

New Alexandria 15670

ZIP code · PA · Pennsylvania > Westmoreland County > New Alexandria

BUYER'S MARKET

\$231K

MEDIAN SALE PRICE

+7.0%

1-YR CHANGE

26

SALES (12 MO)

\$208K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



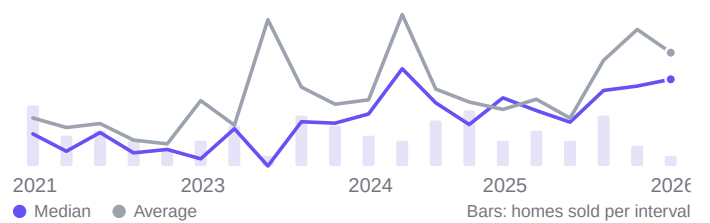
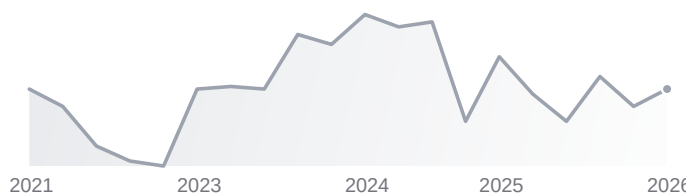
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$240K · Average \$295K

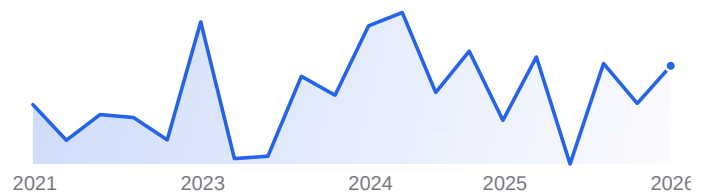
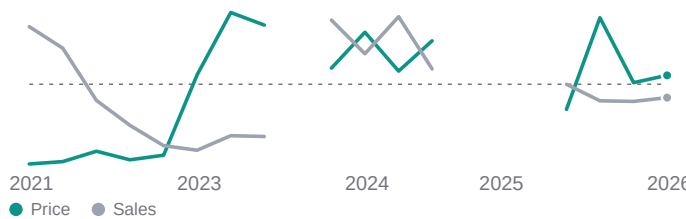


Growth (year over year)

Price +7.0% · Sales -10.3%

Price per square foot

\$171/ft²

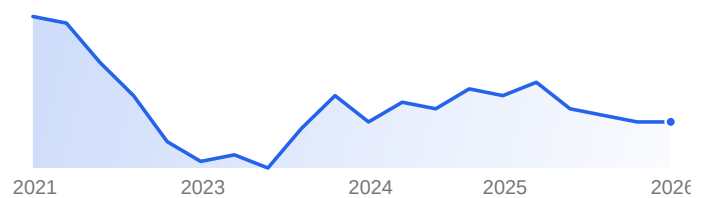
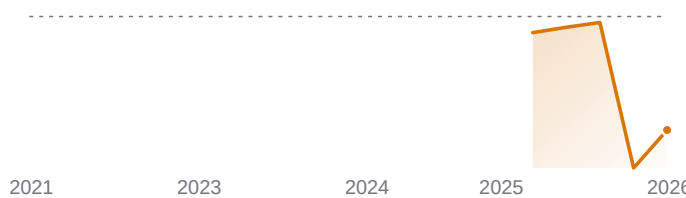


Sale premium vs estimated value

-33.2%

Annual turnover (share of homes sold)

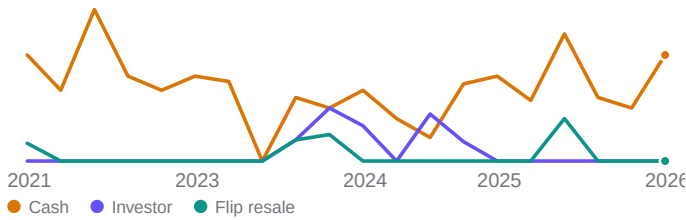
1.9%



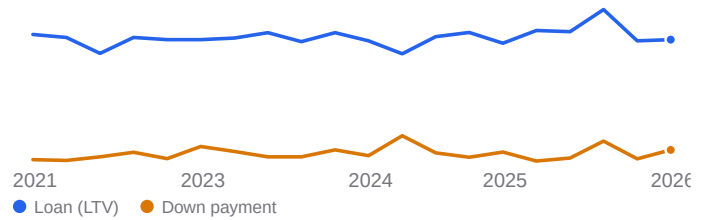
BUYERS & OUTCOMES

Buyer mix

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

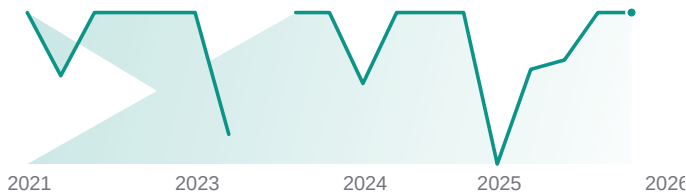


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



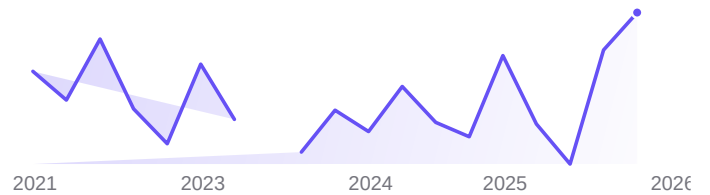
Sellers who sold at a gain

100%



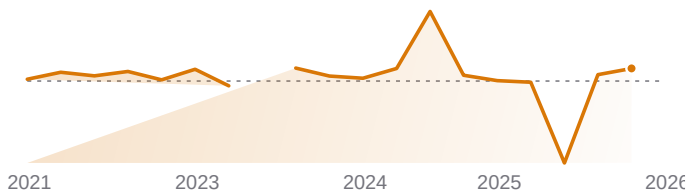
Typical hold before selling

19.0 yrs



Median annualized return at resale

+9.2%



HOUSING STOCK

Homes	1,336
Median value (AVM)	\$208K
Median size	1,456 ft²
Median year built	1973
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	3.5%
Owner occupied	62%
Company owned	4.9%
Median loan-to-value	41%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	4,141
Density	101 / mi²
Median household income	\$78K
Average household income	\$88K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	32
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	7.3%
Unemployment	1.0%
Average temp	50°F
Annual precip	43 in
Sunshine	45%

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