

Leetsdale 15056

ZIP code · PA · Pennsylvania > Allegheny County > Leetsdale

STRONG BUYER'S MARKET

\$87K

MEDIAN SALE PRICE

-26.7%

1-YR CHANGE

15

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



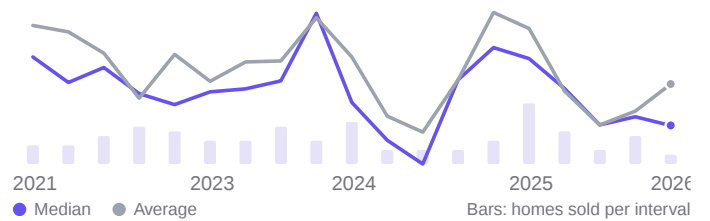
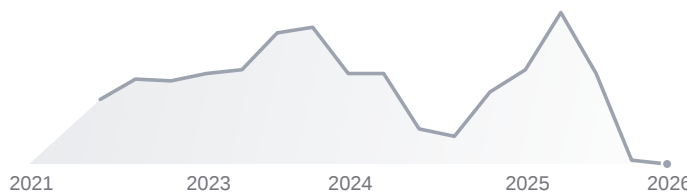
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

14 / 100

Sale prices

Median \$78K · Average \$138K

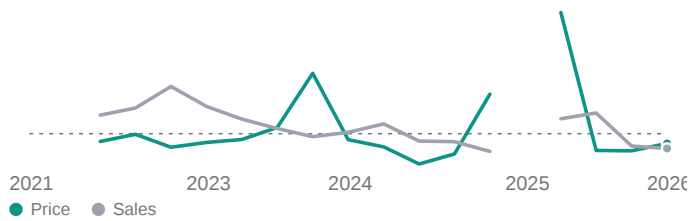


Growth (year over year)

Price -26.7% · Sales -40.0%

Price per square foot

\$53/ft²

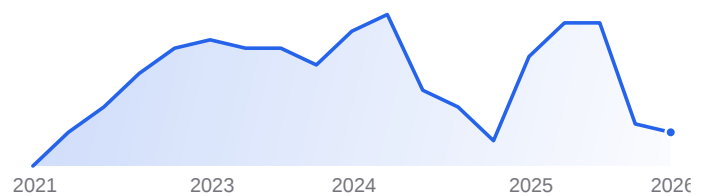
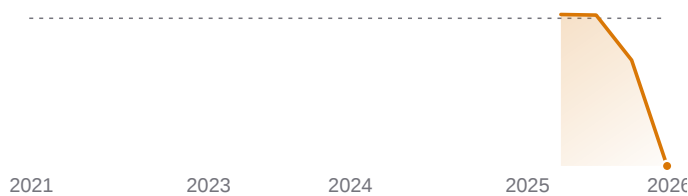


Sale premium vs estimated value

-49.3%

Annual turnover (share of homes sold)

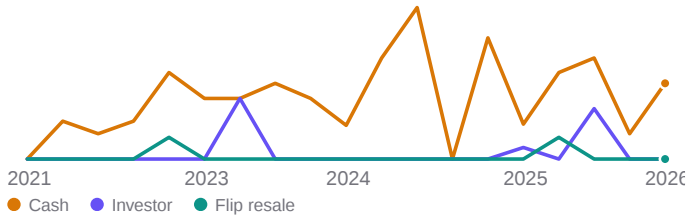
3.2%



BUYERS & OUTCOMES

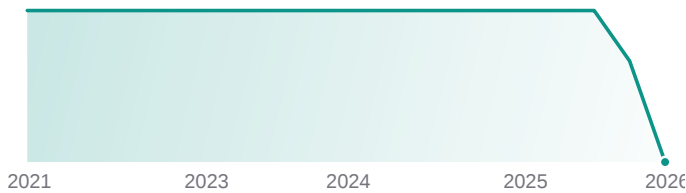
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



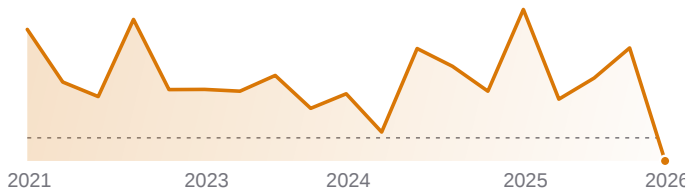
Sellers who sold at a gain

50%

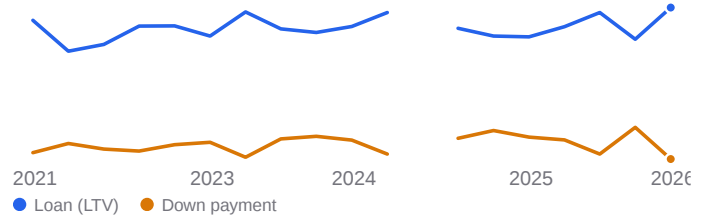


Median annualized return at resale

-2.7%

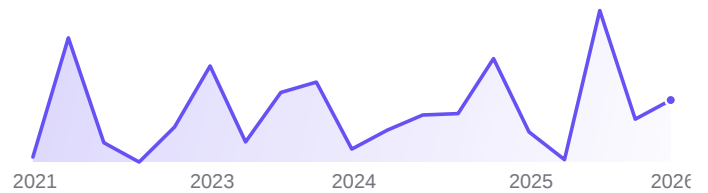


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



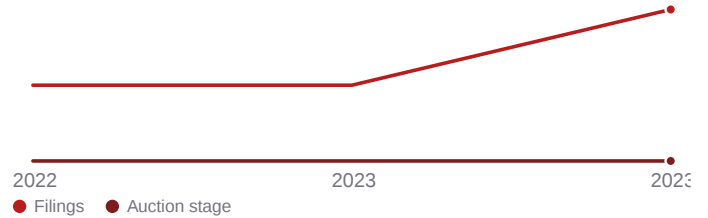
Typical hold before selling

11.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	474
Median value (AVM)	\$131K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1928
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.8%
Owner occupied	69%
Company owned	15%
Median loan-to-value	37%
Typical ownership tenure	15.7 yrs

COMMUNITY

Population	1,010
Density	932 / mi²
Median household income	\$63K
Average household income	\$81K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	29
Homes occupied	87%
Bachelor's or higher	24%
Poverty rate	5.2%
Unemployment	1.0%
Average temp	52°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.