

Leechburg 15656

ZIP code · PA · Pennsylvania > Westmoreland County > Leechburg

BALANCED MARKET

\$189K

MEDIAN SALE PRICE

-1.2%

1-YR CHANGE

139

SALES (12 MO)

\$171K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



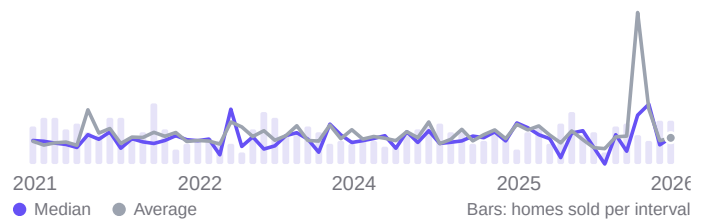
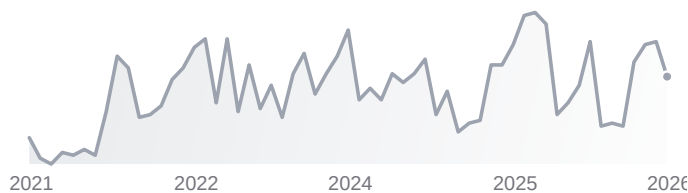
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$145K · Average \$144K

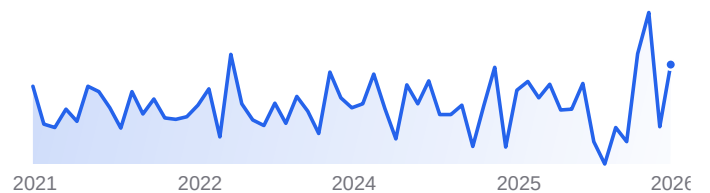
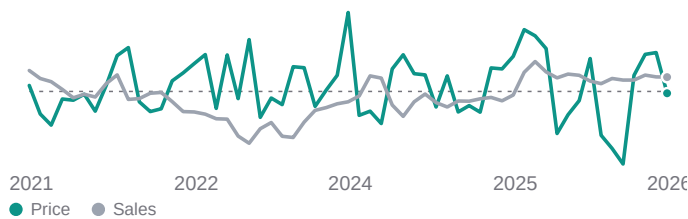


Growth (year over year)

Price -1.2% · Sales +9.4%

Price per square foot

\$157/ft²

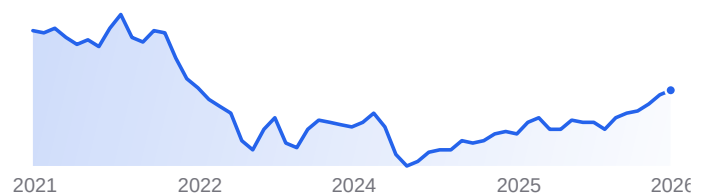
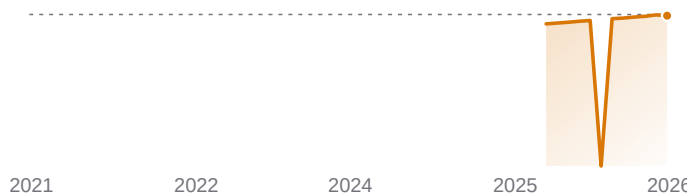


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

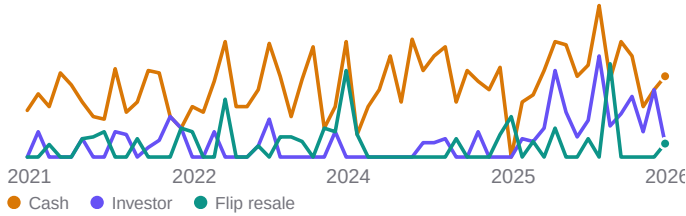
3.3%



BUYERS & OUTCOMES

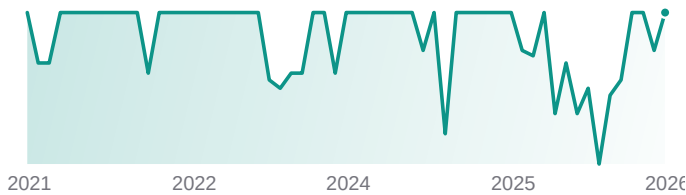
Buyer mix

Cash 40% · Investor 6.7% · Flip resale 6.7%



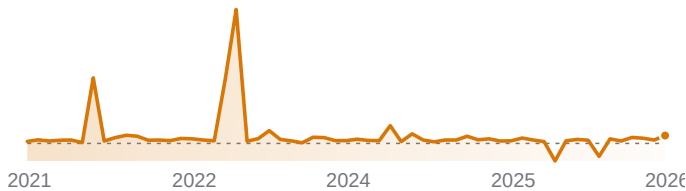
Sellers who sold at a gain

100%

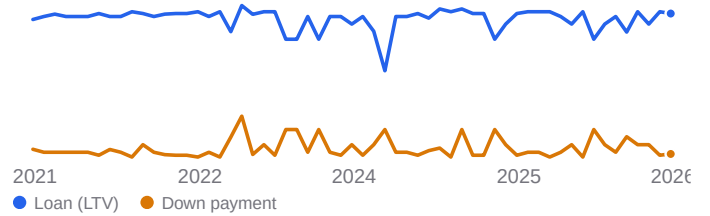


Median annualized return at resale

+12.6%

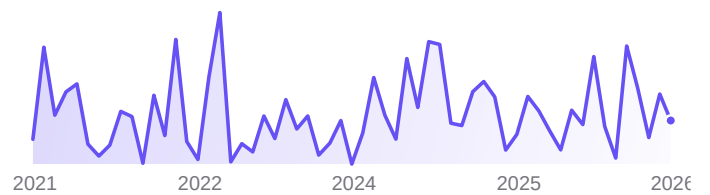


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.9%



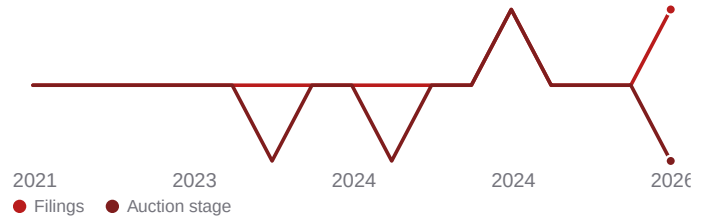
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,194
Median value (AVM)	\$171K
Median size	1,455 ft²
Median bedrooms	3
Median year built	1951
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.1%
Owner occupied	73%
Company owned	7.5%
Median loan-to-value	43%
Typical ownership tenure	21.6 yrs

COMMUNITY

Population	11,344
Density	297 / mi²
Median household income	\$77K
Average household income	\$94K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	25
Homes occupied	89%
Bachelor's or higher	13%
Poverty rate	8.5%
Unemployment	1.1%
Average temp	50°F
Annual precip	41 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.