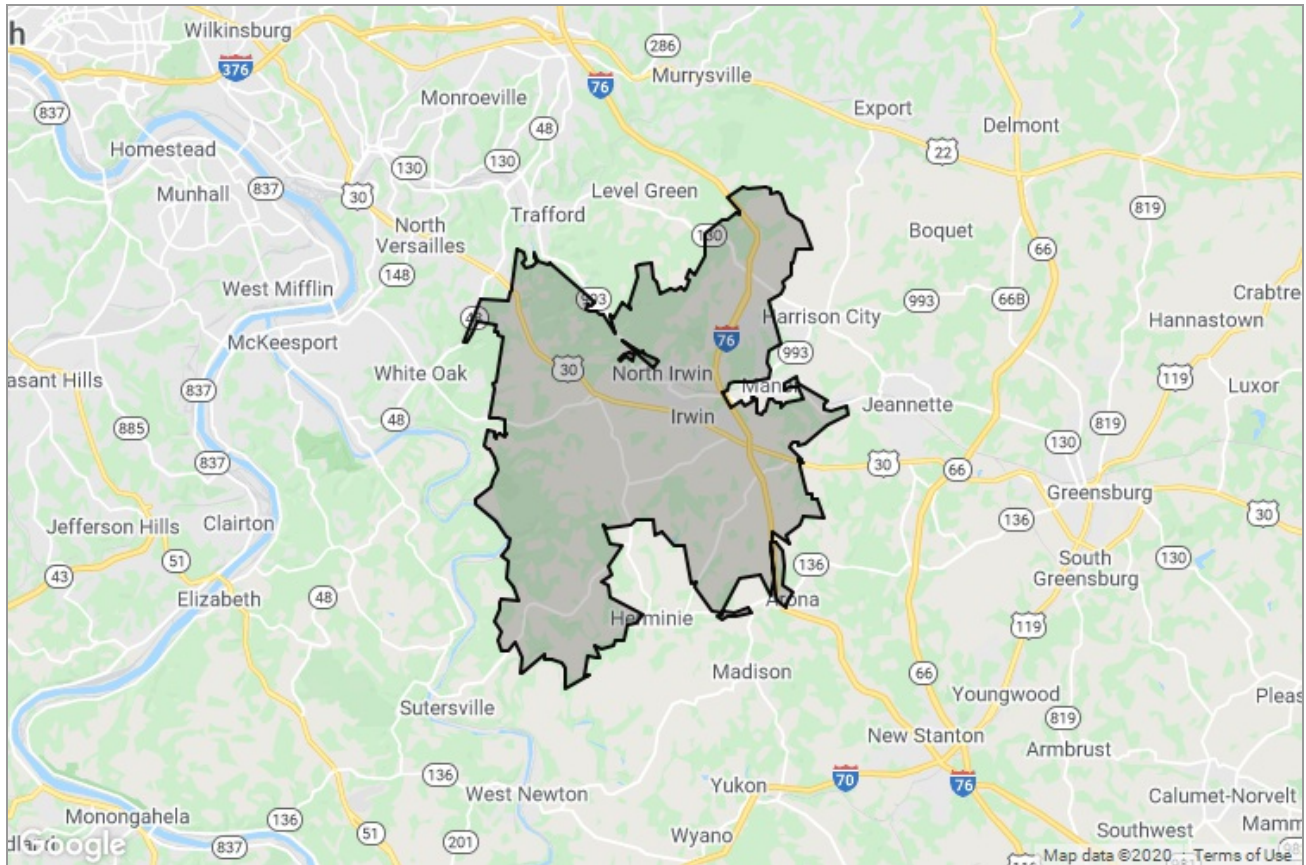NEIGHBORHOOD REPORT

Irwin, PA 15642

Presented by

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Irwin, PA 15642

Neighborhood: Housing Stats and Charts

|	15642	Westmoreland County	Pennsylvania	USA
Median Estimated Home Value	$236K	$205K	$244K	$253K
Estimated Home Value 12-Month Change	+1%	+5%	+4.4%	+3.3%
Median List Price	$200K	$180K	$227K	$132K
List Price 1-Month Change	0%	+2.7%	-0.2%	-2.1%
List Price 12-Month Change	+8.1%	+13%	+13.6%	+10.1%
Median Home Age	16	20	52	41
Own	84%	77%	69%	64%
Rent	17%	23%	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.
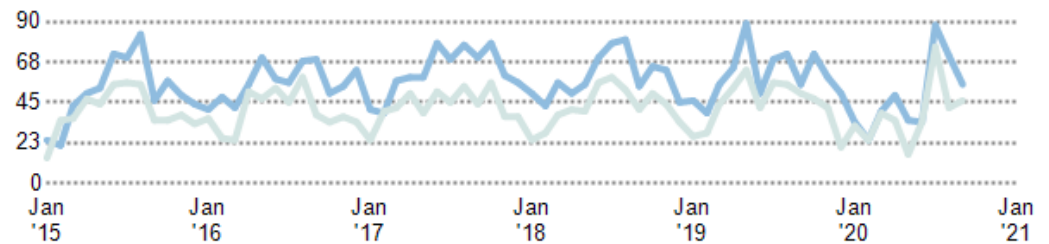
Data Source: Public records and listings data

Update Frequency: Monthly

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

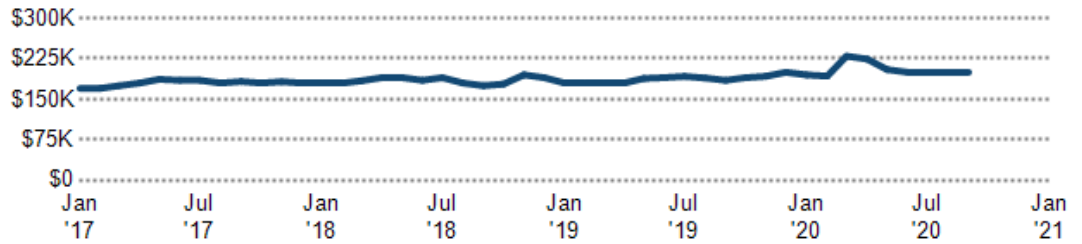10/21/2020
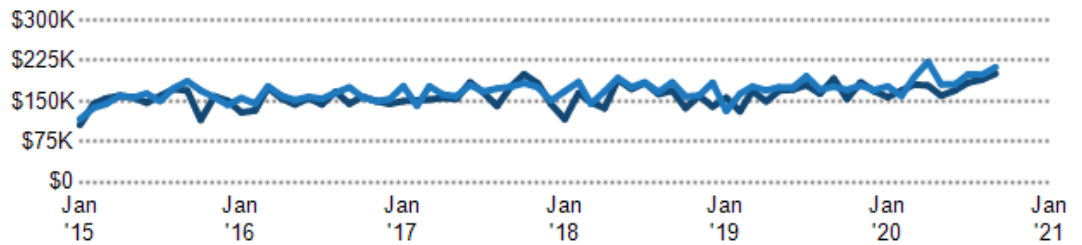
Median Listing Price vs. Listing Volume

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.

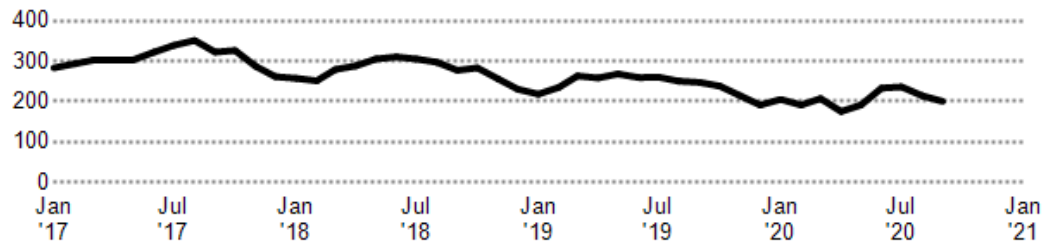Data Source: On- and off-market listings sources

Update Frequency: Monthly

■ Median List Price
■ Listing Volume

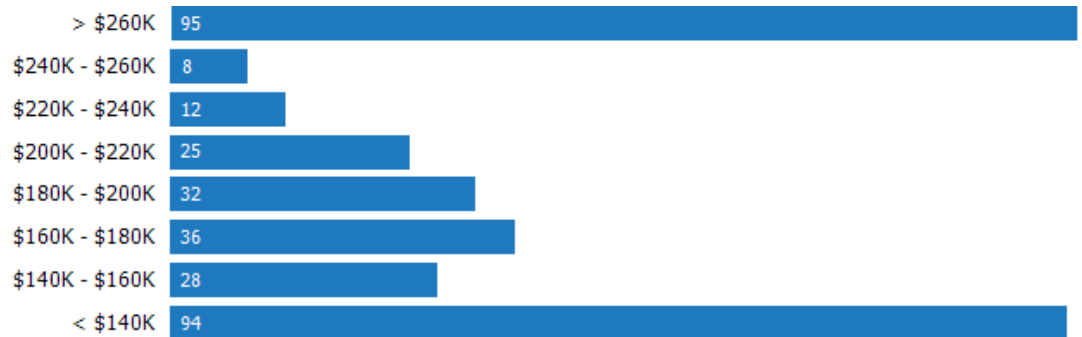**Median List Price**

Listing Volume

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Price Range

Range	Count
> $260K	95
$240K - $260K	8
$220K - $240K	12
$200K - $220K	25
$180K - $200K	32
$160K - $180K	36
$140K - $160K	28
< $140K	94

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Price Per Sq Ft

Range	Count
> $200	10
$175 - $200	22
$150 - $175	24
$125 - $150	30
$100 - $125	20
$75 - $100	8
$50 - $75	5
< $25	5

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data
Update Frequency: Monthly

■ Sales Count By Living Area

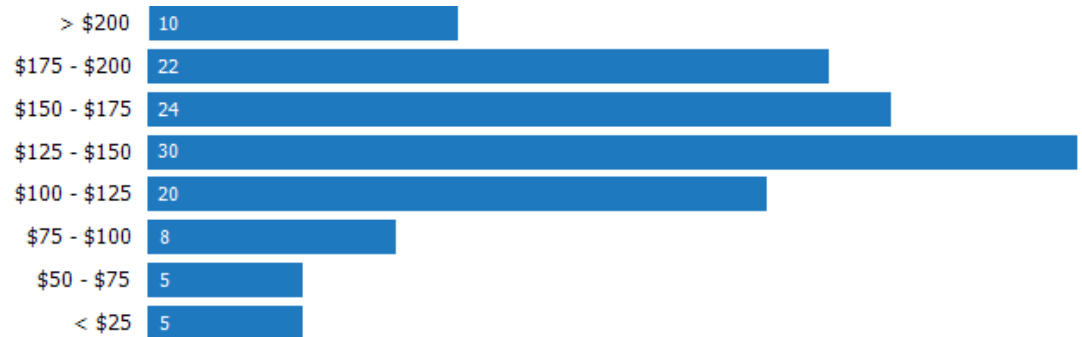| Size	Count
> 2400 sq. ft.	40
2200 - 2400 sq. ft.	11
2000 - 2200 sq. ft.	8
1800 - 2000 sq. ft.	5
1600 - 1800 sq. ft.	11
1400 - 1600 sq. ft.	10
1200 - 1400 sq. ft.	10
< 1200 sq. ft.	29

Age Range of Homes Sold
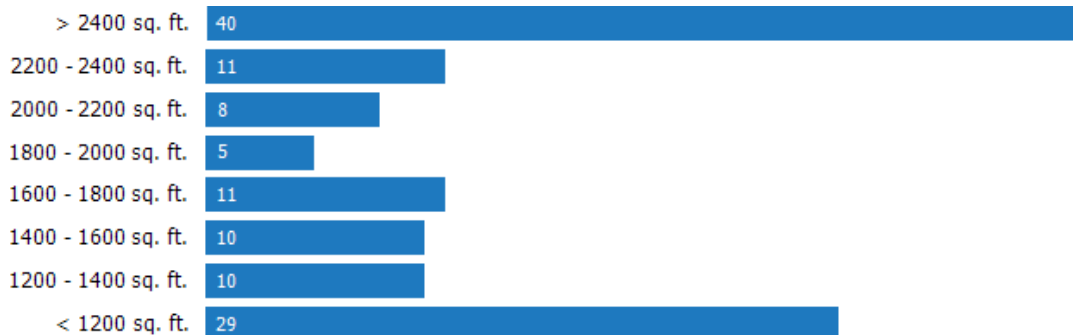
This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data
Update Frequency: Monthly

■ Sales Count by Age of House

Age	Count
> 70	17
60 - 70	18
50 - 60	10
40 - 50	8
30 - 40	5
20 - 30	28
10 - 20	22
< 10	16

10/21/2020
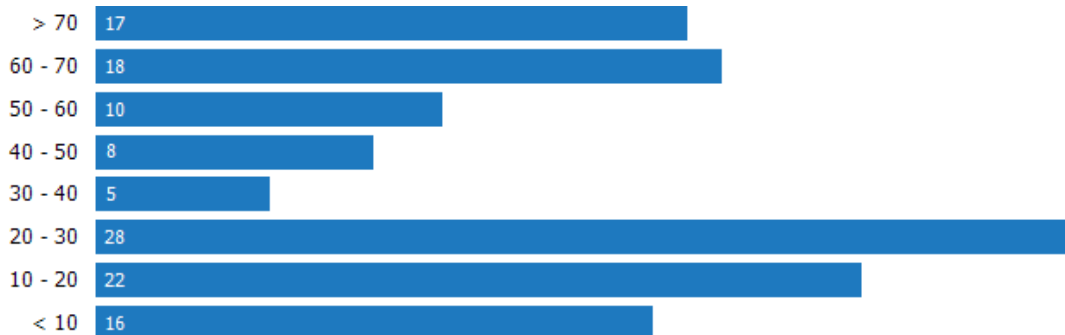
Neighborhood: People Stats and Charts

	15642	Westmoreland County	Pennsylvania	USA
Population	42.1K	355K	12.8M	323M
Population Density per Sq Mi	887	345	286	–
Population Change since 2010	+0.2%	-1.9%	+3.4%	+7.7%
Median Age	45	47	41	38
Male / Female Ratio	49%	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

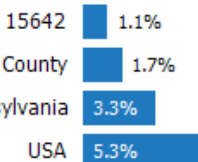**Less Than 9th Grade**

Geography	Percent
15642	1.1%
Westmoreland County	1.7%
Pennsylvania	3.3%
USA	5.3%

9-12th Grade/No Diploma

Geography	Percent
15642	2.9%
Westmoreland County	4.2%
Pennsylvania	6.5%
USA	7.1%

High School Graduate

Geography	Percent
15642	34.5%
Westmoreland County	37.5%
Pennsylvania	35.1%
USA	27.1%

Associate Degree

Geography	Percent
15642	29.1%
Westmoreland County	28.0%
Pennsylvania	24.3%
USA	29.0%

Bachelor's Degree

Geography	Percent
15642	22.3%
Westmoreland County	18.2%
Pennsylvania	18.6%
USA	19.4%
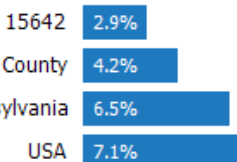
At Least a College Education

Geography	Percent
15642	32.4%
Westmoreland County	28.5%
Pennsylvania	30.8%
USA	31.5%

Grad/Professional Degree

Geography	Percent
15642	10.1%
Westmoreland County	10.3%
Pennsylvania	12.2%
USA	12.1%
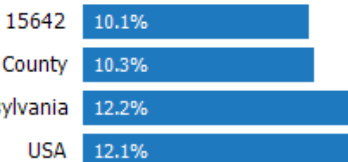
Population of Children by Age Group

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	Count
Toddlers	1,999
Elementary School	2,223
Middle School	2,364
High School	1,778

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.
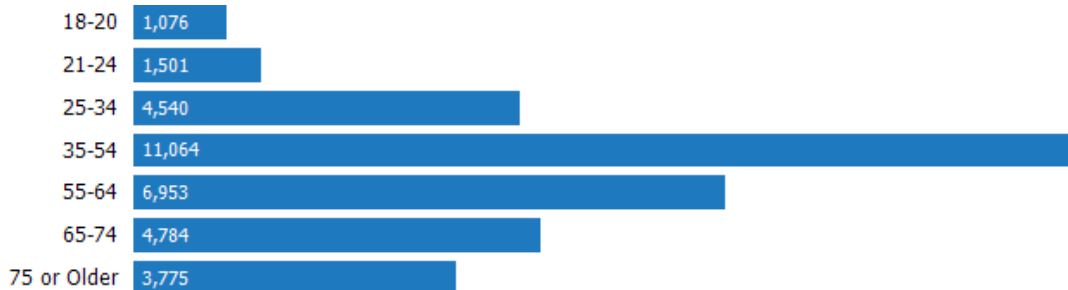
Data Source: U.S. Census

Update Frequency: Annually

■ 15642

Age Group	Count
18-20	1,076
21-24	1,501
25-34	4,540
35-54	11,064
55-64	6,953
65-74	4,784
75 or Older	3,775

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	Count
Married with Children	3,677
Married without Children	6,682
Single with Children	890

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 15642

Income Bracket	Count
>$150K	2,402
$125K-$150K	1,270
$100K-$125K	2,032
$75K-$100K	2,337
$50K-$75K	3,438
$35K-$50K	2,240
$25K-$35K	1,431
<$25K	2,398

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

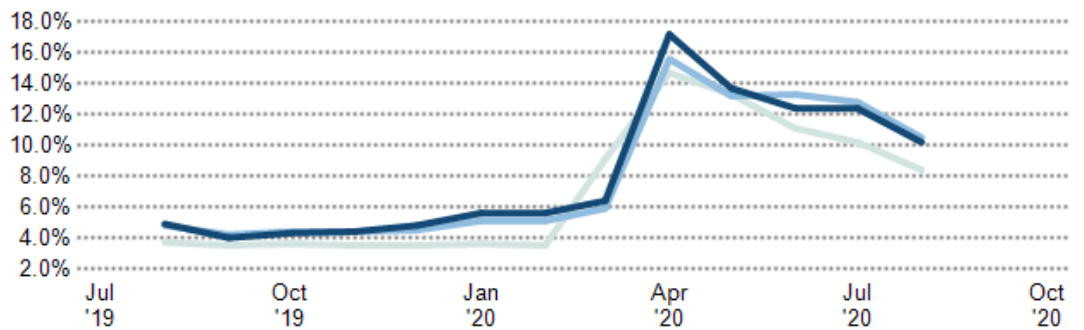|	15642	Westmoreland County	Pennsylvania	USA
Income Per Capita	$35,825	$32,916	$32,889	$32,621
Median Household Income	$69,670	$58,866	$59,445	$60,293
Unemployment Rate	–	10.2%	10.5%	8.4%
Unemployment Number	–	17.8K	665K	13.6M
Employment Number	–	157K	5.67M	147M
Labor Force Number	–	174K	6.34M	161M

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

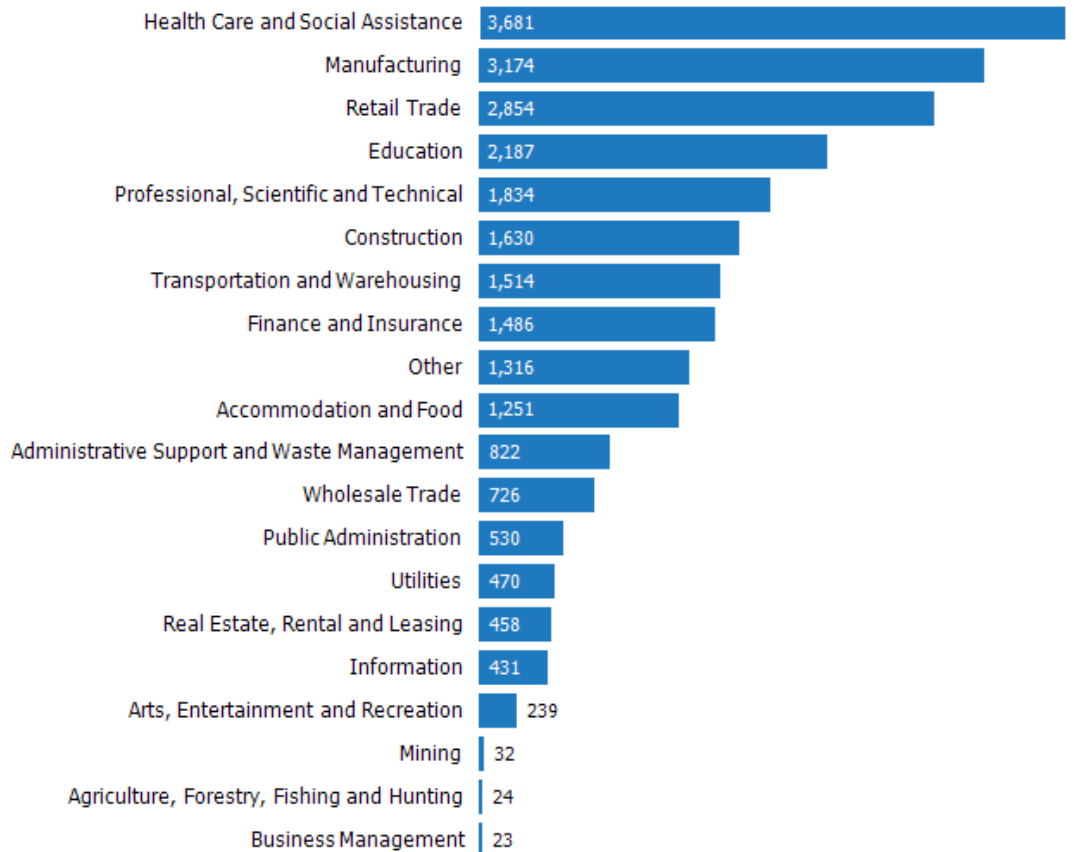- Westmoreland County
- Pennsylvania
- USA

Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 15642

Category	Value
Health Care and Social Assistance	3,681
Manufacturing	3,174
Retail Trade	2,854
Education	2,187
Professional, Scientific and Technical	1,834
Construction	1,630
Transportation and Warehousing	1,514
Finance and Insurance	1,486
Other	1,316
Accommodation and Food	1,251
Administrative Support and Waste Management	822
Wholesale Trade	726
Public Administration	530
Utilities	470
Real Estate, Rental and Leasing	458
Information	431
Arts, Entertainment and Recreation	239
Mining	32
Agriculture, Forestry, Fishing and Hunting	24
Business Management	23

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 15642

	15642	Westmoreland County	Pennsylvania	USA
Elevation (in feet)	220	280	219	–
Annual Rainfall (in inches)	35.63	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	27
Water Quality - Health Violations	–	1.87	–	–
Water Quality - Monitoring and Report Violations	–	1.07	–	–
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	19.7%
15-30 Minutes	34.0%
30-45 Minutes	22.7%
45-60 Minutes	12.8%
>1 Hour	10.8%

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	19,635
Work at Home	1,039
Public Transit	523
Walk	188
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

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.
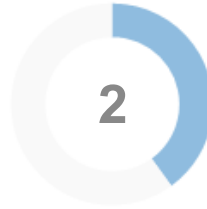
Data Source: Maponics

Update Frequency: Quarterly

Overall Score

2

Amenity Score

2

Leisure Score

2.1
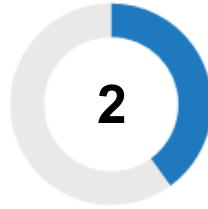
About RPR (Realtors Property Resource)

- 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.
- **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