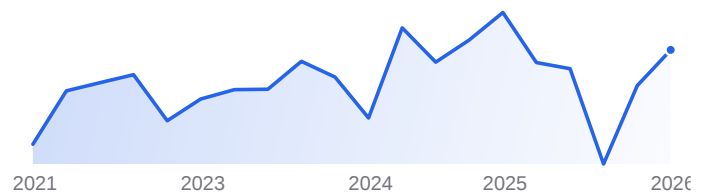
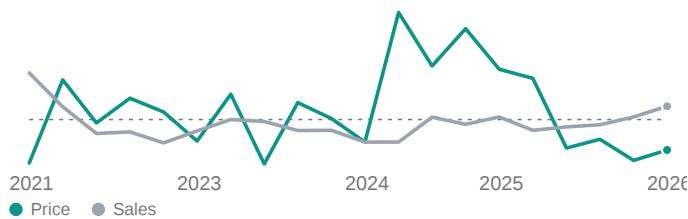


Growth (year over year)

Price -31.6% · Sales +13.9%

Price per square foot

\$160/ft²

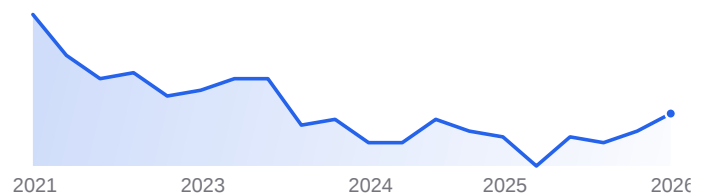


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

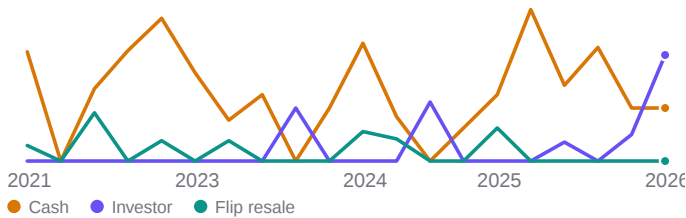
3.8%



BUYERS & OUTCOMES

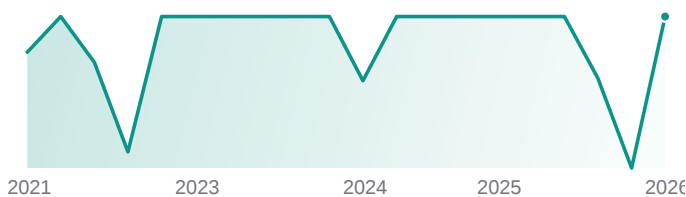
Buyer mix

Cash 20% · Investor 40% · Flip resale 0%



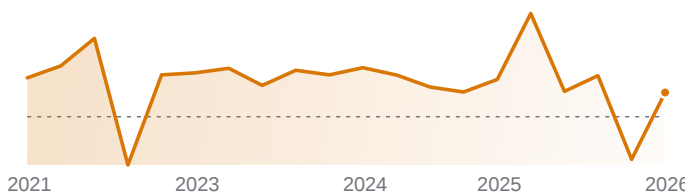
Sellers who sold at a gain

100%

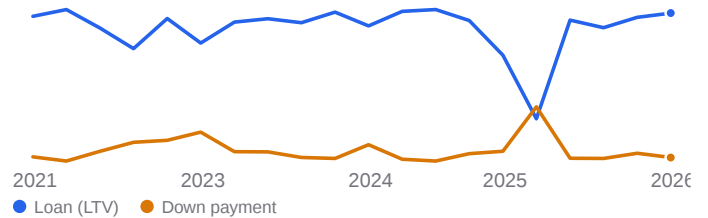


Median annualized return at resale

+3.3%

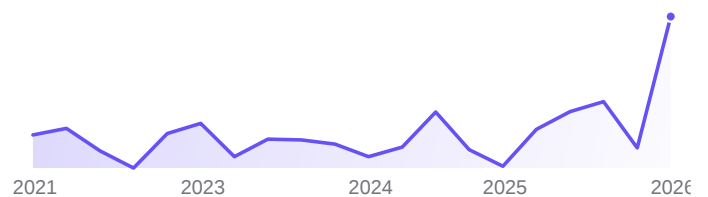


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



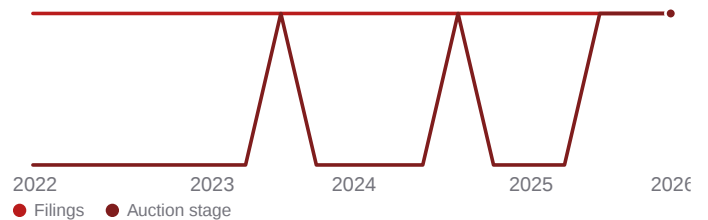
Typical hold before selling

25.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,068
Median value (AVM)	\$213K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1958
Single family	85%
Condos	9.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.7%
Owner occupied	85%
Company owned	9.0%
Median loan-to-value	47%

Typical ownership tenure

18.9 yrs

COMMUNITY

Population	2,439
Density	1,050 / mi²
Median household income	\$88K
Average household income	\$104K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	26
Homes occupied	92%
Bachelor's or higher	19%
Poverty rate	10.1%
Unemployment	0.9%
Average temp	51°F
Annual precip	38 in
Sunshine	45%

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.