



## NEIGHBORHOOD REPORT

# Allegheny County, Pennsylvania



Presented by

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## Neighborhood: Housing Stats and Charts

|                                                         | Allegheny County<br>(County) | Pennsylvania | USA    |
|---------------------------------------------------------|------------------------------|--------------|--------|
| Median Estimated Home Value                             | \$197K                       | \$230K       | \$243K |
| Estimated Home Value 12-Month Change                    | +5.3%                        | +4.1%        | +5.5%  |
| Median List Price                                       | \$204K                       | \$209K       | \$125K |
| List Price 1-Month Change                               | -0.9%                        | -2.7%        | -0.1%  |
| List Price 12-Month Change                              | +10%                         | +7.2%        | +8.6%  |
| Median Home Age                                         | 69                           | 52           | 40     |
| Own                                                     | 65%                          | 69%          | 64%    |
| Rent                                                    | 35%                          | 31%          | 36%    |
| \$ Value of All Buildings for which Permits Were Issued | \$509M                       | \$4.68B      | \$271B |
| % Change in Permits for All Buildings                   | +9%                          | -2%          | +4%    |
| % Change in \$ Value for All Buildings                  | +25%                         | +6%          | +5%    |

### Median Sales Price vs. Sales Volume

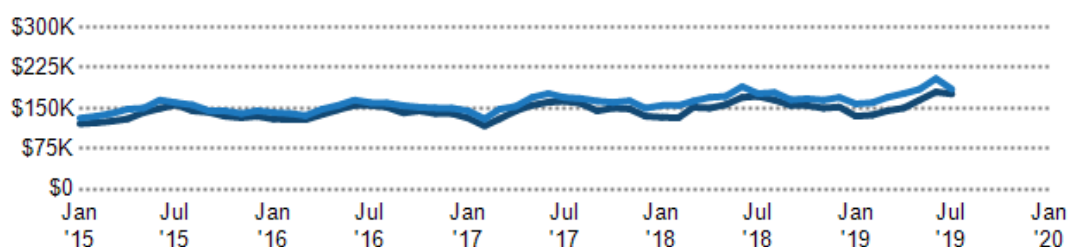
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

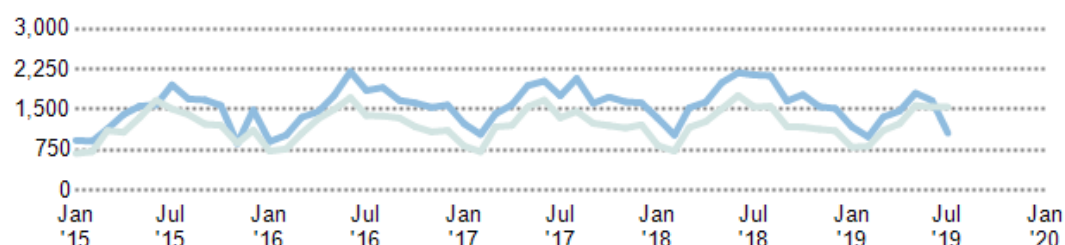
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

#### Median Sales Price



#### Sales Volume





# Neighborhood Report

Allegheny County, Pennsylvania

## Median Listing Price vs. Listing Volume

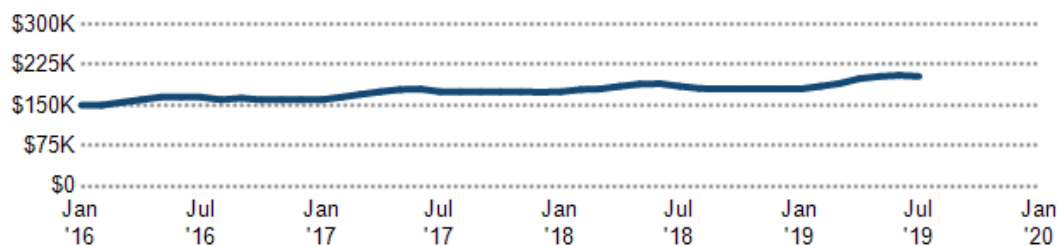
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

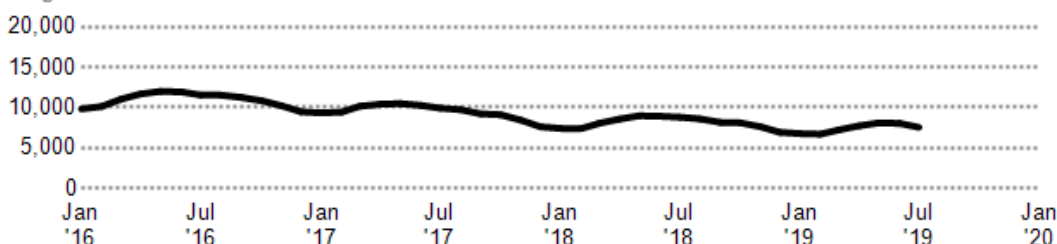
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume





## Neighborhood: People Stats and Charts

|                              | Allegheny County<br>( County) | Pennsylvania | USA   |
|------------------------------|-------------------------------|--------------|-------|
| Population                   | 1.23M                         | 12.8M        | 321M  |
| Population Density per Sq Mi | 1.68K                         | 286          | —     |
| Population Change since 2010 | +1.1%                         | +2.3%        | +6.9% |
| Median Age                   | 41                            | 41           | 38    |
| Male / Female Ratio          | 48%                           | 49%          | 49%   |



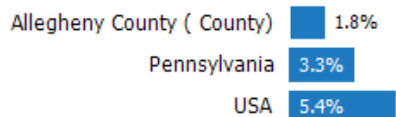
## Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

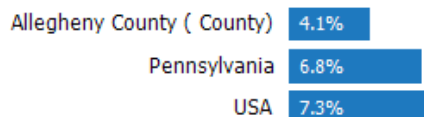
Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually

### Less Than 9th Grade



### 9-12th Grade/No Diploma



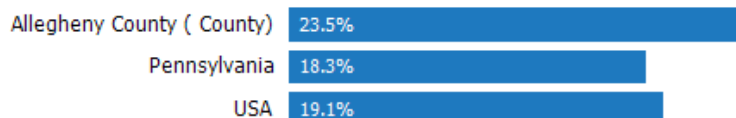
### High School Graduate



### Associate Degree



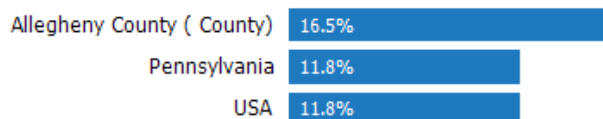
### Bachelor's Degree



### At Least a College Education



### Grad/Professional Degree



## Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually



Allegheny County



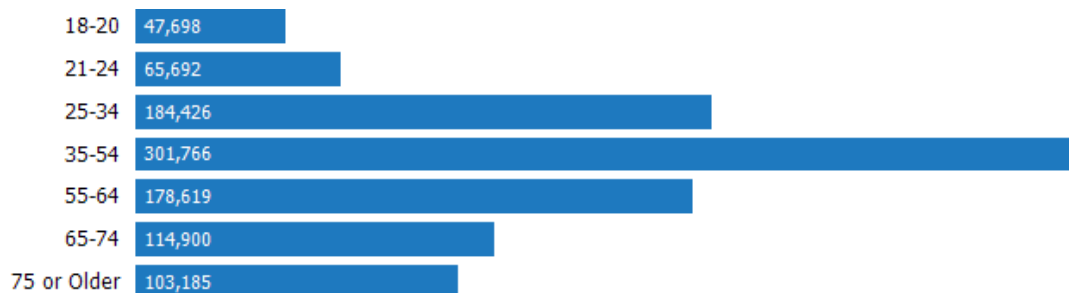
## Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Allegheny County



## Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Allegheny County



## Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

Allegheny County



## Presidential Voting Pattern

This chart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially





## Neighborhood: Economic Stats and Charts

|                         | Allegheny County<br>(County) | Pennsylvania | USA      |
|-------------------------|------------------------------|--------------|----------|
| Income Per Capita       | \$35,280                     | \$31,476     | \$31,177 |
| Median Household Income | \$56,333                     | \$56,951     | \$57,652 |
| Unemployment Rate       | 3.9%                         | 4%           | 3.7%     |
| Unemployment Number     | 25.3K                        | 263K         | 5.98M    |
| Employment Number       | 628K                         | 6.26M        | 157M     |
| Labor Force Number      | 653K                         | 6.52M        | 163M     |

### Median Sales Price vs. Unemployment

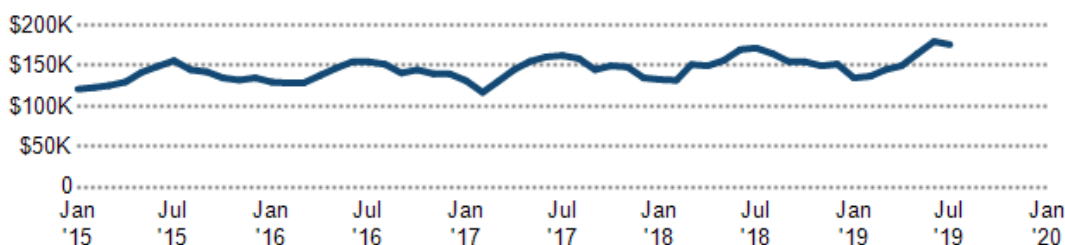
This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

Data Source: Moody's Analytics  
economy.com

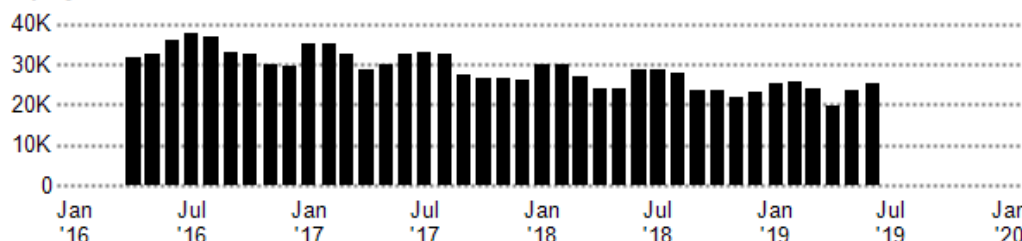
Update Frequency: Monthly

■ Median Sales Price  
■ Unemployment

Median Sales Price



Unemployment



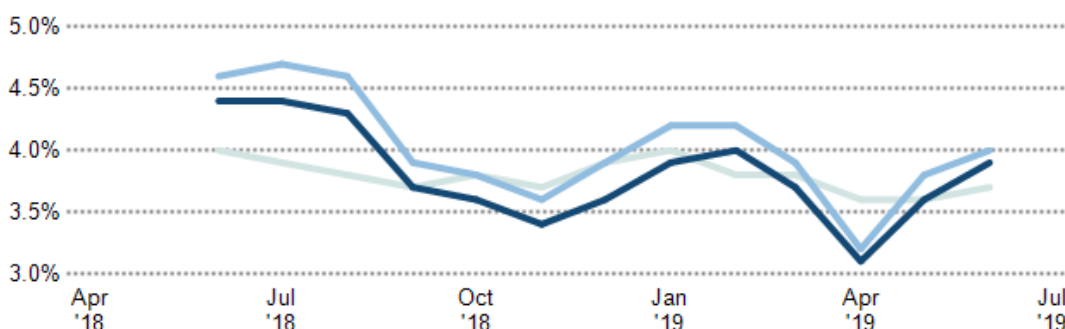
### Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

■ Allegheny County  
■ Pennsylvania  
■ USA





## Building Permits

1,341

This chart shows the number of building permits in a county each quarter.

Data Source: U.S. Census

Update Frequency: Annually

1,341

Allegheny County

1,341

Jan '18

Apr '18

Jul '18

Oct '18

Jan '19

Apr '19

Jul '19

Oct '19

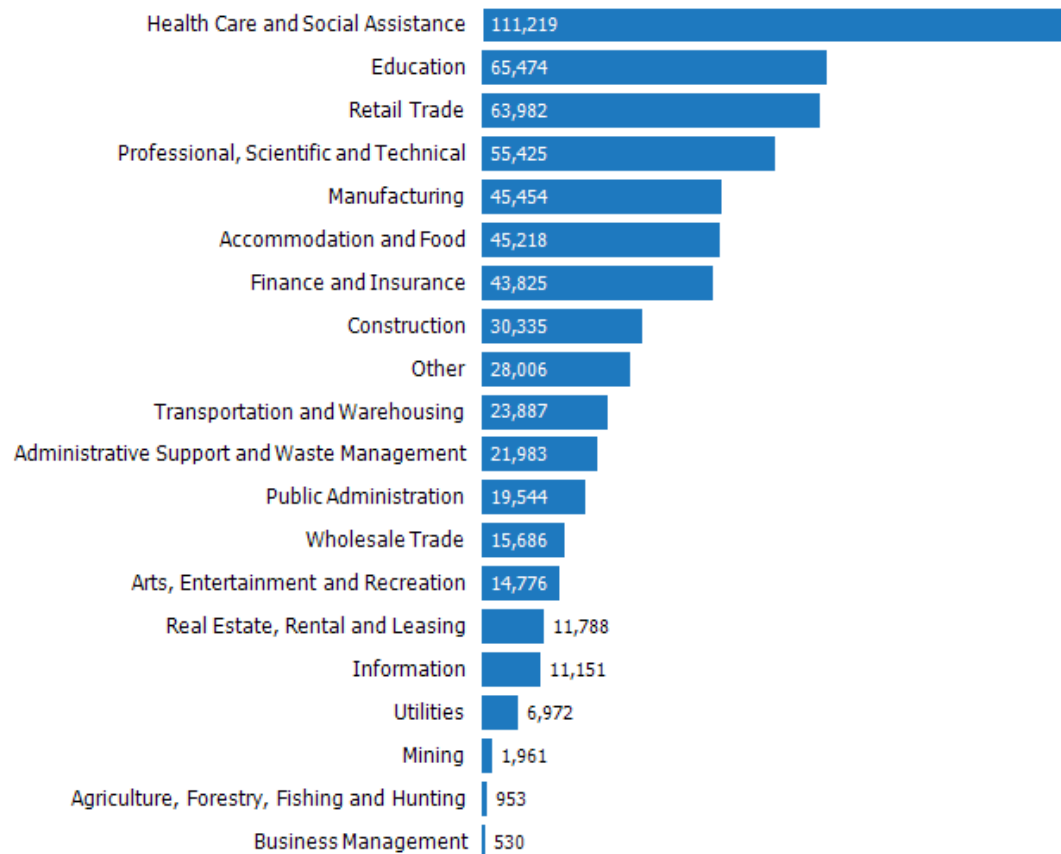
## Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

Allegheny County





## Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

|                                                  | Allegheny County<br>(County) | Pennsylvania | USA   |
|--------------------------------------------------|------------------------------|--------------|-------|
| Elevation (in feet)                              | 916                          | 1,097        | –     |
| Annual Rainfall (in inches)                      | 35.06                        | 41.91        | –     |
| Annual Snowfall (in inches)                      | 30.24                        | 45.69        | –     |
| Days of Full Sun (per year)                      | 65                           | 73           | –     |
| Travel Time to Work (in minutes)                 | 27                           | 27           | 26    |
| Water Quality - Health Violations                | 0.9                          | –            | –     |
| Water Quality - Monitoring and Report Violations | 1.95                         | –            | –     |
| Superfund Sites                                  | 4                            | 136          | 2,370 |
| Brownfield Sites                                 | Yes                          | Yes          | Yes   |

### Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

Allegheny County

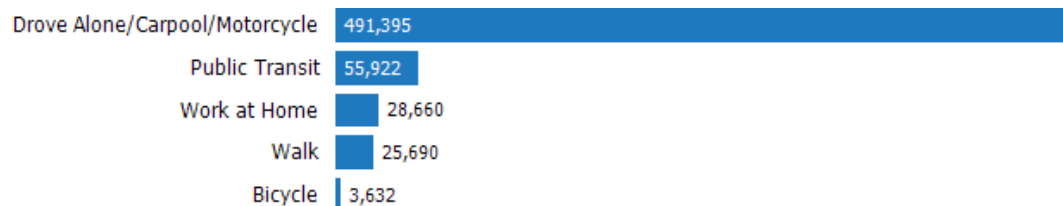


### How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



### Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually





## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

