

West Newton 15089

ZIP code · PA · Pennsylvania > Westmoreland County > West Newton

BALANCED MARKET

\$177K

MEDIAN SALE PRICE

+8.7%

1-YR CHANGE

75

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

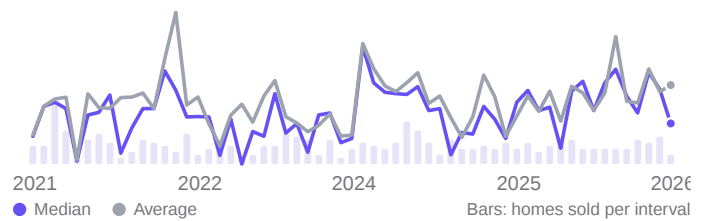
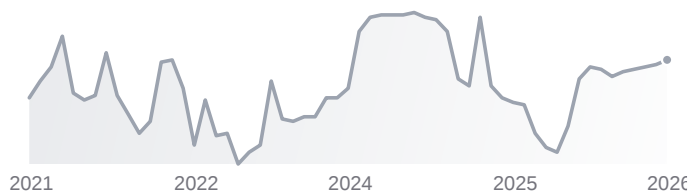
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$110K · Average \$200K

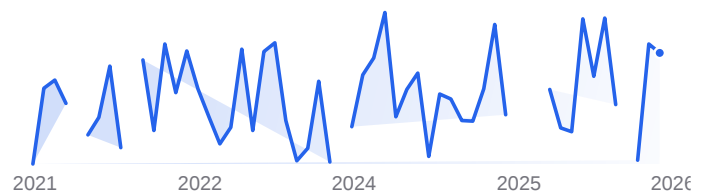
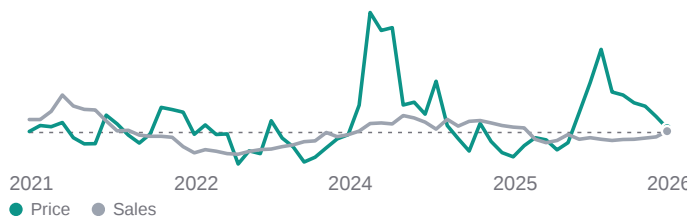


Growth (year over year)

Price +8.7% · Sales +2.7%

Price per square foot

\$183/ft²

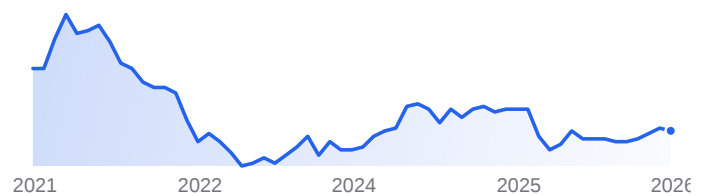
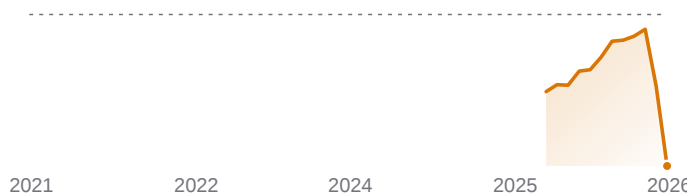


Sale premium vs estimated value

-11.0%

Annual turnover (share of homes sold)

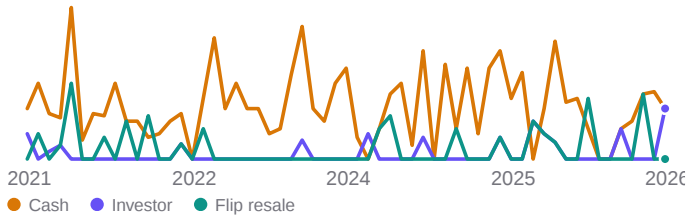
2.8%



BUYERS & OUTCOMES

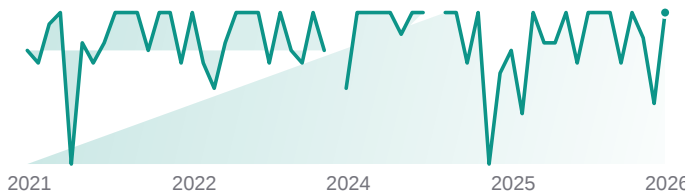
Buyer mix

Cash 33% · Investor 33% · Flip resale 0%



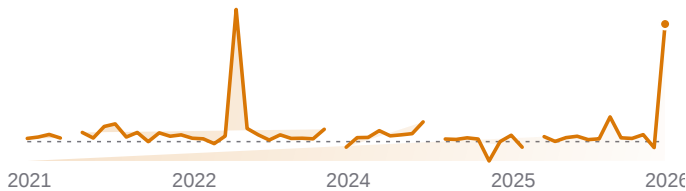
Sellers who sold at a gain

100%

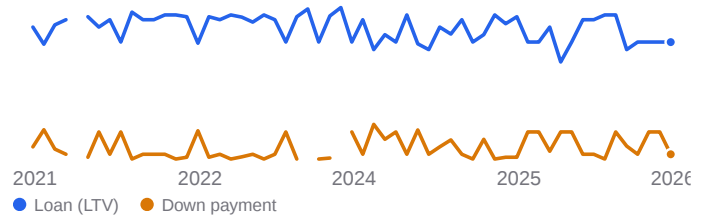


Median annualized return at resale

+109.3%

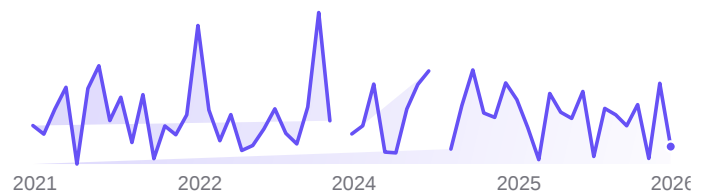


Financing (share of purchase price) Loan (LTV) 80% · Down payment 5.0%



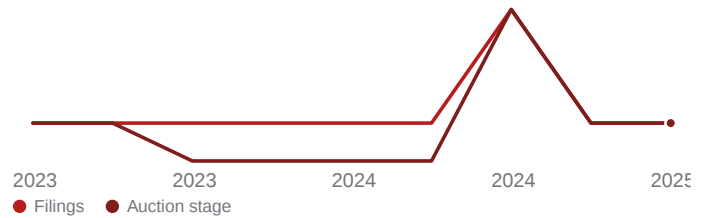
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,710
Median value (AVM)	\$169K
Median size	1,368 ft²
Median bedrooms	3
Median year built	1972
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.6%
Owner occupied	67%
Company owned	7.9%
Median loan-to-value	45%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	6,810
Density	344 / mi²
Median household income	\$62K
Average household income	\$97K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	30
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	12.2%
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.