

Warrendale 15086

ZIP code · PA · Pennsylvania > Allegheny County

BALANCED MARKET

\$436K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$388K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

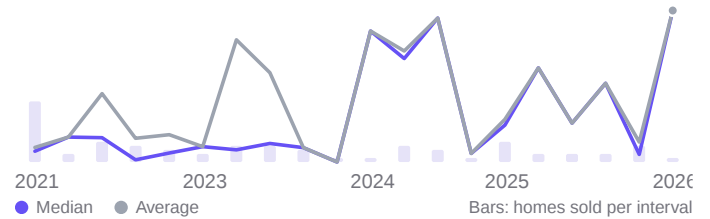
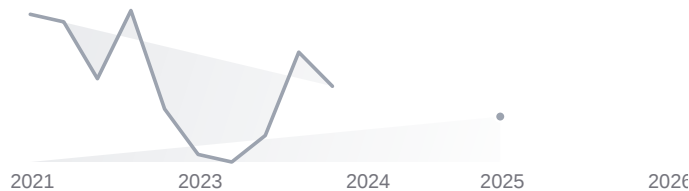
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$670K · Average \$670K

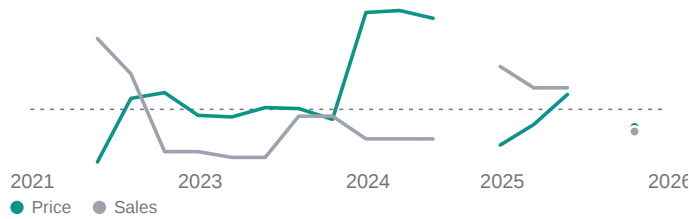


Growth (year over year)

Price -18.4% · Sales -23.1%

Price per square foot

\$270/ft²

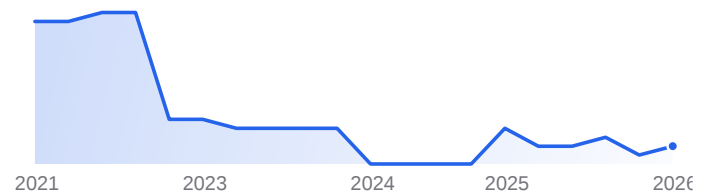


Sale premium vs estimated value

-3.6%

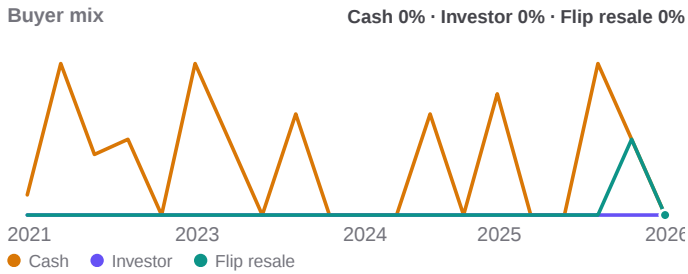
Annual turnover (share of homes sold)

4.4%

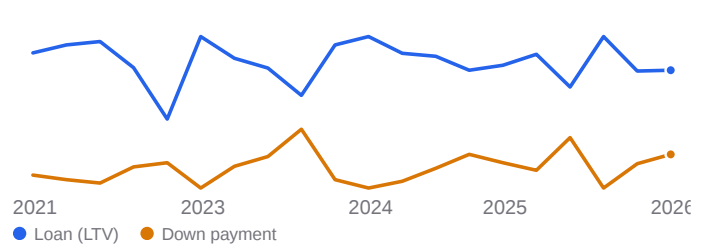


BUYERS & OUTCOMES

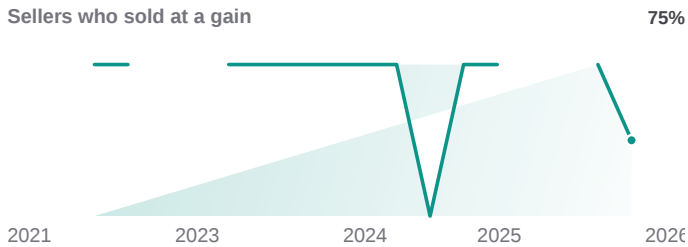
Buyer mix



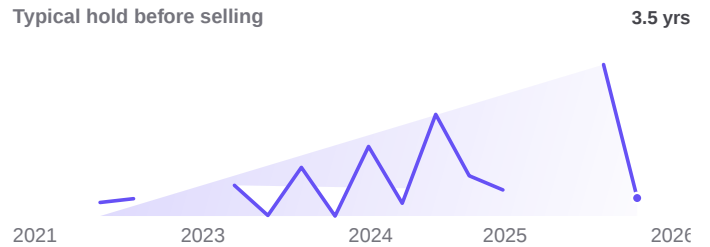
Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



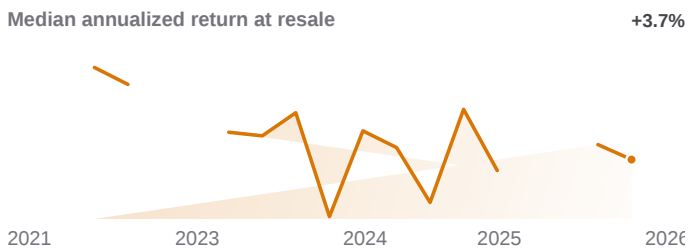
Sellers who sold at a gain



Typical hold before selling



Median annualized return at resale



HOUSING STOCK

Homes	252
Median value (AVM)	\$388K
Median size	1,606 ft²
Median bedrooms	3
Median year built	2016
Single family	44%
Condos	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	0%
Owner occupied	73%
Company owned	25%
Median loan-to-value	55%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	1,513
Density	1,010 / mi ²
Median household income	\$126K
Average household income	\$158K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	28
Homes occupied	93%
Bachelor's or higher	34%
Poverty rate	4.3%
Unemployment	1.3%
Average temp	51°F
Annual precip	39 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.