

Ligonier 15658

ZIP code · PA · Pennsylvania > Westmoreland County > Ligonier

BUYER'S MARKET

\$270K

MEDIAN SALE PRICE

-10.1%

1-YR CHANGE

113

SALES (12 MO)

\$266K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



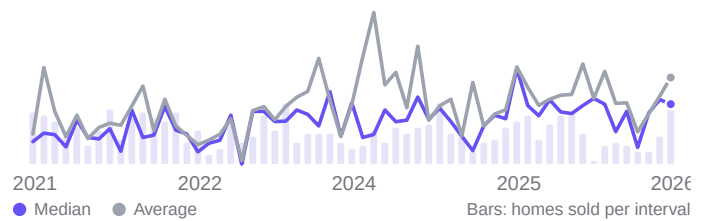
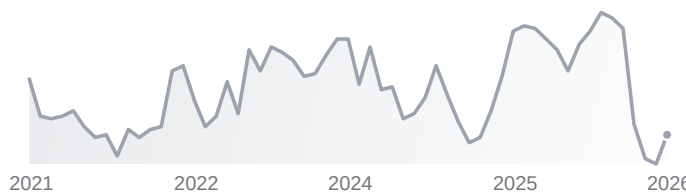
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$275K · Average \$367K

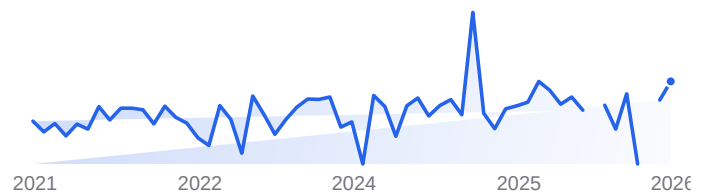
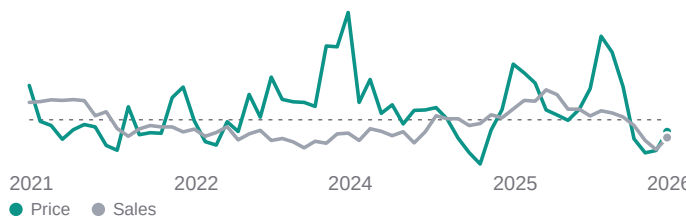


Growth (year over year)

Price -10.1% · Sales -15.0%

Price per square foot

\$258/ft²

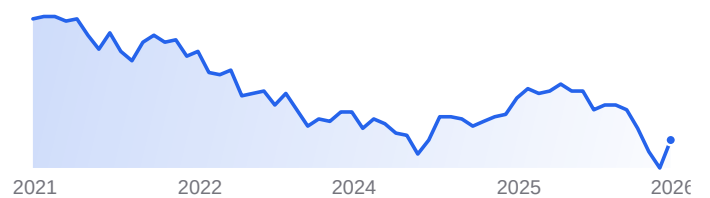
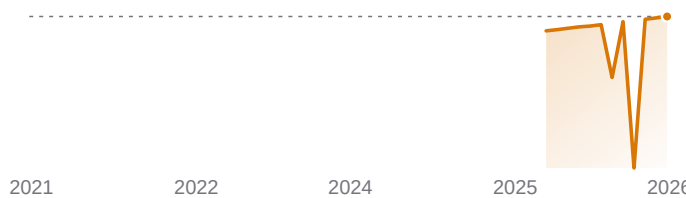


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

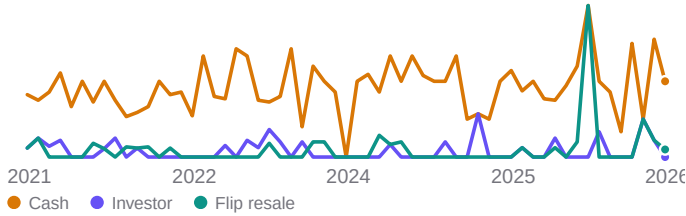
3.0%



BUYERS & OUTCOMES

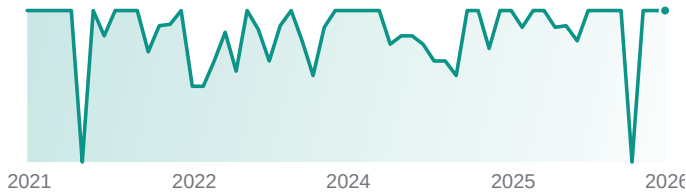
Buyer mix

Cash 50% · Investor 0% · Flip resale 5.0%



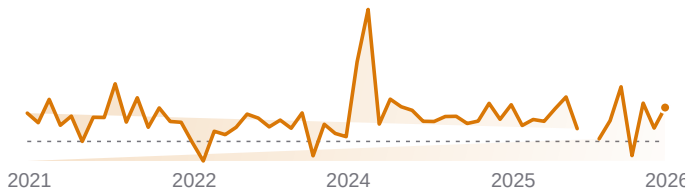
Sellers who sold at a gain

100%

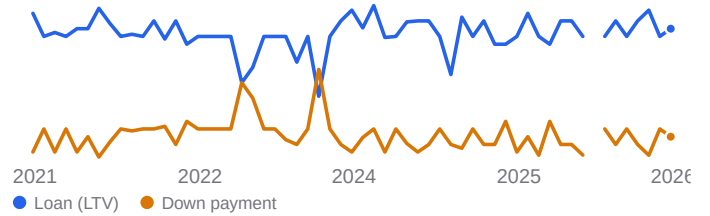


Median annualized return at resale

+7.4%

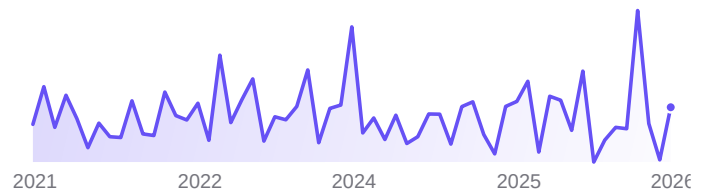


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



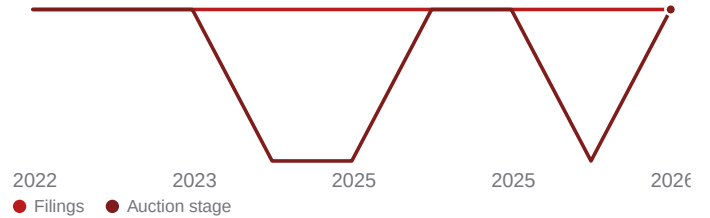
Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,818
Median value (AVM)	\$266K
Median size	1,512 ft²
Median year built	1967
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.3%
Owner occupied	59%
Company owned	6.4%
Median loan-to-value	31%
Typical ownership tenure	21.1 yrs

COMMUNITY

Population	7,930
Density	83 / mi²
Median household income	\$74K
Average household income	\$101K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	28
Homes occupied	85%
Bachelor's or higher	18%
Poverty rate	6.0%
Unemployment	1.1%
Average temp	48°F
Annual precip	49 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.