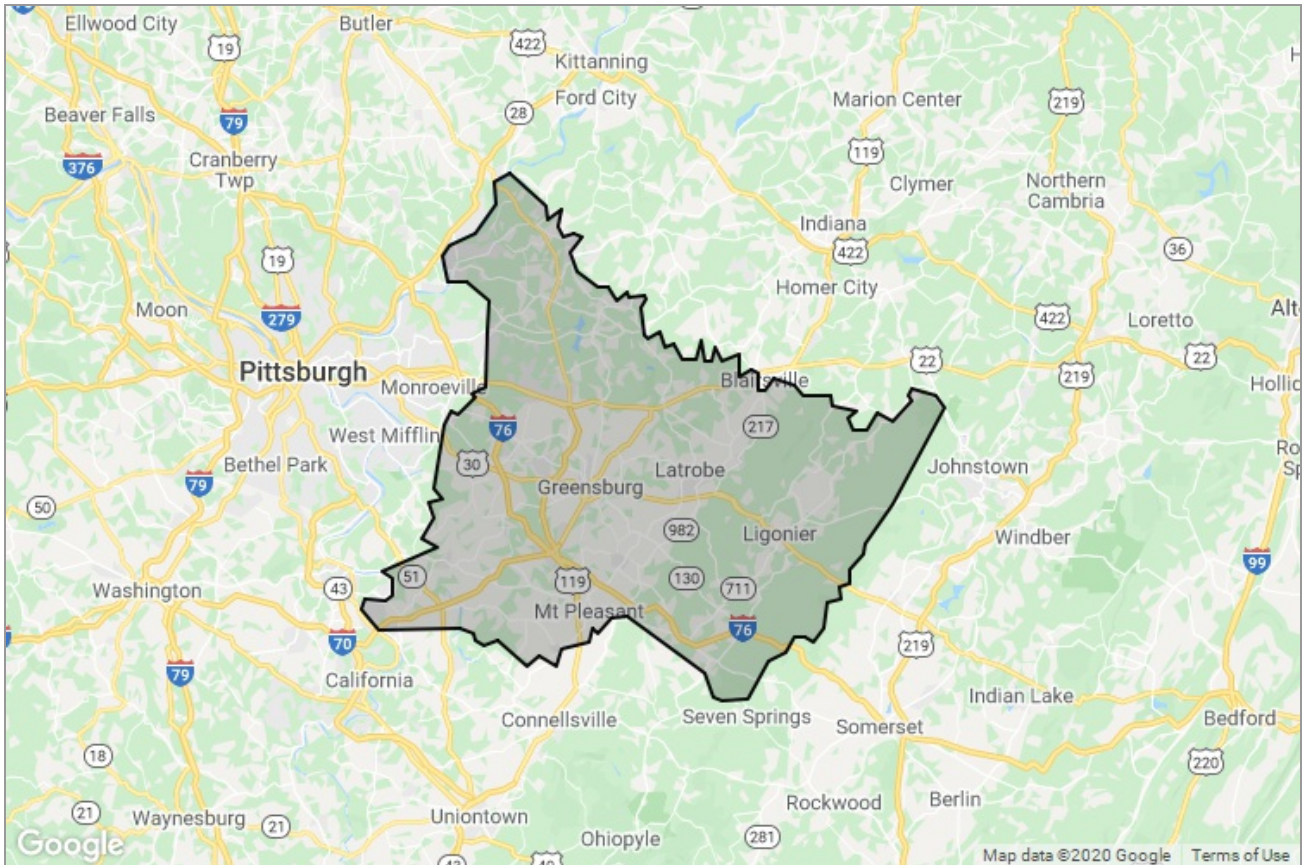




## NEIGHBORHOOD REPORT

# Westmoreland County, Pennsylvania



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](mailto:debra@debhiggins.com)

**RE/MAX Realty Access**

9173 State Route 30  
Irwin, PA 15642



## Neighborhood: Housing Stats and Charts

	Westmoreland County	Pennsylvania	USA
Median Estimated Home Value	\$195K	\$233K	\$244K
Estimated Home Value 12-Month Change	+3.5%	+3.6%	+0.9%
Median List Price	\$150K	\$195K	\$105K
List Price 1-Month Change	—	-2%	-3.8%
List Price 12-Month Change	+7.2%	+5.5%	+5%
Median Home Age	16	52	41
Own	78%	69%	64%
Rent	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

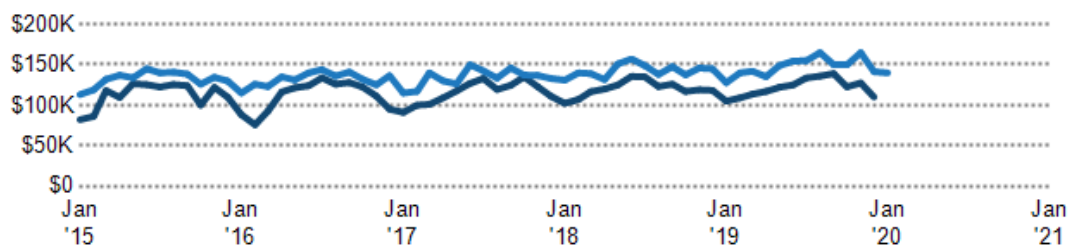
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

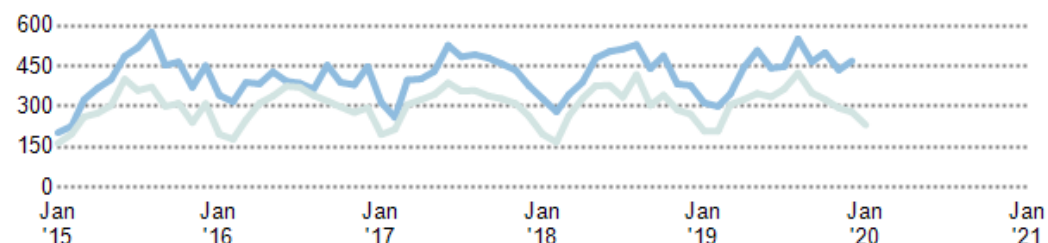
Update Frequency: Monthly

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

#### Median Sales Price



#### Sales Volume





# Neighborhood Report

Westmoreland County, Pennsylvania

## Median Listing Price vs. Listing Volume

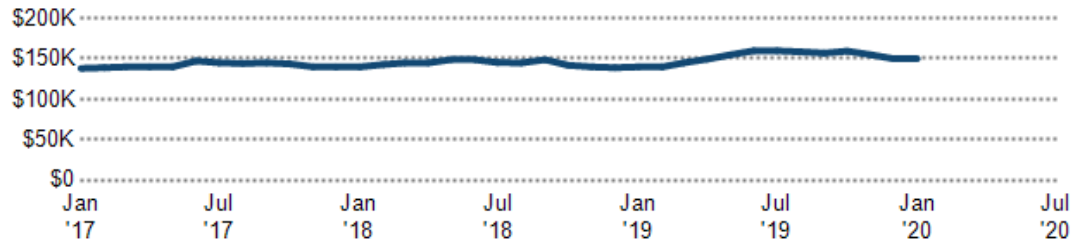
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

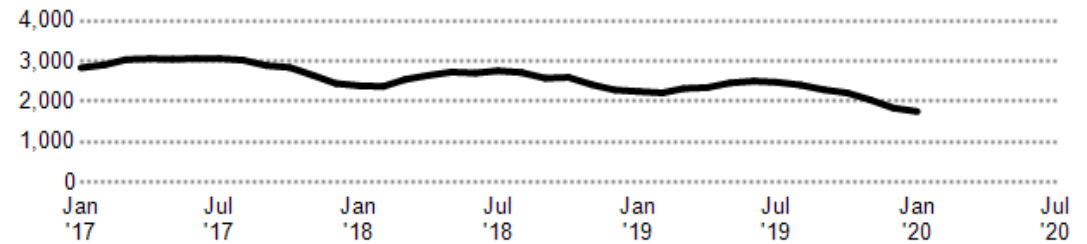
Update Frequency: Monthly

■ Median List Price  
■ Listing Volume

Median List Price



Listing Volume





## Neighborhood: People Stats and Charts

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



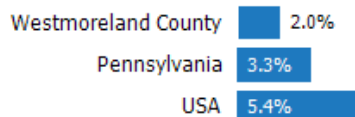
## Education Levels of Population

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



### 9-12th Grade/No Diploma



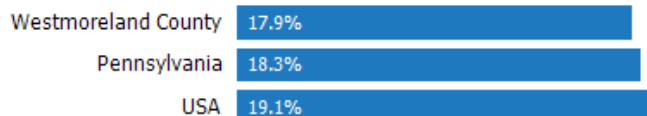
### High School Graduate



### Associate Degree



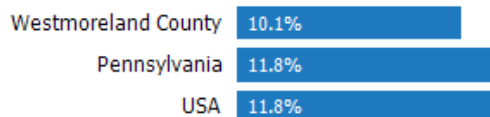
### Bachelor's Degree



### 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

Westmoreland County





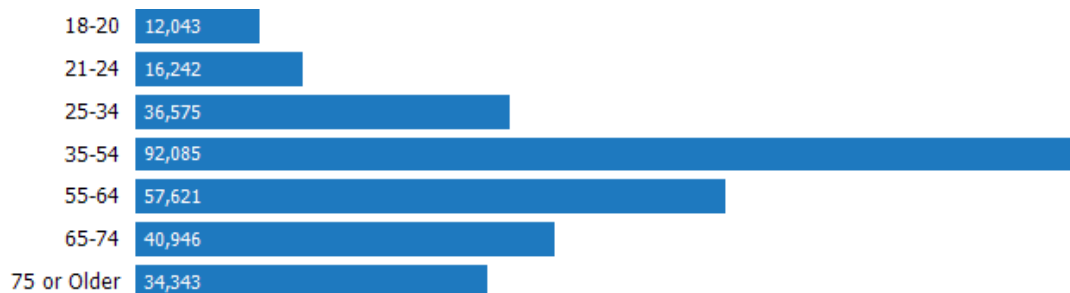
## Population of Adults by Age Group

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

Westmoreland 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

Westmoreland County



## Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

Westmoreland 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

	Westmoreland County	Pennsylvania	USA
Income Per Capita	\$31,827	\$31,476	\$31,177
Median Household Income	\$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

### Median Sales Price vs. Unemployment

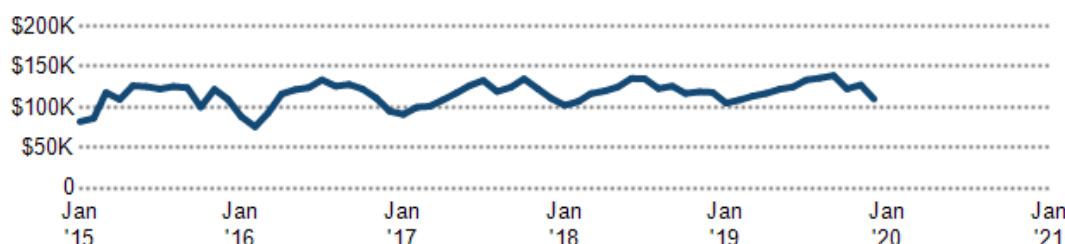
This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

Data Source: Moody's Analytics  
economy.com

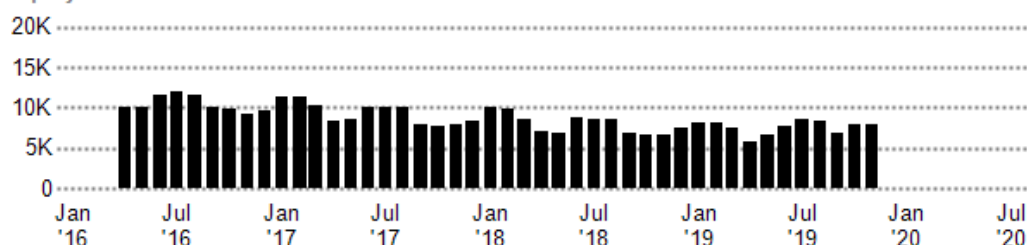
Update Frequency: Monthly

■ Median Sales Price  
■ Unemployment

Median Sales Price



Unemployment



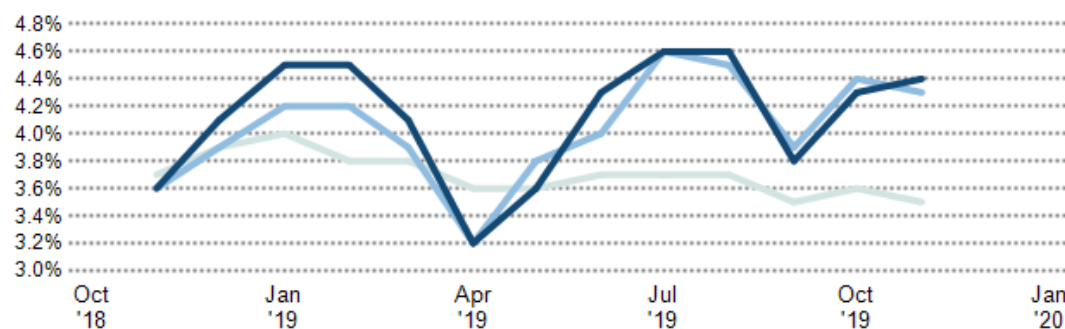
### Unemployment Rate

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

■ Westmoreland County  
■ Pennsylvania  
■ USA





## Building Permits

273 .....

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

Data Source: U.S. Census

Update Frequency: Annually

273 .....

Westmoreland County

273 .....

Jan '18 Apr '18 Jul '18 Oct '18 Jan '19 Apr '19 Jul '19 Oct '19 Jan '20 Apr '20

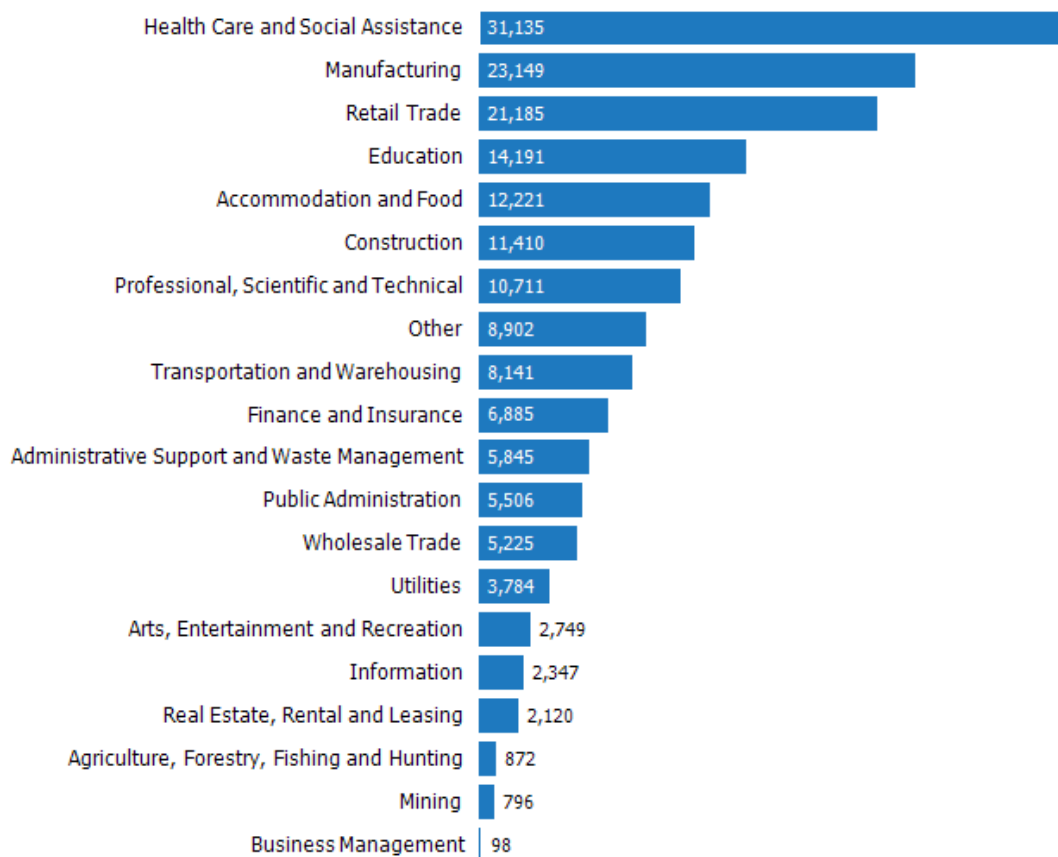
## Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

Westmoreland County







## Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

	Westmoreland County	Pennsylvania	USA
Elevation (in feet)	1,402	1,097	–
Annual Rainfall (in inches)	42.17	41.91	–
Annual Snowfall (in inches)	42.77	45.69	–
Days of Full Sun (per year)	67	73	–
Travel Time to Work (in minutes)	26	27	26
Water Quality - Health Violations	0	–	–
Water Quality - Monitoring and Report Violations	1.95	–	–
Superfund Sites	0	136	2,395
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

Westmoreland 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>

