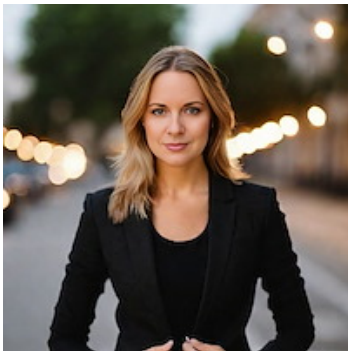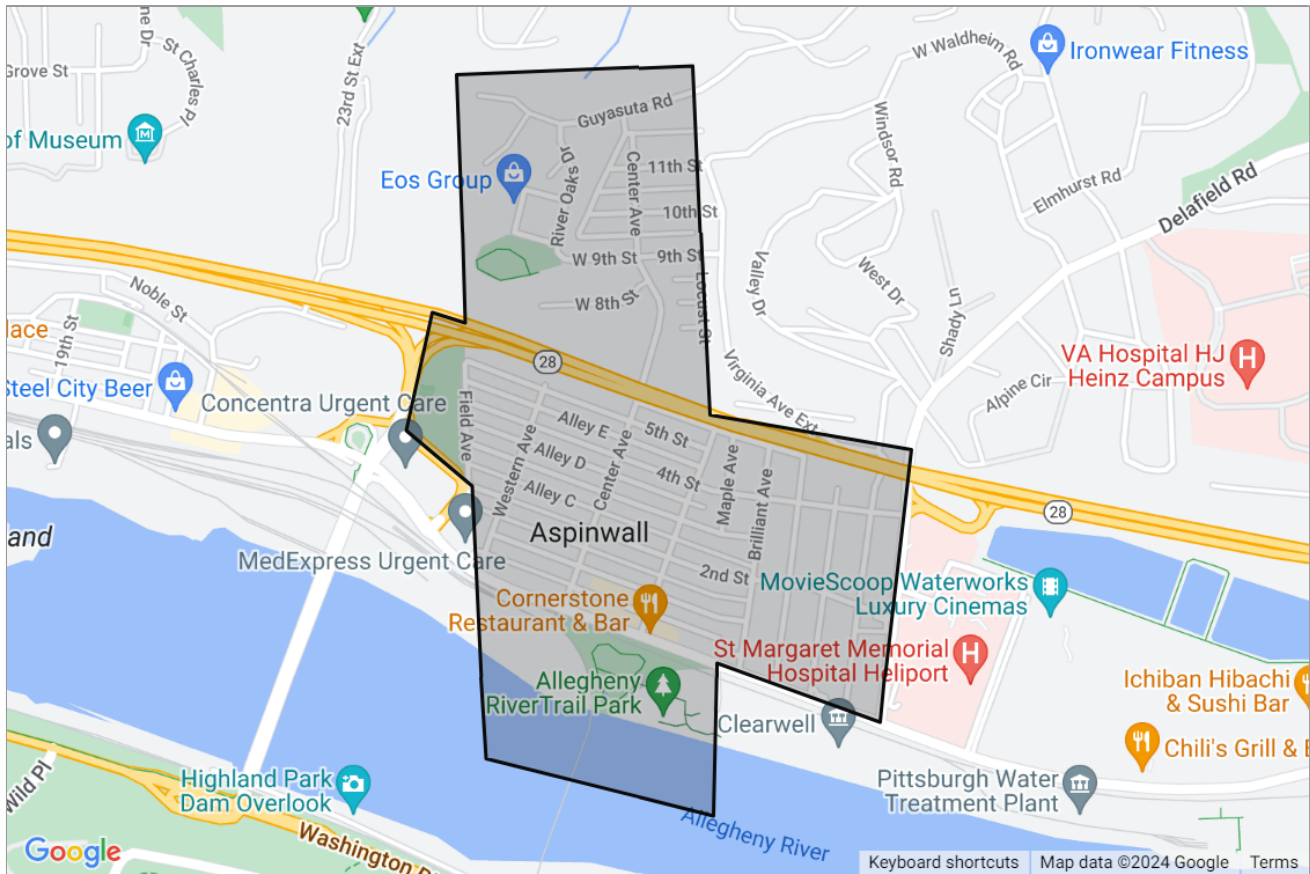NEIGHBORHOOD REPORT

Aspinwall, Pennsylvania

Presented by

Darla Seifried | **Realtor, Certified Pricing Strategy Advisor**

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ONE | REALTYONEGROUP

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Realty ONE Group Gold Standard

5892 Ellsworth Avenue
Pittsburgh, PA 15232

Neighborhood: Housing Stats and Charts

	Aspinwall	Allegheny County	Pennsylvania	USA
Median Estimated Home Value	$501K	$272K	$327K	$365K
Estimated Home Value 12-Month Change	+17%	+7.2%	+8.2%	+6.7%
Median List Price	$430K	$275K	$325K	–
List Price 1-Month Change	–	+2.1%	+8.4%	–
List Price 12-Month Change	–	+10%	+12.5%	–
Median Home Age	99	73	56	43
Own	58%	65%	69%	65%
Rent	42%	35%	31%	35%
$ Value of All Buildings for which Permits Were Issued	–	$672M	$6.02B	$365B
% Change in Permits for All Buildings	–	+14%	-13%	-6%
% Change in $ Value for All Buildings	–	+5%	-9%	-5%

Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings
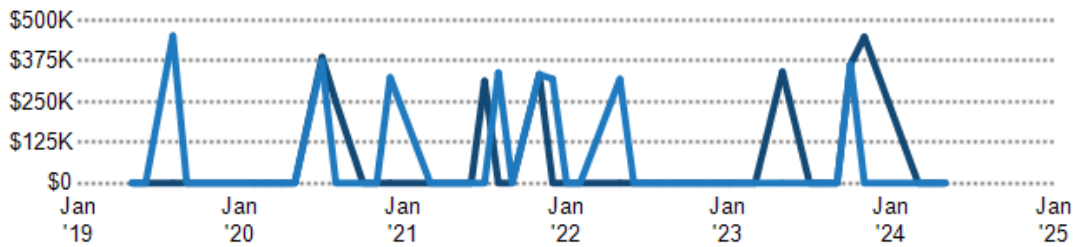
Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.
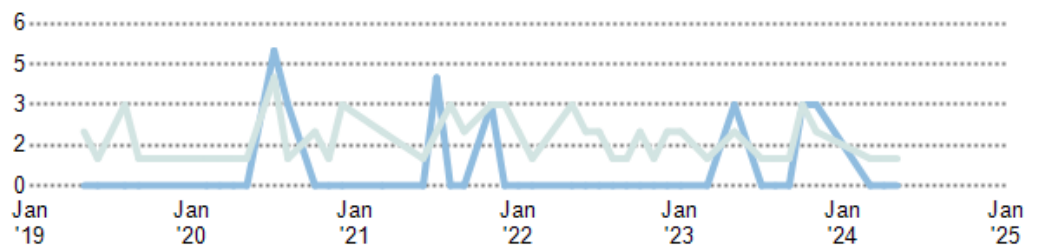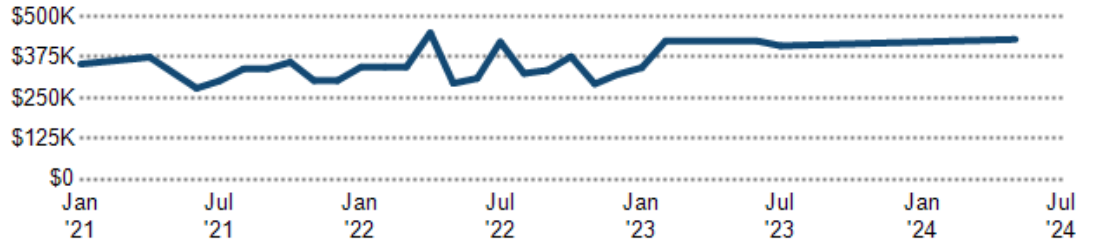
Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price

Listing Volume
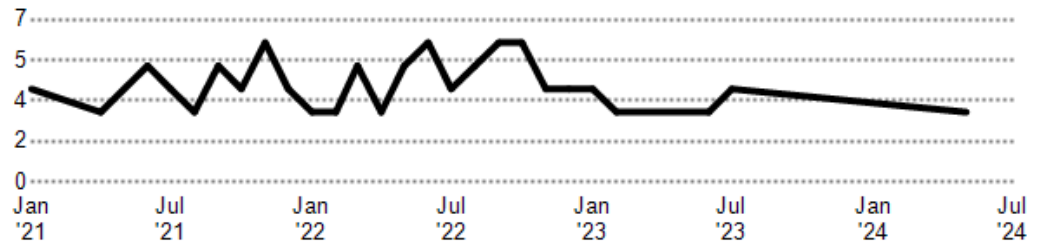
Neighborhood: People Stats and Charts

	Aspinwall	Allegheny County	Pennsylvania	USA
Population	2.89K	1.25M	13M	331M
Population Density per Sq Mi	8.24K	1.71K	290	93.6
Population Change since 2020	+1.5%	-0.4%	+0.3%	+1.8%
Median Age	36	41	41	39
Male / Female Ratio	44%	49%	49%	50%

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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, 2021

Update Frequency: Annually

Less Than 9th Grade
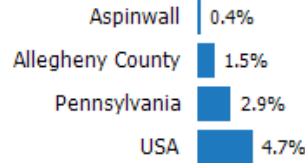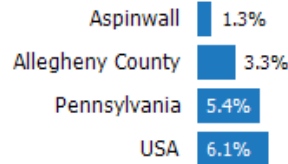
Aspinwall	0.4%
Allegheny County	1.5%
Pennsylvania	2.9%
USA	4.7%

9-12th Grade/No Diploma

Aspinwall	1.3%
Allegheny County	3.3%
Pennsylvania	5.4%
USA	6.1%

High School Graduate

Aspinwall	12.4%
Allegheny County	25.8%
Pennsylvania	33.5%
USA	26.4%

Associate Degree

Aspinwall	10.4%
Allegheny County	25.6%
Pennsylvania	24.4%
USA	28.5%

Bachelor's Degree

Aspinwall	30.3%
Allegheny County	25.4%
Pennsylvania	20.2%
USA	20.9%
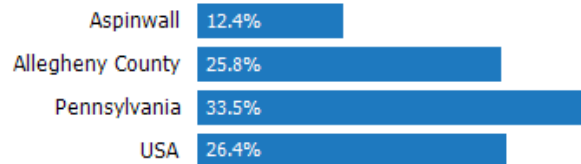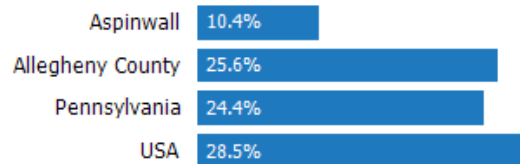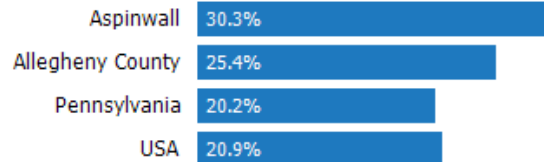
At Least a College Education

Aspinwall	75.6%
Allegheny County	43.8%
Pennsylvania	33.8%
USA	34.3%

Grad/Professional Degree

Aspinwall	45.2%
Allegheny County	18.4%
Pennsylvania	13.6%
USA	13.4%

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

■ Aspinwall

Age Group	Count
Toddlers	328
Elementary School	226
Middle School	235
High School	32

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

■ Aspinwall

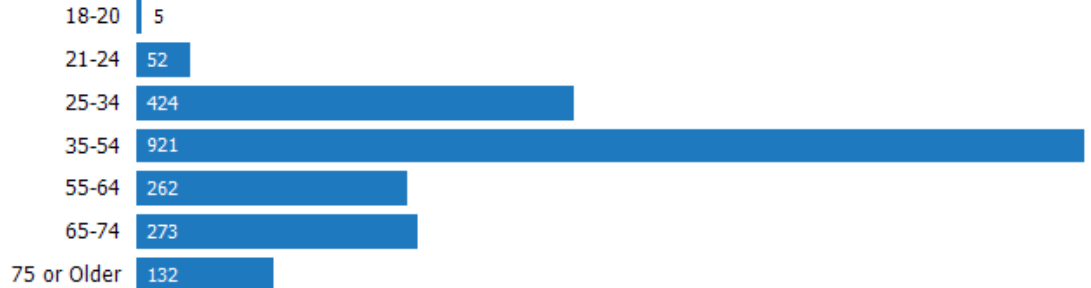| Age Group	Count
18-20	5
21-24	52
25-34	424
35-54	921
55-64	262
65-74	273
75 or Older	132

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

■ Aspinwall

Category	Count
Married with Children	348
Married without Children	223
Single with Children	104

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Aspinwall

Income	Count
>$150K	425
$125K-$150K	85
$100K-$125K	103
$75K-$100K	75
$50K-$75K	168
$35K-$50K	204
$25K-$35K	66
<$25K	96
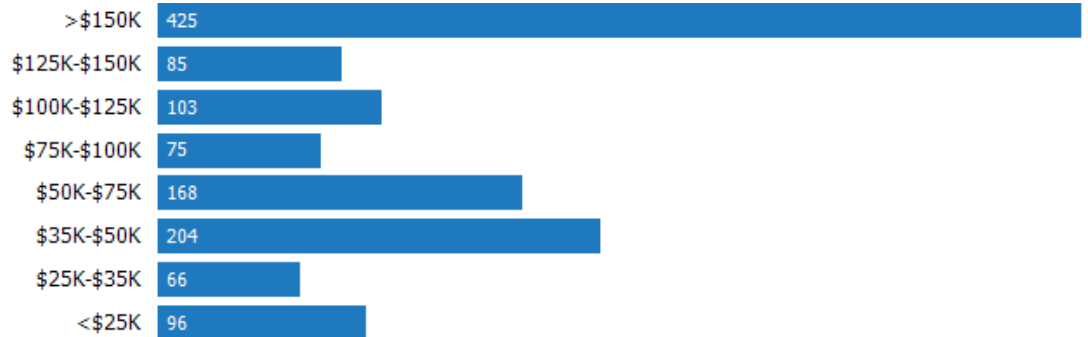
Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

■ Allegheny County

Votes Democrat	56.7%
Votes Republican	42.1%

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Neighborhood: Economic Stats and Charts

	Aspinwall	Allegheny County	Pennsylvania	USA
Income Per Capita	$61,443	$45,939	$41,234	$41,261
Median Household Income	$107,738	$72,537	$73,170	$75,149
Unemployment Rate	–	3.3%	3.4%	3.8%
Unemployment Number	–	21K	225K	6.43M
Employment Number	–	622K	6.39M	161M
Labor Force Number	–	643K	6.61M	168M

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

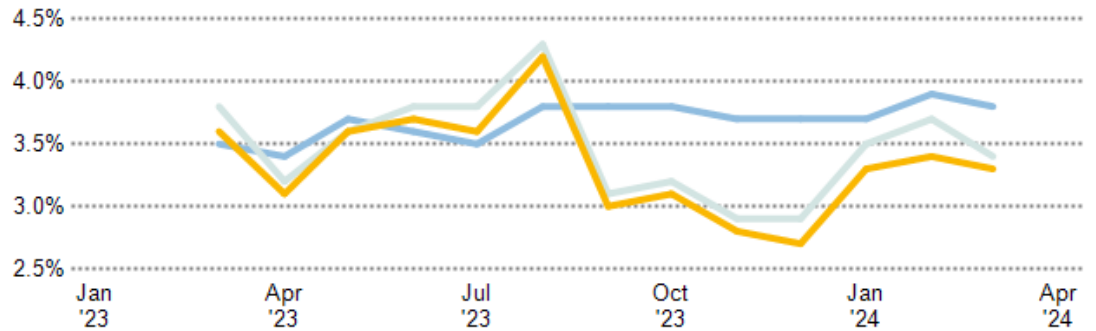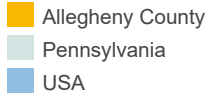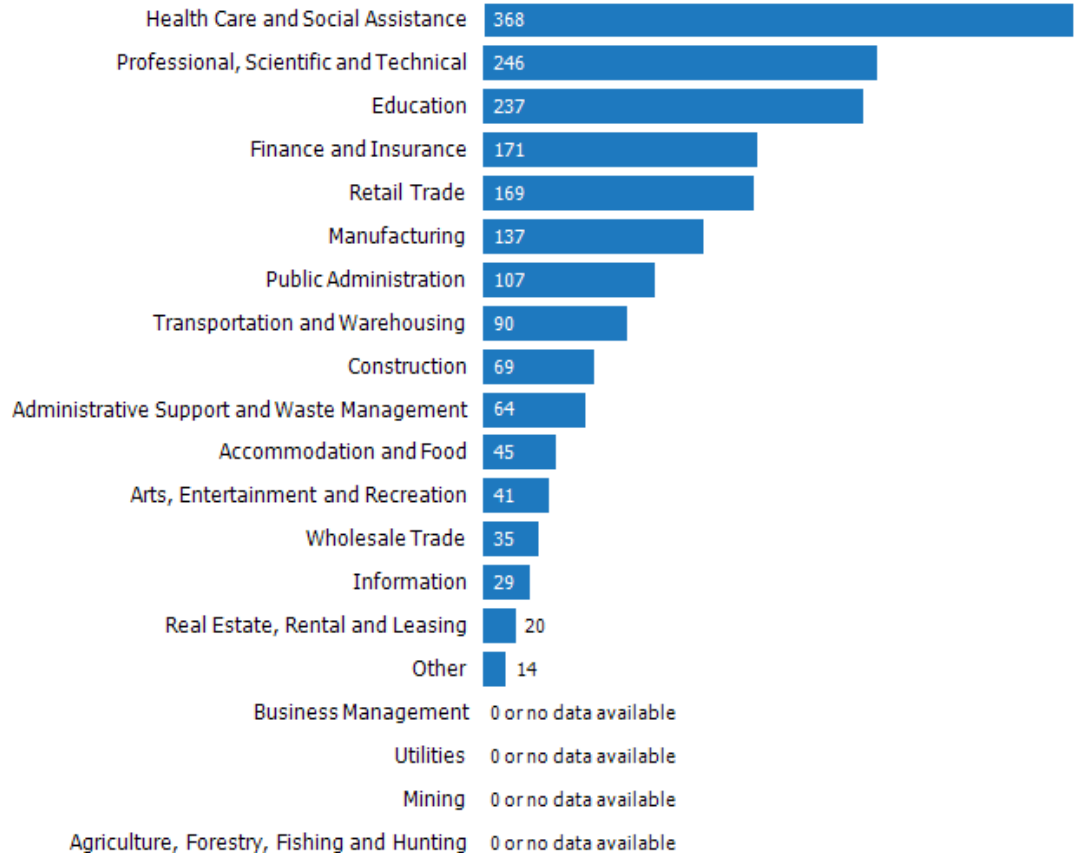Update Frequency: Monthly

■ Allegheny County
■ Pennsylvania
■ USA

Occupational Categories

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

■ Aspinwall

Category	Value
Health Care and Social Assistance	368
Professional, Scientific and Technical	246
Education	237
Finance and Insurance	171
Retail Trade	169
Manufacturing	137
Public Administration	107
Transportation and Warehousing	90
Construction	69
Administrative Support and Waste Management	64
Accommodation and Food	45
Arts, Entertainment and Recreation	41
Wholesale Trade	35
Information	29
Real Estate, Rental and Leasing	20
Other	14
Business Management	0 or no data available
Utilities	0 or no data available
Mining	0 or no data available
Agriculture, Forestry, Fishing and Hunting	0 or no data available

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Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

	Aspinwall	Allegheny County	Pennsylvania	USA
Elevation (in feet)	1,013	916	1,092	–
Annual Rainfall (in inches)	35.01	35.06	41.91	–
Annual Snowfall (in inches)	30.05	30.24	45.69	–
Days of Full Sun (per year)	67	65	73	–
Travel Time to Work (in minutes)	24	26	27	27
Water Quality - Health Violations	–	0	–	–
Water Quality - Monitoring and Report Violations	–	2	–	–
Superfund Sites	0	4	137	2,438
Brownfield Sites	Yes	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

■ Aspinwall

<15 Minutes	26.3%
15-30 Minutes	41.2%
30-45 Minutes	18.4%
45-60 Minutes	9%
>1 Hour	5.2%
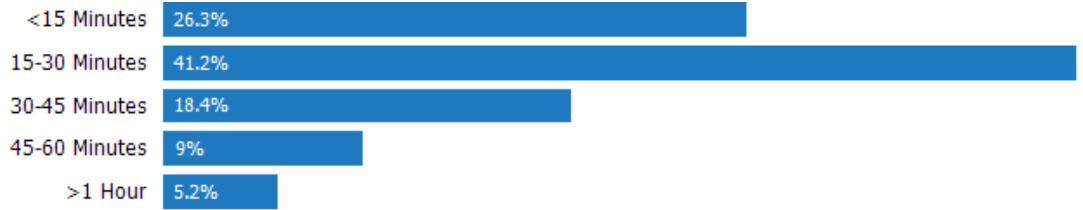
How People Get to Work

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

■ Aspinwall

Drive/Carpool/Motorcycle	991
Work at Home	334
Public Transit	87
Walk	27
Bicycle	17
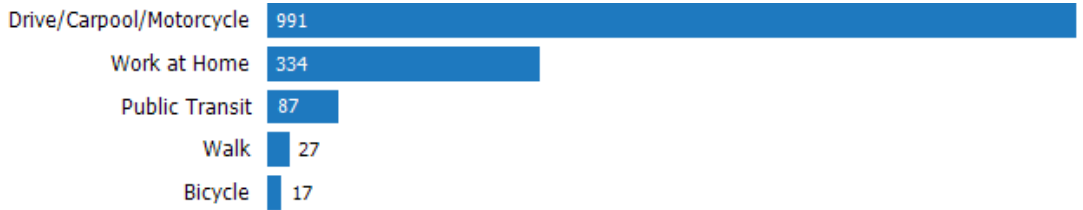
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

■ Aspinwall

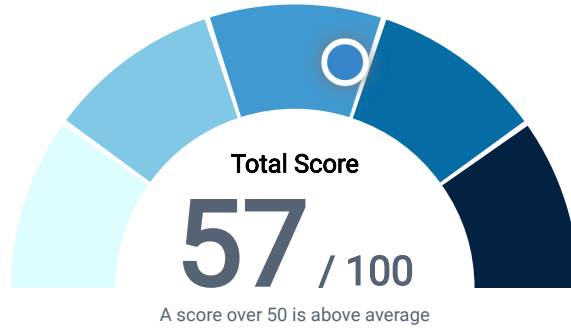|	
Avg. January Min. Temp	20
Avg. January Max. Temp	36
Avg. July Min. Temp	65
Avg. July Max. Temp	85

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AARP Livability™ Index for 15215

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

| 0-19 | 20-39 | 40-59 | 60-79 | 80-100 |

Total Score

57 / 100

A score over 50 is above average

Housing Affordability & Access		**52**
Neighborhood Access to Life, Work & Play		**61**
Transportation Safe & Convenient Options		**64**
Environment Clean Air & Water		**34**
Health Prevention, Access & Quality		**60**
Engagement Civic & Social Involvement		**69**
Opportunity Inclusion & Possibilities		**60**

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: https://blog.narrpr.com