

New Florence 15944

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

STRONG BUYER'S MARKET

\$97K

MEDIAN SALE PRICE

-40.4%

1-YR CHANGE

25

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



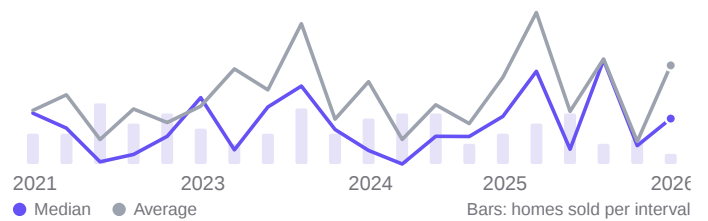
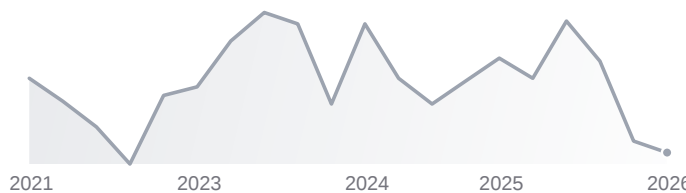
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

15 / 100

Sale prices

Median \$113K · Average \$191K

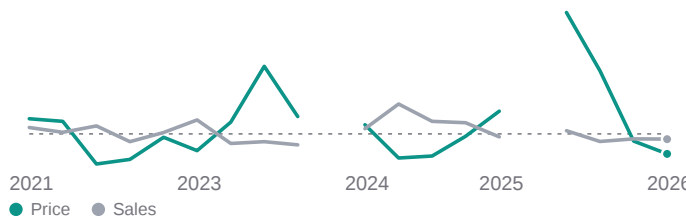


Growth (year over year)

Price -40.4% · Sales -10.7%

Price per square foot

\$164/ft²



Sale premium vs estimated value

+4.2%

Annual turnover (share of homes sold)

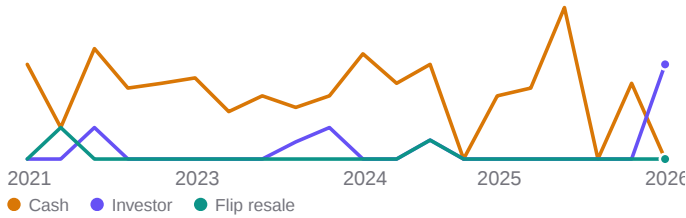
1.9%



BUYERS & OUTCOMES

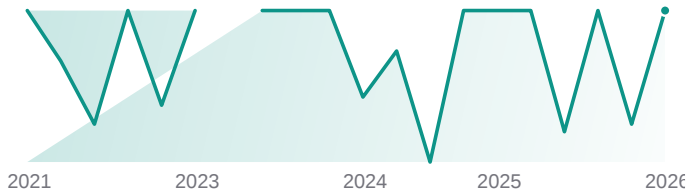
Buyer mix

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



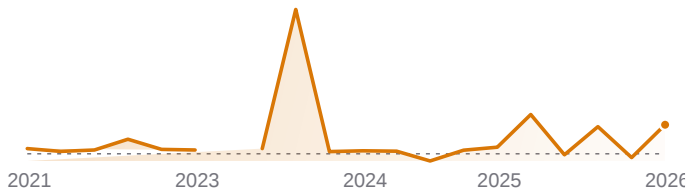
Sellers who sold at a gain

100%



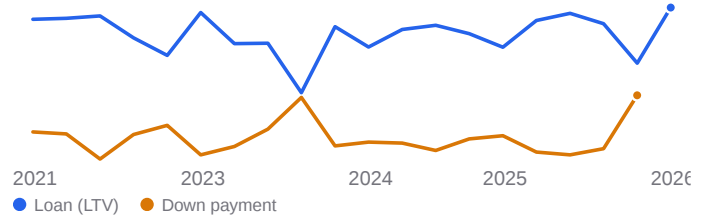
Median annualized return at resale

+36.4%



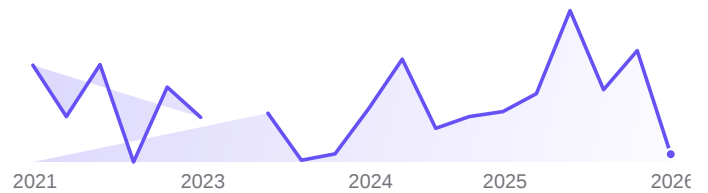
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 44%



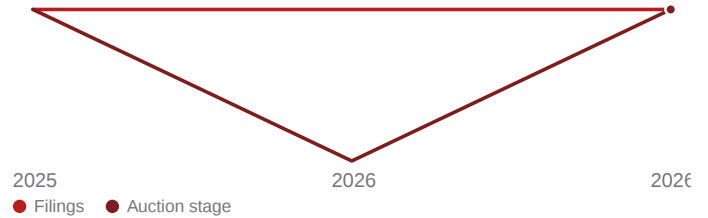
Typical hold before selling

1.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,337
Median value (AVM)	\$167K
Median size	1,320 ft²
Median bedrooms	3
Median year built	1973
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.3%
Owner occupied	73%
Company owned	4.3%
Median loan-to-value	32%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,780
Density	62 / mi²
Median household income	\$64K
Average household income	\$80K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	27
Homes occupied	89%
Bachelor's or higher	14%
Poverty rate	9.6%
Unemployment	1.0%
Average temp	48°F
Annual precip	48 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.