

Trafford 15085

ZIP code · PA · Pennsylvania > Westmoreland County > Trafford

BUYER'S MARKET

\$224K

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

83

SALES (12 MO)

\$260K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



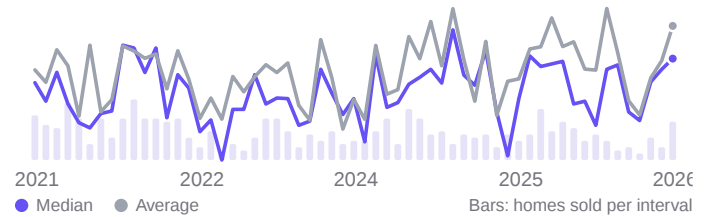
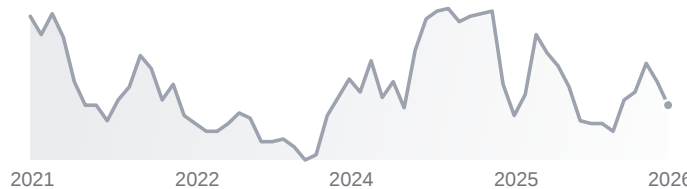
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$245K · Average \$306K

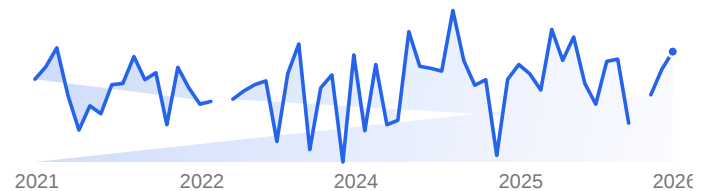
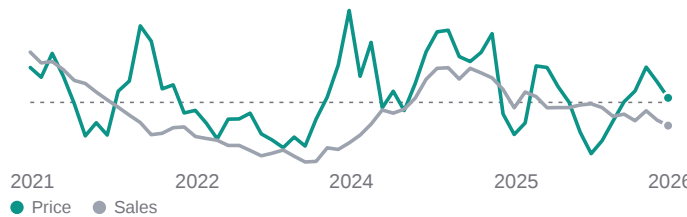


Growth (year over year)

Price +3.3% · Sales -17.0%

Price per square foot

\$212/ft²

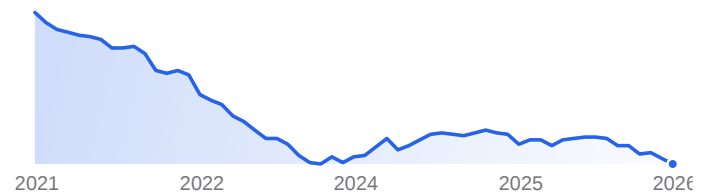
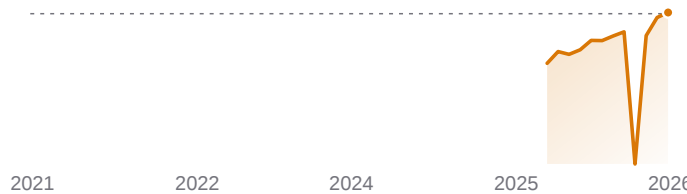


Sale premium vs estimated value

+0.2%

Annual turnover (share of homes sold)

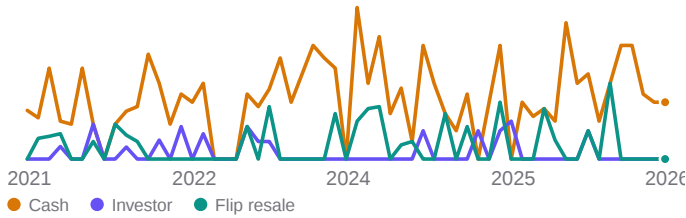
2.5%



BUYERS & OUTCOMES

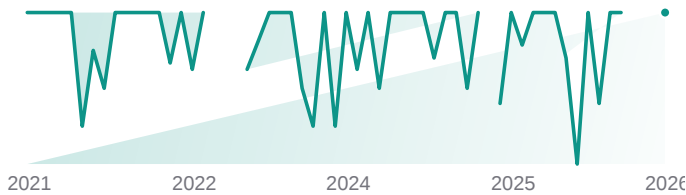
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



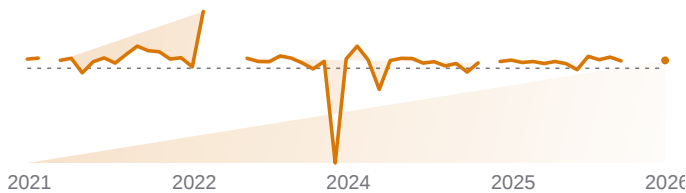
Sellers who sold at a gain

100%

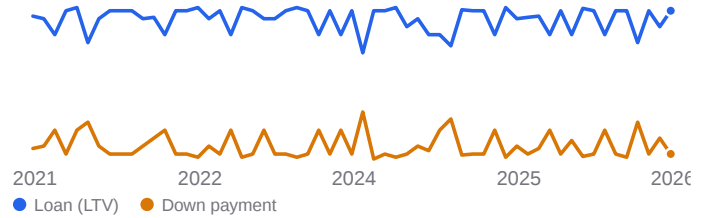


Median annualized return at resale

+5.8%

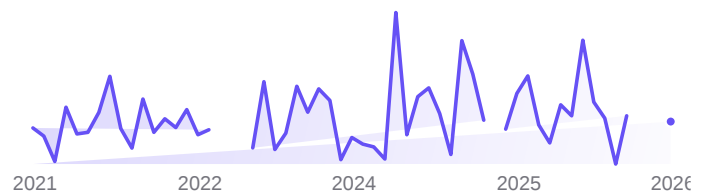


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



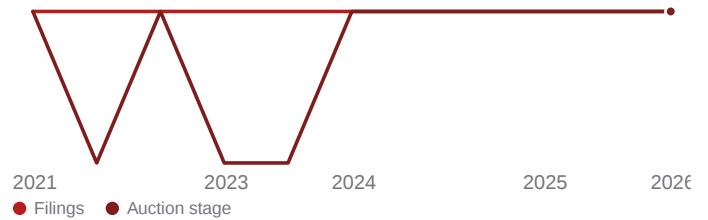
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,312
Median value (AVM)	\$260K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1969
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.3%
Owner occupied	77%
Company owned	5.6%
Median loan-to-value	44%
Typical ownership tenure	19.0 yrs

COMMUNITY

Population	9,011
Density	930 / mi ²
Median household income	\$95K
Average household income	\$106K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	29
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	5.4%
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.