

Dawson 15428

ZIP code · PA · Pennsylvania > Fayette County > Dawson

BUYER'S MARKET

\$106K

MEDIAN SALE PRICE

-22.9%

1-YR CHANGE

16

SALES (12 MO)

\$142K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



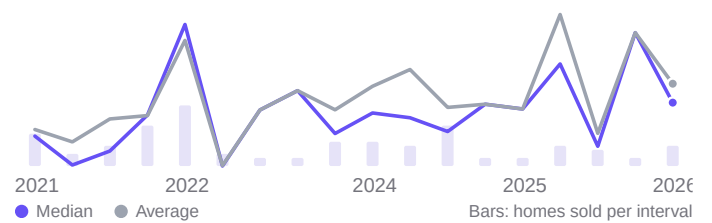
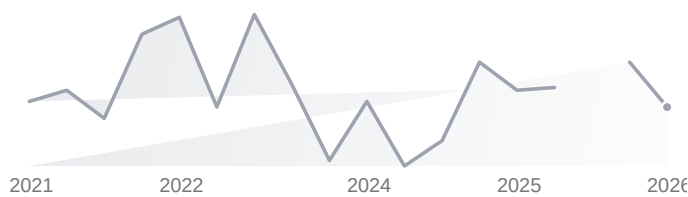
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$148K · Average \$179K

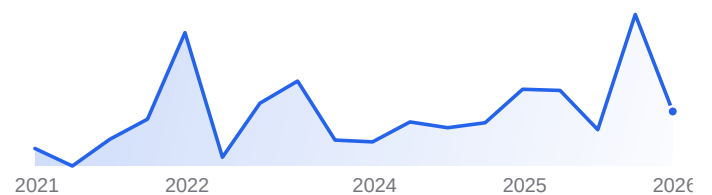


Growth (year over year)

Price -22.9% · Sales +14.3%

Price per square foot

\$100/ft²

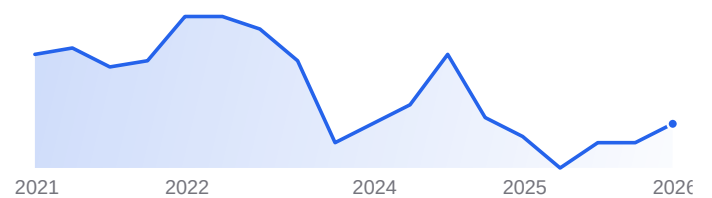


Sale premium vs estimated value

+172.9%

Annual turnover (share of homes sold)

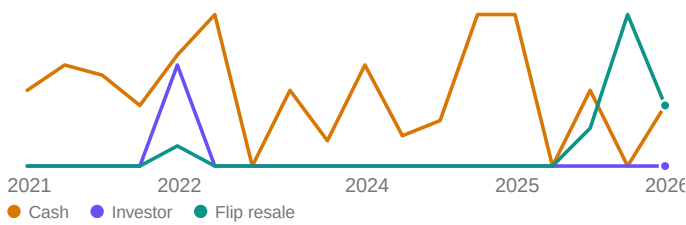
1.8%



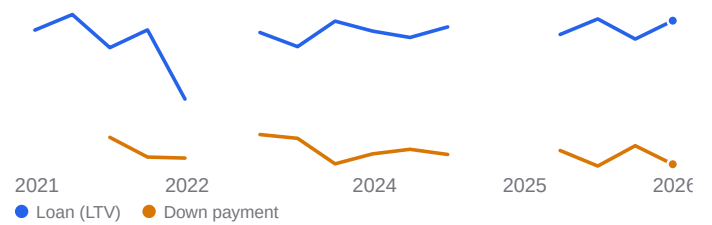
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 40%

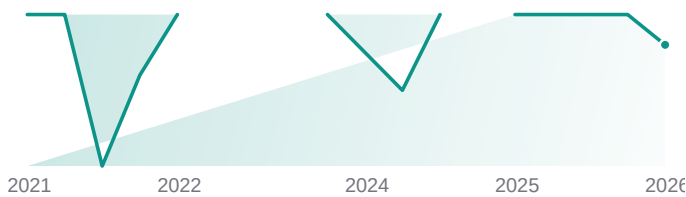


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



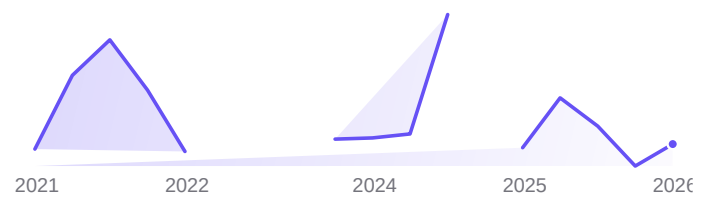
Sellers who sold at a gain

80%



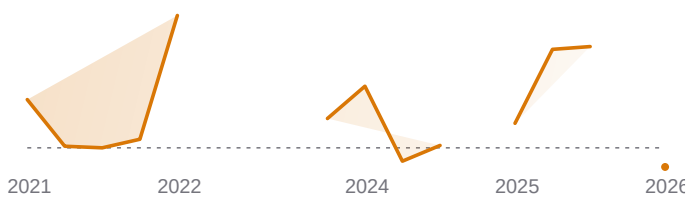
Typical hold before selling

1.6 yrs



Median annualized return at resale

-5.5%



HOUSING STOCK

Homes	901
Median value (AVM)	\$142K
Median size	1,448 ft²
Median bedrooms	3
Median year built	1930
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	4.5%
Owner occupied	59%
Company owned	4.1%
Median loan-to-value	9%
Typical ownership tenure	38.3 yrs

COMMUNITY

Population	2,207
Density	106 / mi²
Median household income	\$67K
Average household income	\$81K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	28
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	13.2%
Unemployment	1.4%
Average temp	51°F
Annual precip	42 in
Sunshine	45%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.