

Derry 15627

ZIP code · PA · Pennsylvania > Westmoreland County > Derry

BUYER'S MARKET

\$155K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

73

SALES (12 MO)

\$166K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



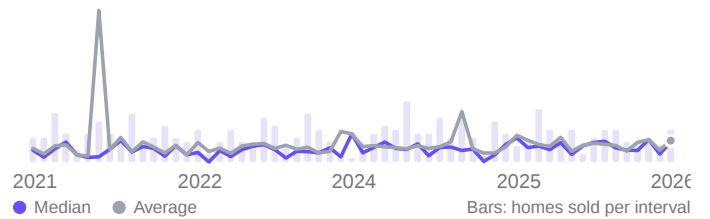
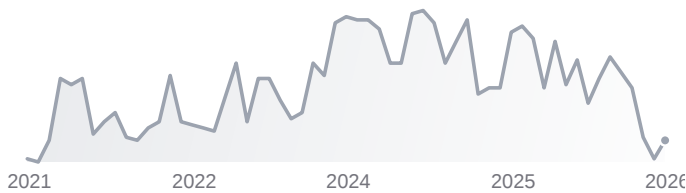
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$180K · Average \$191K

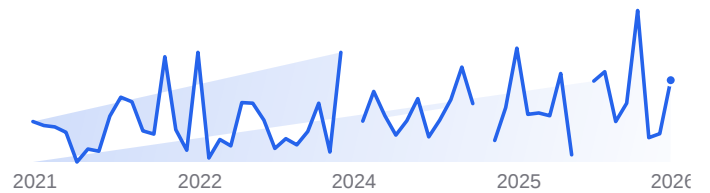
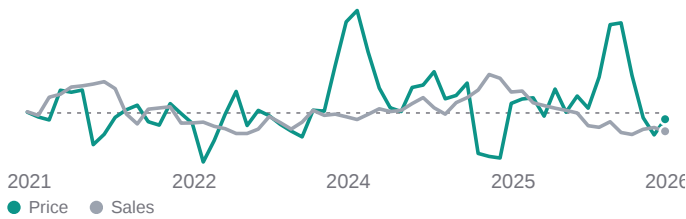


Growth (year over year)

Price -6.2% · Sales -18.0%

Price per square foot

\$188/ft²

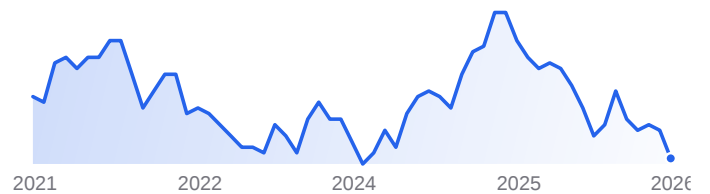
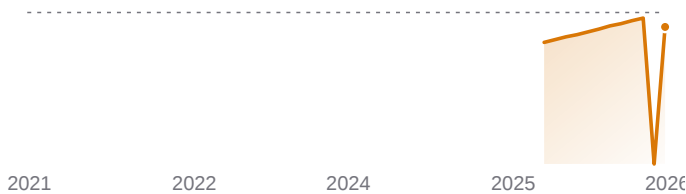


Sale premium vs estimated value

-2.5%

Annual turnover (share of homes sold)

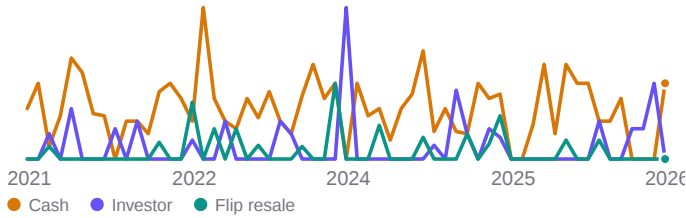
2.7%



BUYERS & OUTCOMES

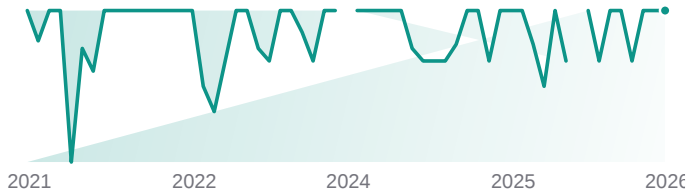
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



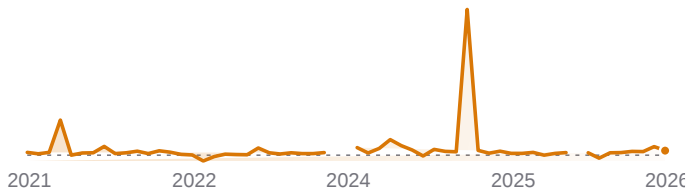
Sellers who sold at a gain

100%

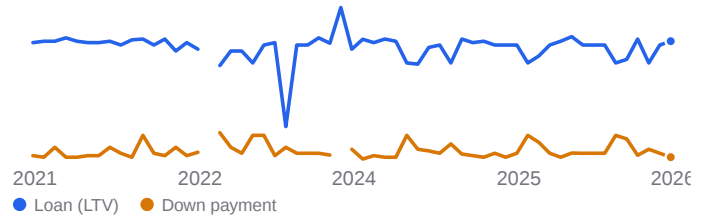


Median annualized return at resale

+9.3%

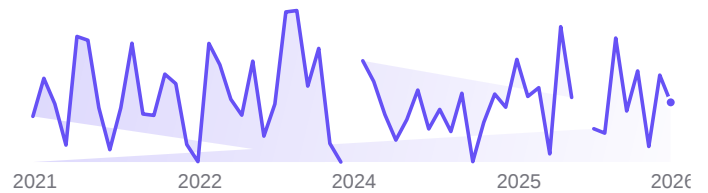


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,694
Median value (AVM)	\$166K
Median size	1,352 ft²
Median year built	1977
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.2%
Owner occupied	63%
Company owned	5.4%
Median loan-to-value	47%
Typical ownership tenure	25.6 yrs

COMMUNITY

Population	7,103
Density	227 / mi²
Median household income	\$59K
Average household income	\$73K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	29
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	12.7%
Unemployment	1.0%
Average temp	50°F
Annual precip	48 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.