

Monessen 15062

ZIP code · PA · Pennsylvania > Westmoreland County > Monessen

BUYER'S MARKET

\$104K

MEDIAN SALE PRICE

+5.6%

1-YR CHANGE

97

SALES (12 MO)

\$89K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



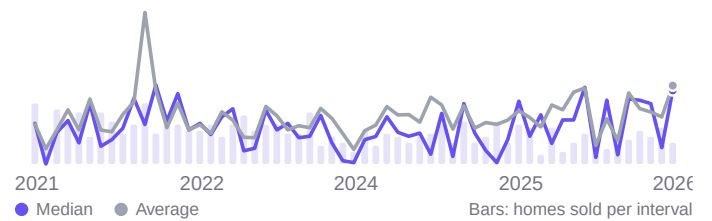
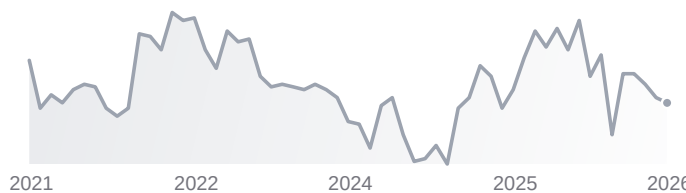
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$140K · Average \$147K

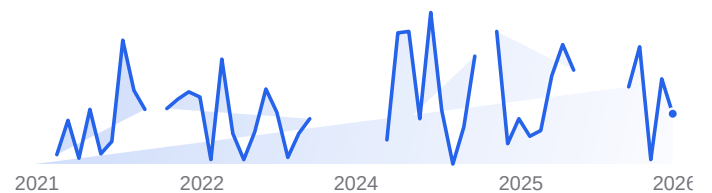
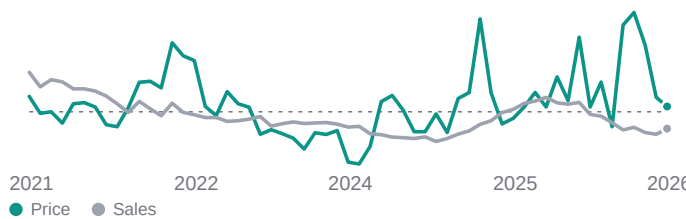


Growth (year over year)

Price +5.6% · Sales -17.8%

Price per square foot

\$77/ft²

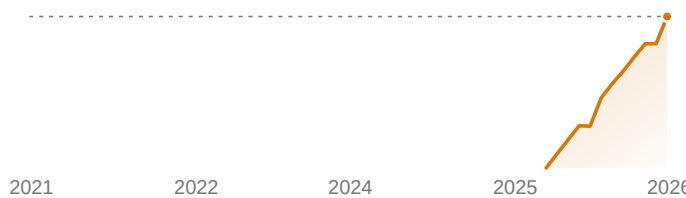


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

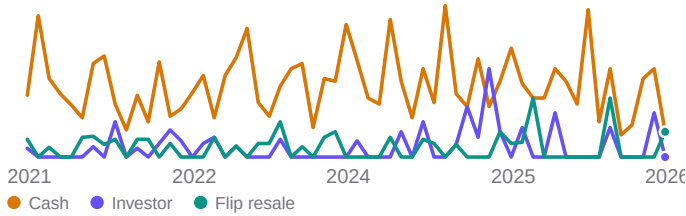
2.7%



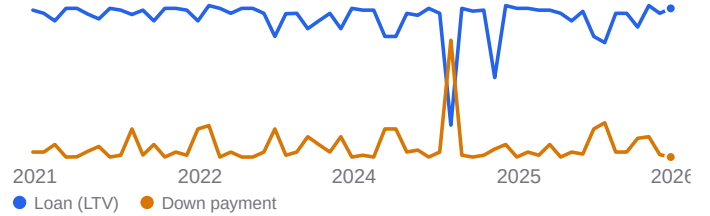
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 0% · Flip resale 14%

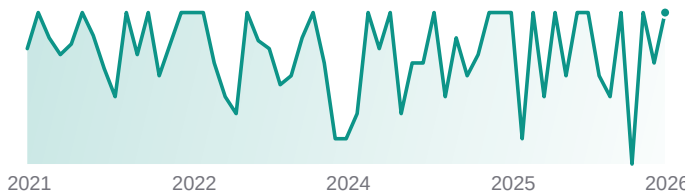


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



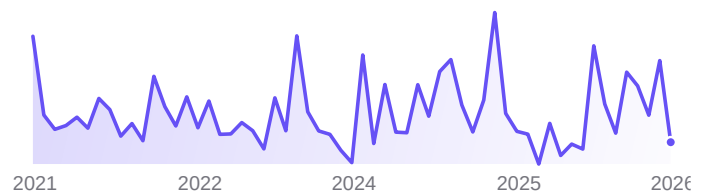
Sellers who sold at a gain

100%



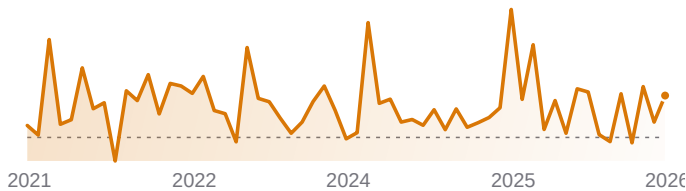
Typical hold before selling

3.1 yrs



Median annualized return at resale

+8.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,623
Median value (AVM)	\$89K
Median size	1,305 ft²
Median year built	1926
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.4%
Owner occupied	60%
Company owned	11%
Median loan-to-value	27%
Typical ownership tenure	17.8 yrs

COMMUNITY

Population	6,986
Density	1,936 / mi²
Median household income	\$56K
Average household income	\$67K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	30
Homes occupied	83%
Bachelor's or higher	20%
Poverty rate	17.5%
Unemployment	0.8%
Average temp	52°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.