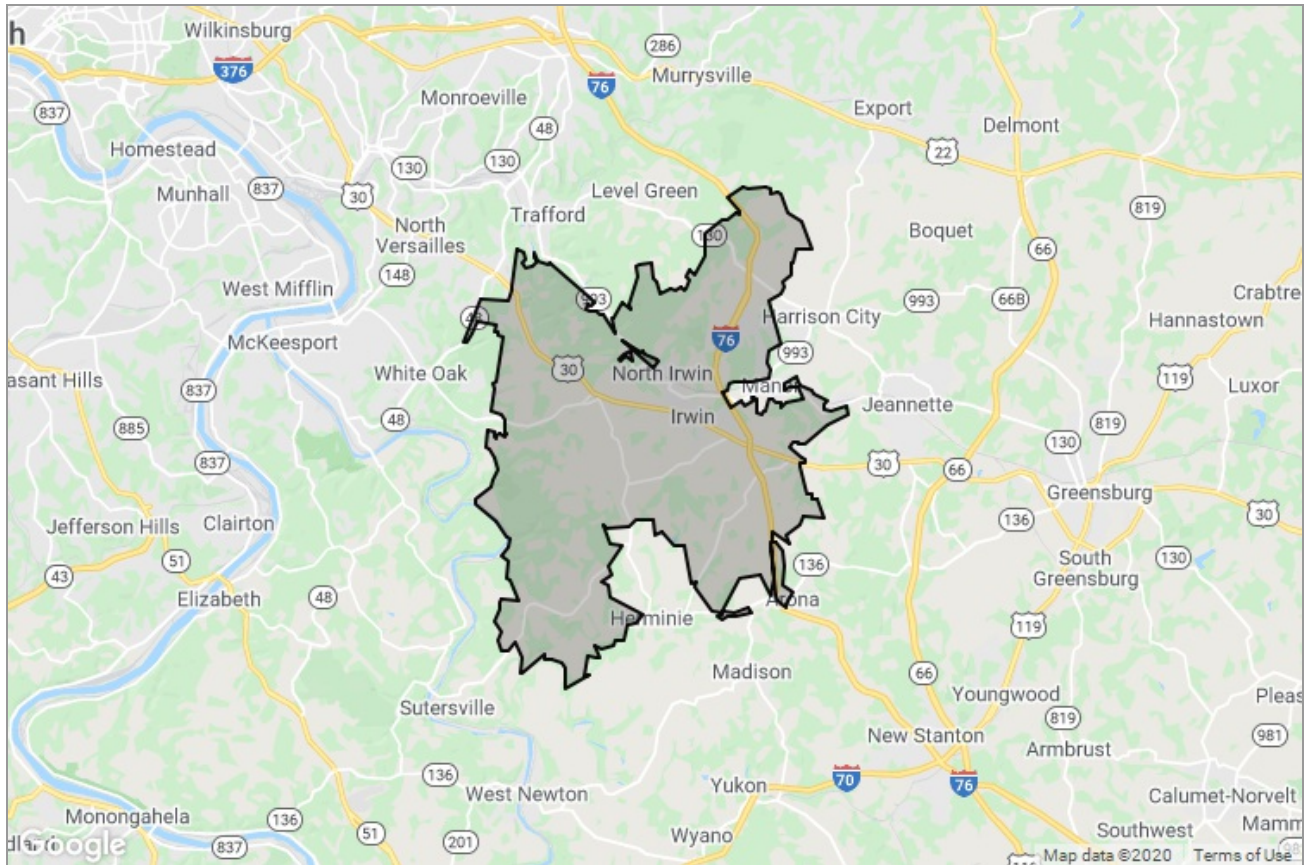NEIGHBORHOOD REPORT

Irwin, PA 15642

Presented by

Debra Higgins | **Realtor** | ABR, CRS, SRES

Pennsylvania Real Estate License: RS226210L

Work: (724) 864-2200 x19 | Mobile: (724) 871-7298 |
Fax: (888) 242-4550

Main: debra@debhiggins.com

RE/MAX Realty Access
9173 State Route 30
Irwin, PA 15642

Neighborhood: Housing Stats and Charts

|	15642	Westmoreland County	Pennsylvania	USA
Median Estimated Home Value	$236K	$195K	$233K	$244K
Estimated Home Value 12-Month Change	+7.1%	+3.5%	+3.6%	+0.9%
Median List Price	$215K	$150K	$195K	$105K
List Price 1-Month Change	-5.2%	–	-2%	-3.8%
List Price 12-Month Change	+19.5%	+7.2%	+5.5%	+5%
Median Home Age	13	16	52	41
Own	84%	78%	69%	64%
Rent	16%	22%	31%	36%
$ Value of All Buildings for which Permits Were Issued	–	$72.4M	$4.68B	$271B
% Change in Permits for All Buildings	–	-25%	-2%	+4%
% Change in $ Value for All Buildings	–	-30%	+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.

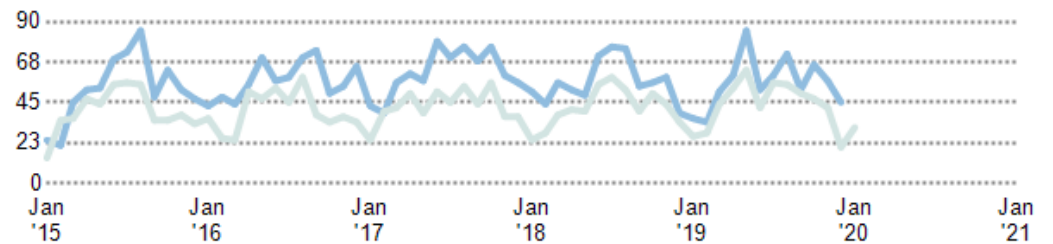Data Source: Public records and listings data

Update Frequency: Monthly

■ Median Sales Price Public Records

■ Median Sales Price Listings

■ Sales Volume Public Records

■ Sales Volume Listings
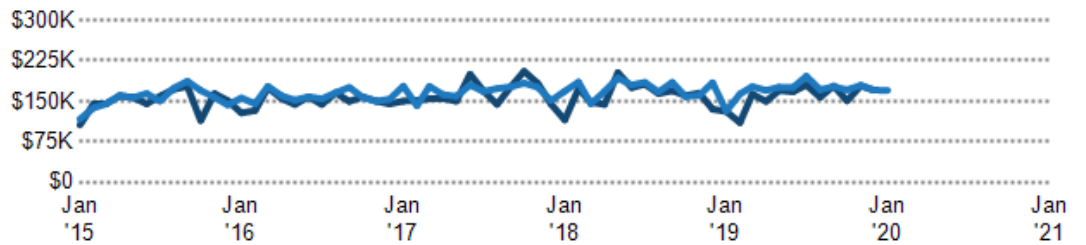
Median Listing Price vs. Listing Volume

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

$300K	
$225K	
$150K	
$75K	
$0	

Jan '17   Jul '17   Jan '18   Jul '18   Jan '19   Jul '19   Jan '20   Jul '20

Listing Volume

400	
300	
200	
100	
0	

Jan '17   Jul '17   Jan '18   Jul '18   Jan '19   Jul '19   Jan '20   Jul '20
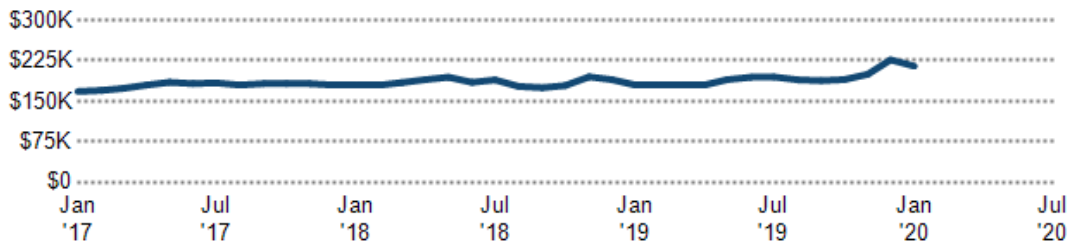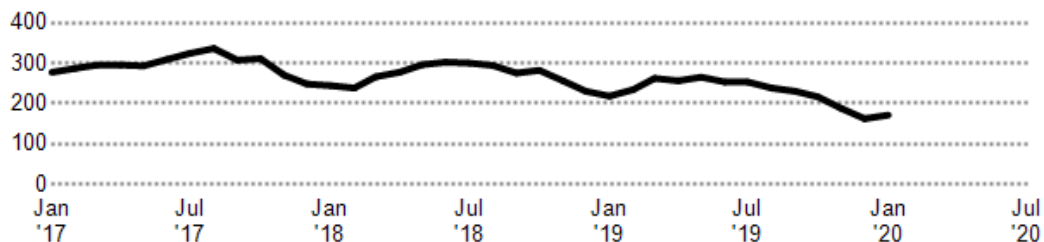
Neighborhood: People Stats and Charts

	15642	Westmoreland County	Pennsylvania	USA
Population	41.9K	357K	12.8M	321M
Population Density per Sq Mi	884	347	286	–
Population Change since 2010	+0.4%	-1.3%	+2.3%	+6.9%
Median Age	45	47	41	38
Male / Female Ratio	48%	49%	49%	49%

Education Levels of Population

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

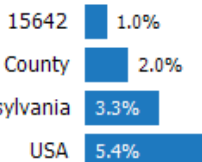Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually

Less Than 9th Grade

15642	1.0%
Westmoreland County	2.0%
Pennsylvania	3.3%
USA	5.4%

9-12th Grade/No Diploma

15642	2.9%
Westmoreland County	4.5%
Pennsylvania	6.8%
USA	7.3%

High School Graduate

15642	34.6%
Westmoreland County	37.9%
Pennsylvania	35.6%
USA	27.3%

Associate Degree

15642	29.2%
Westmoreland County	27.7%
Pennsylvania	24.2%
USA	29.1%

Bachelor's Degree

15642	22.7%
Westmoreland County	17.9%
Pennsylvania	18.3%
USA	19.1%
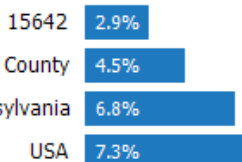
At Least a College Education

15642	32.3%
Westmoreland County	28.0%
Pennsylvania	30.1%
USA	30.9%

Grad/Professional Degree

15642	9.6%
Westmoreland County	10.1%
Pennsylvania	11.8%
USA	11.8%

2/20/2020
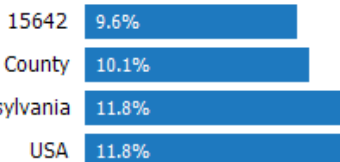
Population of Children by Age Group

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

■ 15642

Age Group	Population
Toddlers	2,052
Elementary School	2,209
Middle School	2,432
High School	1,810

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

■ 15642

Age Group	Population
18-20	1,072
21-24	1,461
25-34	4,402
35-54	11,308
55-64	6,633
65-74	4,696
75 or Older	3,842

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

■ 15642

Category	Households
Married with Children	3,841
Married without Children	6,651
Single with Children	949

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 15642

Income Bracket	Households
>$150K	2,033
$125K-$150K	1,257
$100K-$125K	1,951
$75K-$100K	2,453
$50K-$75K	3,674
$35K-$50K	2,231
$25K-$35K	1,307
<$25K	2,572

Presidential Voting Pattern

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

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

Party	Percentage
Votes Democrat	37.6%
Votes Republican	61.3%

Neighborhood: Economic Stats and Charts

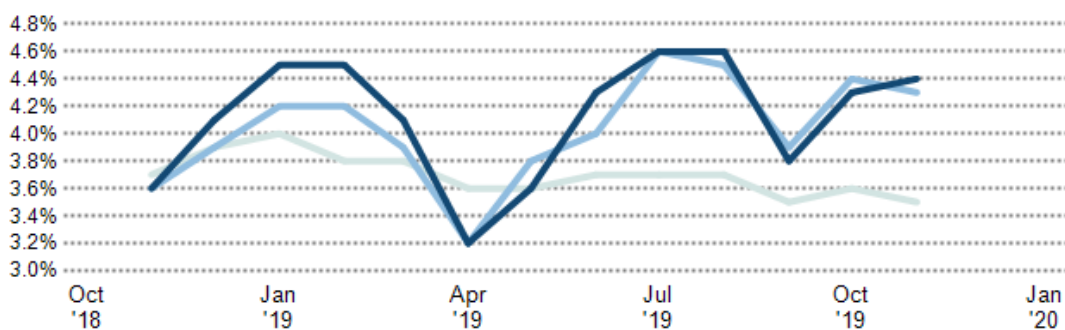|	15642	Westmoreland County	Pennsylvania	USA
Income Per Capita	$34,735	$31,827	$31,476	$31,177
Median Household Income	$67,889	$56,702	$56,951	$57,652
Unemployment Rate	–	4.4%	4.3%	3.5%
Unemployment Number	–	7.97K	279K	5.81M
Employment Number	–	175K	6.26M	159M
Labor Force Number	–	183K	6.54M	164M

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

■ Westmoreland County
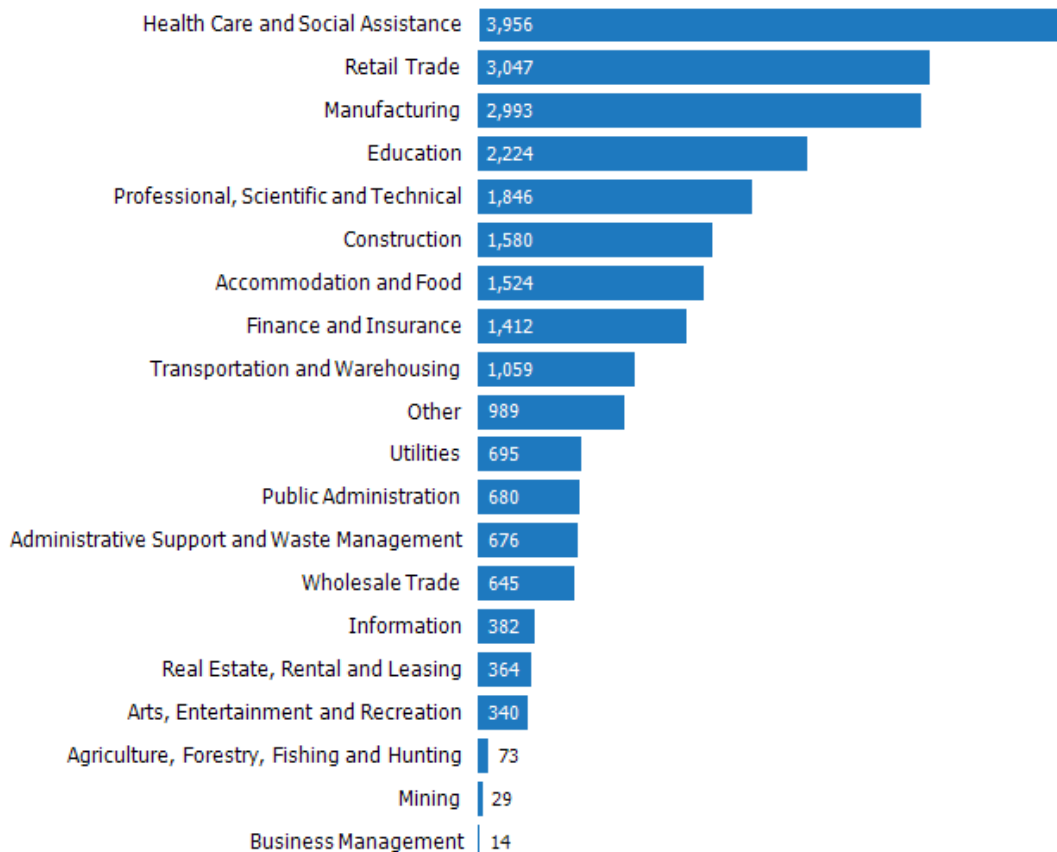■ Pennsylvania
■ USA

Occupational Categories

This chart shows categories of employment within an area.
Data Source: U.S. Census
Update Frequency: Annually

■ 15642

Health Care and Social Assistance	3,956
Retail Trade	3,047
Manufacturing	2,993
Education	2,224
Professional, Scientific and Technical	1,846
Construction	1,580
Accommodation and Food	1,524
Finance and Insurance	1,412
Transportation and Warehousing	1,059
Other	989
Utilities	695
Public Administration	680
Administrative Support and Waste Management	676
Wholesale Trade	645
Information	382
Real Estate, Rental and Leasing	364
Arts, Entertainment and Recreation	340
Agriculture, Forestry, Fishing and Hunting	73
Mining	29
Business Management	14

2/20/2020

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 15642

	15642	Westmoreland County	Pennsylvania	USA
Elevation (in feet)	1,098	1,402	1,097	–
Annual Rainfall (in inches)	35.72	42.17	41.91	–
Annual Snowfall (in inches)	30.05	42.77	45.69	–
Days of Full Sun (per year)	67	67	73	–
Travel Time to Work (in minutes)	29	26	27	26
Water Quality - Health Violations	–	0	–	–
Water Quality - Monitoring and Report Violations	–	1.95	–	–
Superfund Sites	0	0	136	2,395
Brownfield Sites	No	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

■ 15642

<15 Minutes	20.6%
15-30 Minutes	32.9%
30-45 Minutes	23.3%
45-60 Minutes	12.1%
>1 Hour	11.2%

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

Drove Alone/Carpool/Motorcycle	19,543
Work at Home	956
Public Transit	480
Walk	175
Bicycle	0

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

|	
Avg. January Min. Temp	20
Avg. January Max. Temp	36
Avg. July Min. Temp	64
Avg. July Max. Temp	85

2/20/2020

Walkability Scores (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Data Source: Maponics

Update Frequency: Quarterly

Overall Score

2

Amenity Score

2

Leisure Score

2.1
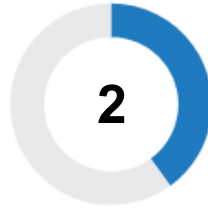
About RPR (Realtors Property Resource)

- 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