

Canonsburg 15317

ZIP code · PA · Pennsylvania > Washington County > Canonsburg

BUYER'S MARKET

\$348K

MEDIAN SALE PRICE

-14.3%

1-YR CHANGE

704

SALES (12 MO)

\$395K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



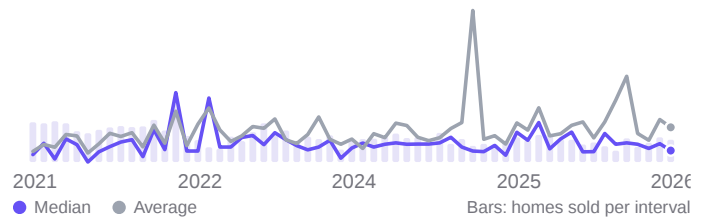
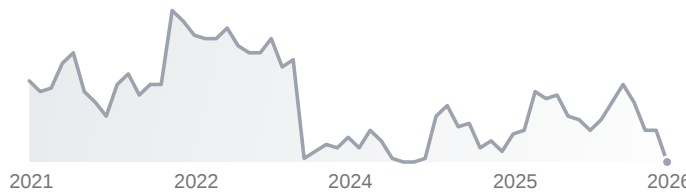
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$337K · Average \$423K

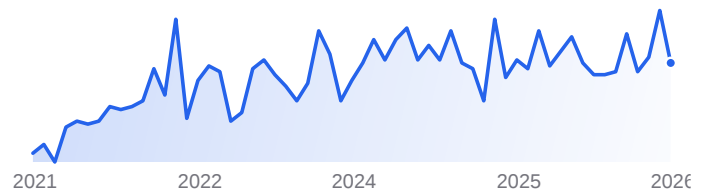
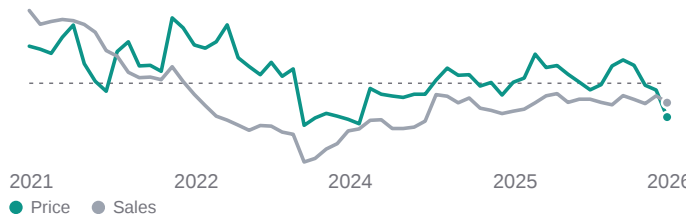


Growth (year over year)

Price -14.3% · Sales -8.2%

Price per square foot

\$201/ft²

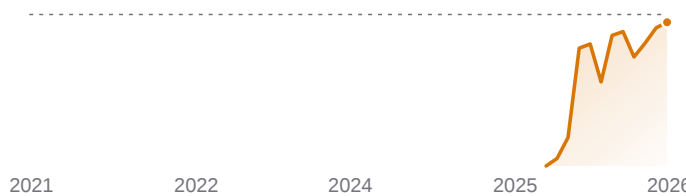


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

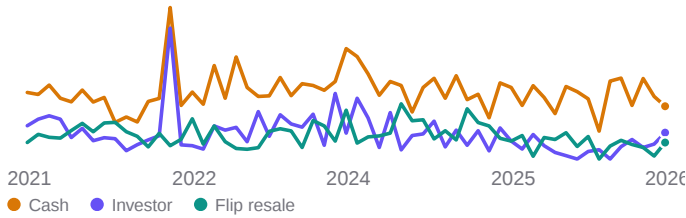
4.2%



BUYERS & OUTCOMES

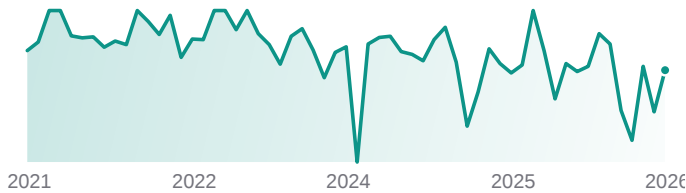
Buyer mix

Cash 25% · Investor 12% · Flip resale 7.7%



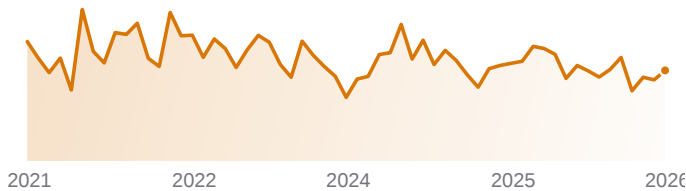
Sellers who sold at a gain

91%

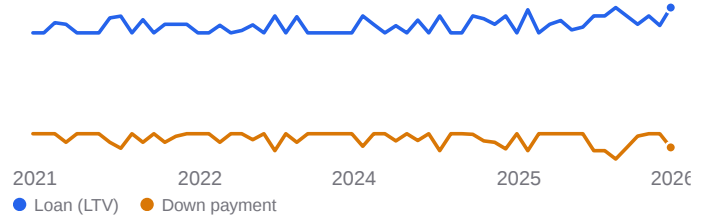


Median annualized return at resale

+4.1%

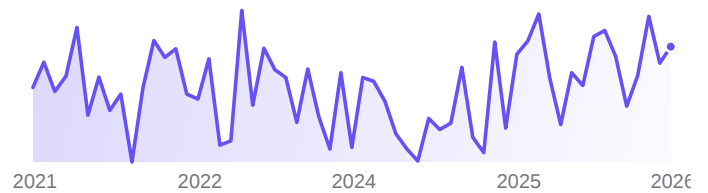


Financing (share of purchase price) Loan (LTV) 95% · Down payment 12%



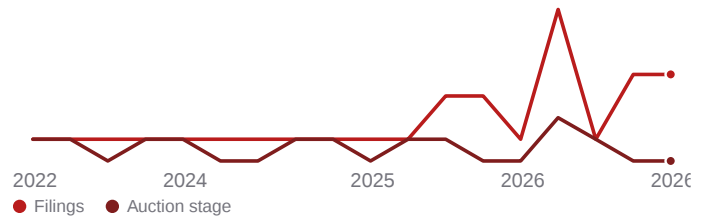
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	16,894
Median value (AVM)	\$395K
Median size	1,852 ft²
Median bedrooms	3
Median year built	1984
Single family	90%
Condos	5.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.3%
Owner occupied	85%
Company owned	8.0%
Median loan-to-value	46%

Typical ownership tenure

12.3 yrs

COMMUNITY

Population	45,439
Density	970 / mi ²
Median household income	\$108K
Average household income	\$128K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	24
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	4.7%
Unemployment	1.1%
Average temp	51°F
Annual precip	39 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.