

# Tarentum 15084

ZIP code · PA · Pennsylvania > Allegheny County > Tarentum

SELLER'S MARKET

**\$182K**

MEDIAN SALE PRICE

**+61.3%**

1-YR CHANGE

**121**

SALES (12 MO)

**\$147K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



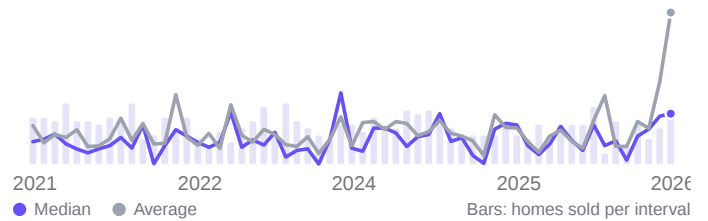
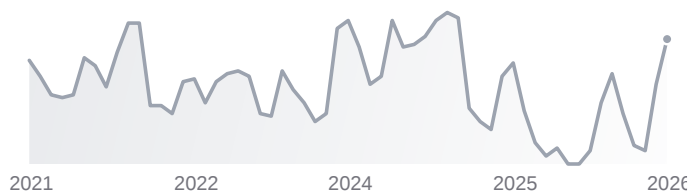
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$200K · Average \$515K

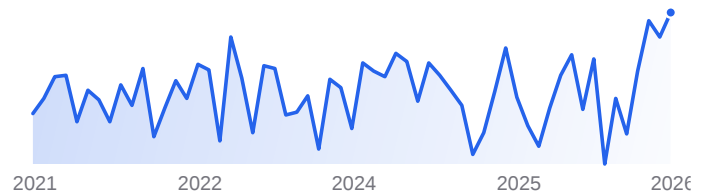
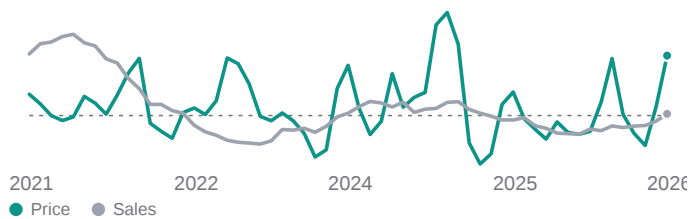


Growth (year over year)

Price +61.3% · Sales +1.7%

Price per square foot

\$133/ft²

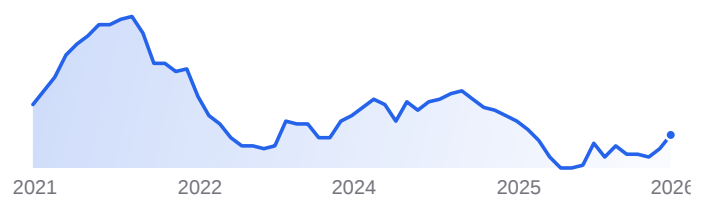
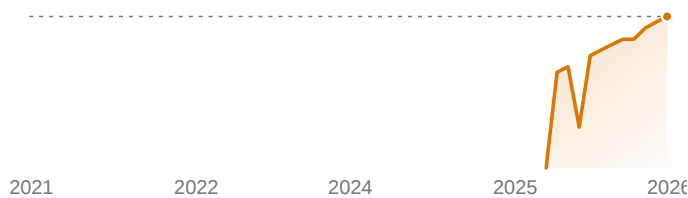


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

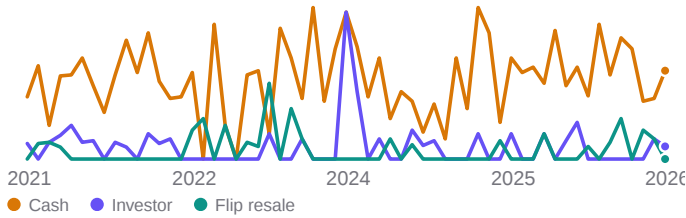
3.1%



## BUYERS & OUTCOMES

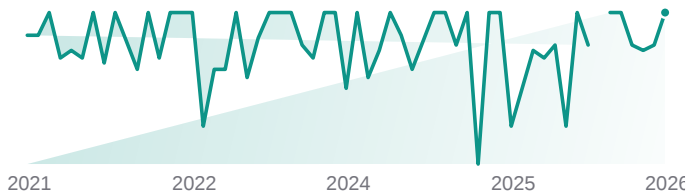
### Buyer mix

Cash 44% · Investor 6.3% · Flip resale 0%



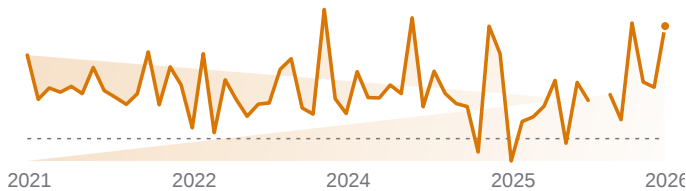
### Sellers who sold at a gain

100%

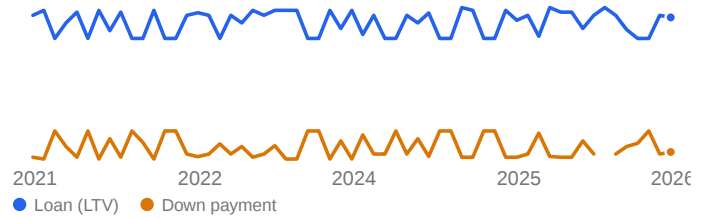


### Median annualized return at resale

+12.5%

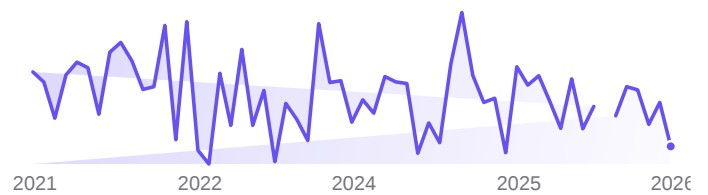


### Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.4%



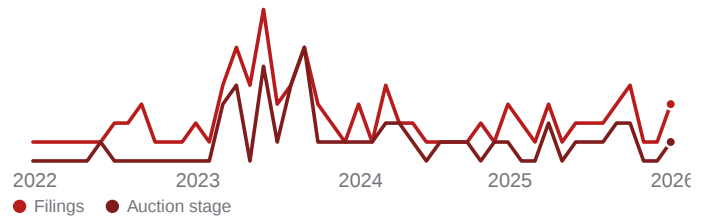
### Typical hold before selling

2.4 yrs



### Preforeclosure filings

Filings 3 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,913     |
| Median value (AVM) | \$147K    |
| Median size        | 1,437 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1930      |
| Single family      | 86%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 58%      |
| Underwater (LTV 125% or more) | 3.7%     |
| Owner occupied                | 77%      |
| Company owned                 | 9.1%     |
| Median loan-to-value          | 40%      |
| Typical ownership tenure      | 21.6 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 9,997     |
| Density                          | 348 / mi² |
| Median household income          | \$61K     |
| Average household income         | \$73K     |
| Crime index (US avg 100)         | 129       |
| Air pollution index (US avg 100) | 98        |
| Earthquake index (US avg 100)    | 28        |
| Homes occupied                   | 88%       |
| Bachelor's or higher             | 16%       |
| Poverty rate                     | 11.9%     |
| Unemployment                     | 1.0%      |
| Average temp                     | 51°F      |
| Annual precip                    | 41 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.