

Forbes Road 15633

ZIP code · PA · Pennsylvania > Westmoreland County

\$35K

MEDIAN SALE PRICE

-70.0%

1-YR CHANGE

2

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

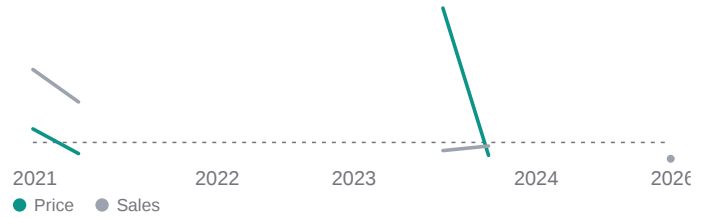
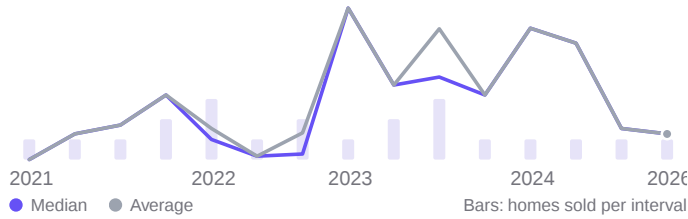
MARKET TRENDS (5 YEARS)

Sale prices

Median \$35K · Average \$35K

Growth (year over year)

Price -70.0% · Sales -66.7%

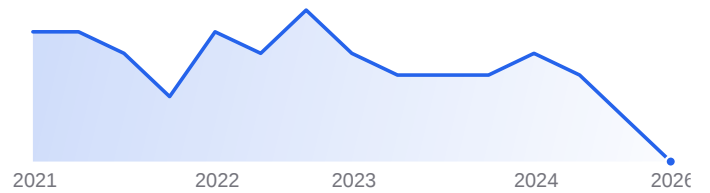


Price per square foot

\$50/ft²

Annual turnover (share of homes sold)

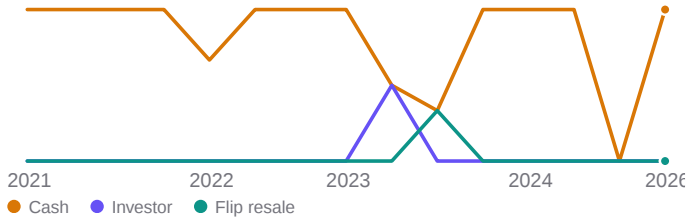
1.5%



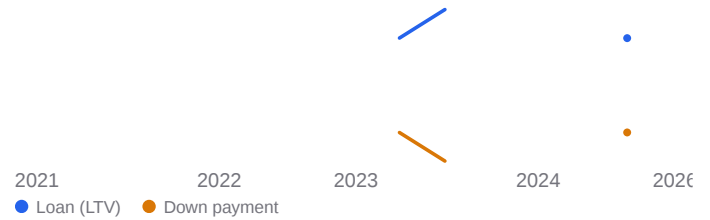
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

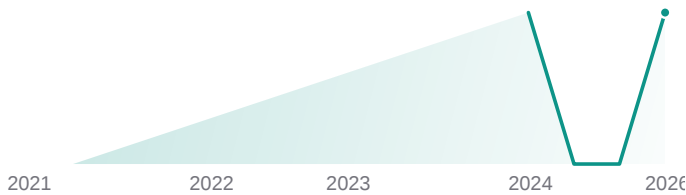


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



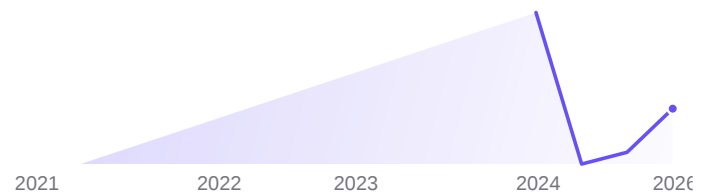
Sellers who sold at a gain

100%



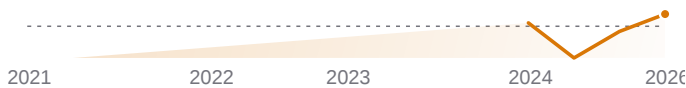
Typical hold before selling

8.5 yrs



Median annualized return at resale

+5.6%



HOUSING STOCK

Homes	130
Median value (AVM)	\$193K
Median size	1,680 ft²
Median year built	1919
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	3.2%
Owner occupied	13%
Company owned	4.6%
Median loan-to-value	19%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	25
Density	120 / mi ²
Median household income	\$94K
Average household income	\$106K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	26
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	2.5%
Unemployment	1.2%
Average temp	50°F
Annual precip	43 in
Sunshine	45%

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