

New Salem 15468

ZIP code · PA · Pennsylvania > Fayette County > New Salem

STRONG BUYER'S MARKET

\$57K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

19

SALES (12 MO)

\$84K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



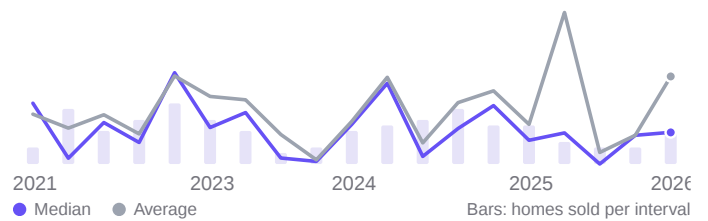
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

15 / 100

Sale prices

Median \$83K · Average \$202K

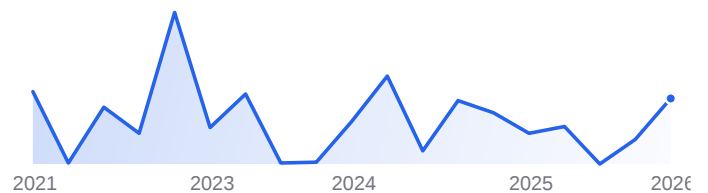
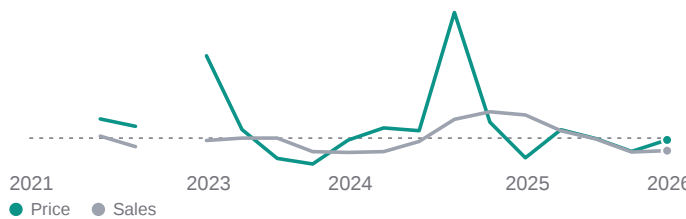


Growth (year over year)

Price -6.2% · Sales -42.4%

Price per square foot

\$86/ft²



Sale premium vs estimated value

+6.4%

Annual turnover (share of homes sold)

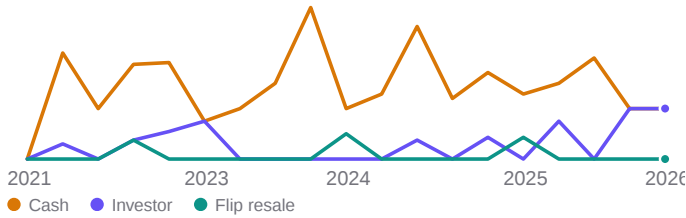
1.5%



BUYERS & OUTCOMES

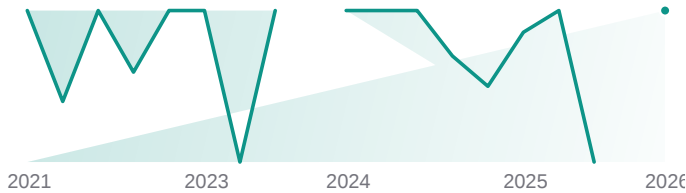
Buyer mix

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



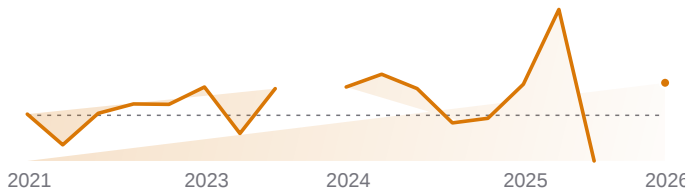
Sellers who sold at a gain

100%

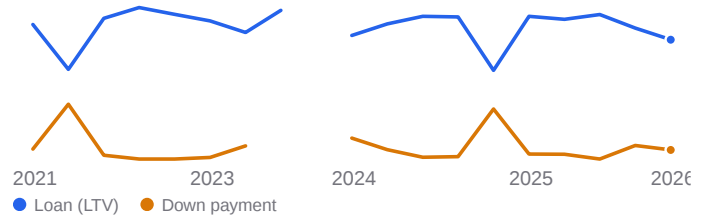


Median annualized return at resale

+9.9%

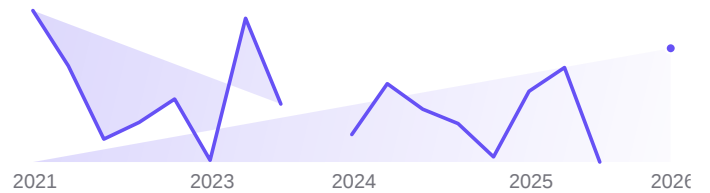


Financing (share of purchase price) Loan (LTV) 81% · Down payment 7.9%



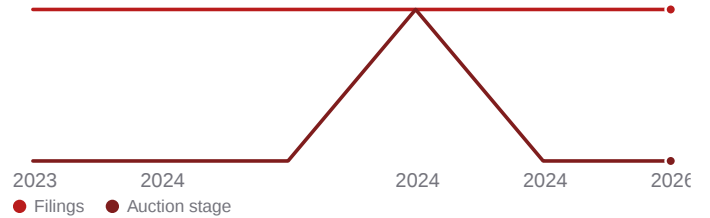
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,235
Median value (AVM)	\$84K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1920
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	5.9%
Owner occupied	39%
Company owned	5.7%
Median loan-to-value	28%
Typical ownership tenure	29.4 yrs

COMMUNITY

Population	2,372
Density	183 / mi²
Median household income	\$55K
Average household income	\$70K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	28
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	15.1%
Unemployment	1.1%
Average temp	52°F
Annual precip	43 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.