

Scottdale 15683

ZIP code · PA · Pennsylvania > Westmoreland County > Scottdale

STRONG BUYER'S MARKET

\$105K

MEDIAN SALE PRICE

-39.3%

1-YR CHANGE

71

SALES (12 MO)

\$164K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 16 / 100



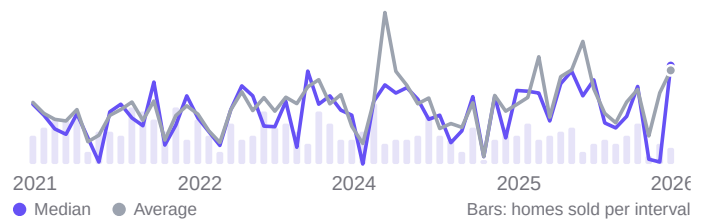
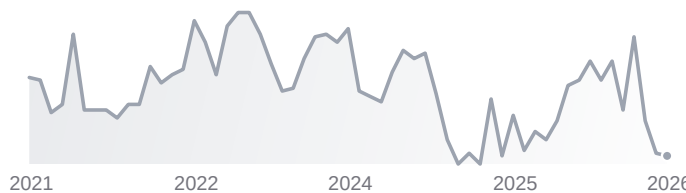
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

16 / 100

Sale prices

Median \$220K · Average \$211K

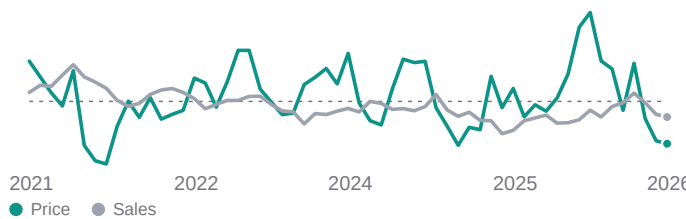


Growth (year over year)

Price -39.3% · Sales -14.5%

Price per square foot

\$140/ft²

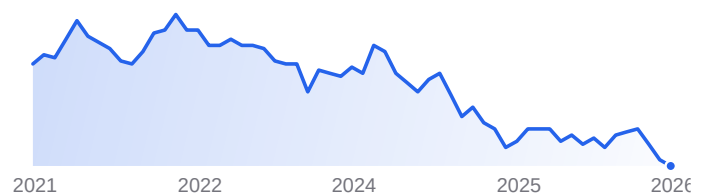
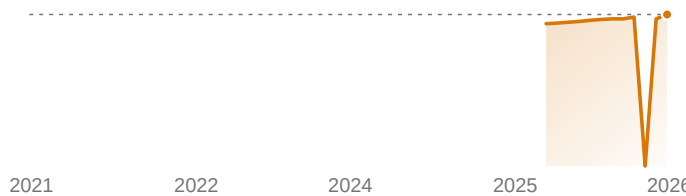


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

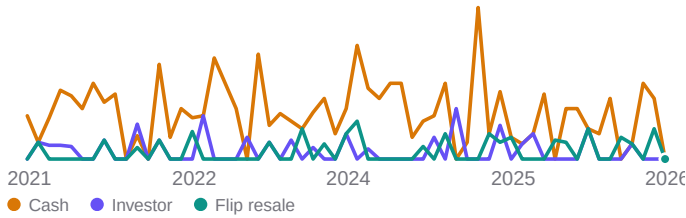
2.2%



BUYERS & OUTCOMES

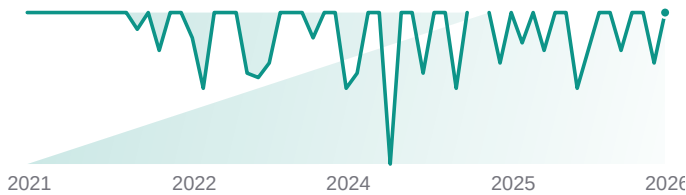
Buyer mix

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



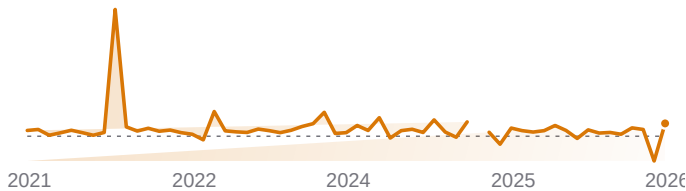
Sellers who sold at a gain

100%

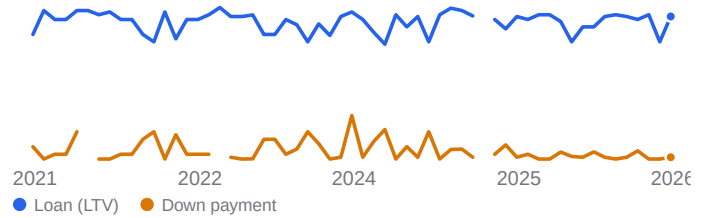


Median annualized return at resale

+11.8%

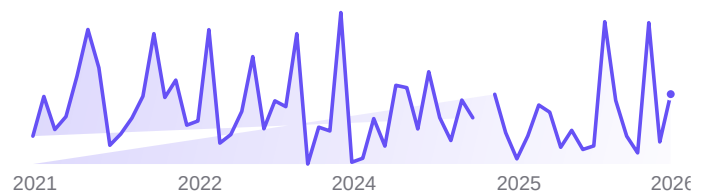


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,263
Median value (AVM)	\$164K
Median size	1,530 ft²
Median bedrooms	3
Median year built	1958
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	4.5%
Owner occupied	70%
Company owned	5.9%
Median loan-to-value	51%
Typical ownership tenure	25.3 yrs

COMMUNITY

Population	8,202
Density	544 / mi²
Median household income	\$59K
Average household income	\$73K
Crime index (US avg 100)	163
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	30
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	10.8%
Unemployment	1.0%
Average temp	51°F
Annual precip	42 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.