

Natrona Heights 15065

ZIP code · PA · Pennsylvania > Allegheny County > Natrona Heights

BUYER'S MARKET

\$162K

MEDIAN SALE PRICE

-16.8%

1-YR CHANGE

128

SALES (12 MO)

\$174K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



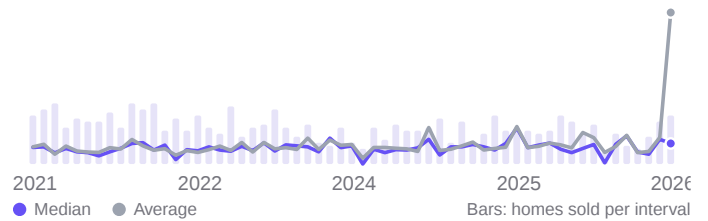
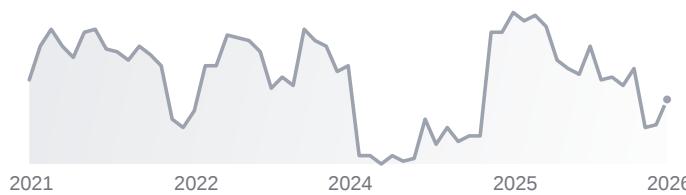
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$175K · Average \$964K

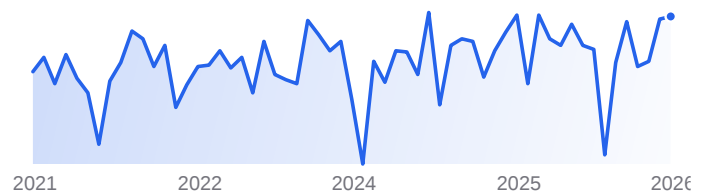
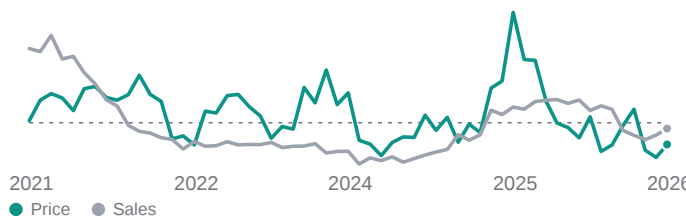


Growth (year over year)

Price -16.8% · Sales -4.5%

Price per square foot

\$145/ft²

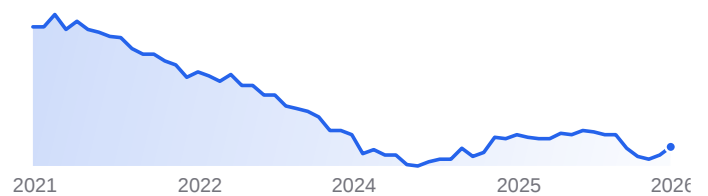
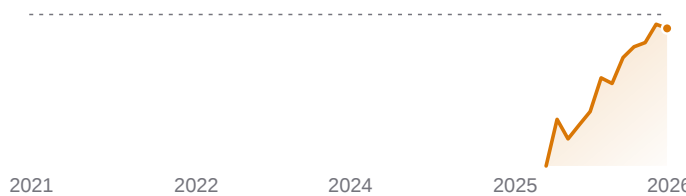


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

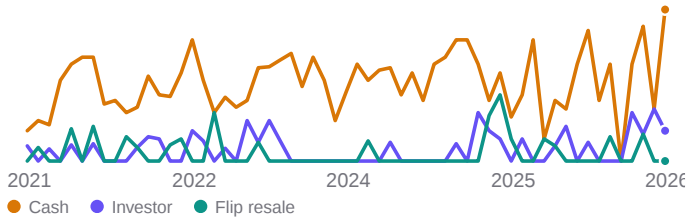
2.8%



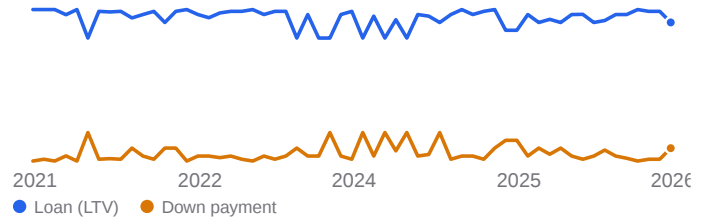
BUYERS & OUTCOMES

Buyer mix

Cash 63% · Investor 13% · Flip resale 0%

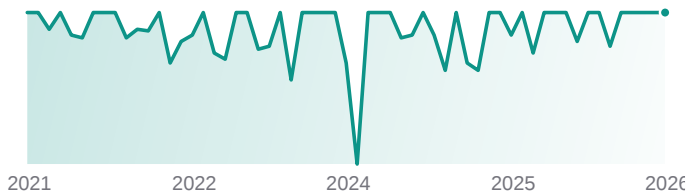


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



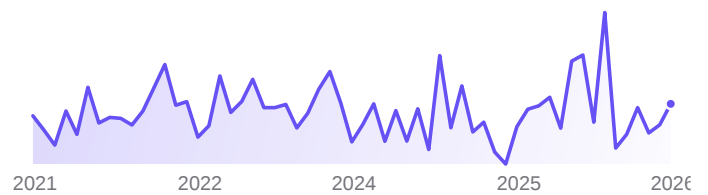
Sellers who sold at a gain

100%



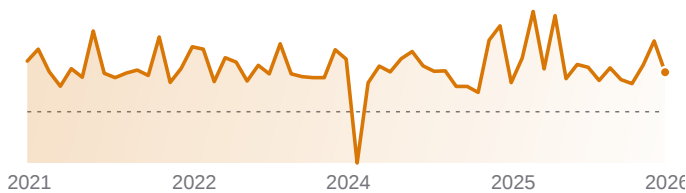
Typical hold before selling

8.6 yrs



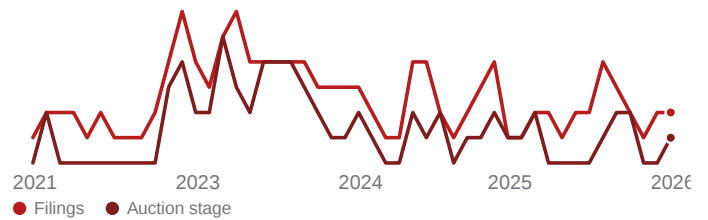
Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,610
Median value (AVM)	\$174K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1946
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.6%
Owner occupied	84%
Company owned	7.6%
Median loan-to-value	43%
Typical ownership tenure	19.5 yrs

COMMUNITY

Population	11,004
Density	814 / mi²
Median household income	\$71K
Average household income	\$86K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	25
Homes occupied	90%
Bachelor's or higher	18%
Poverty rate	10.1%
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.