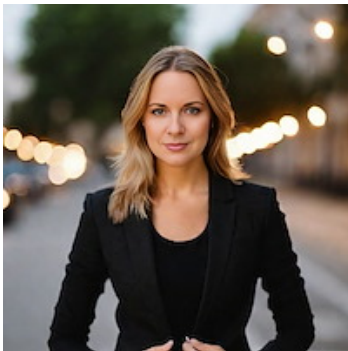
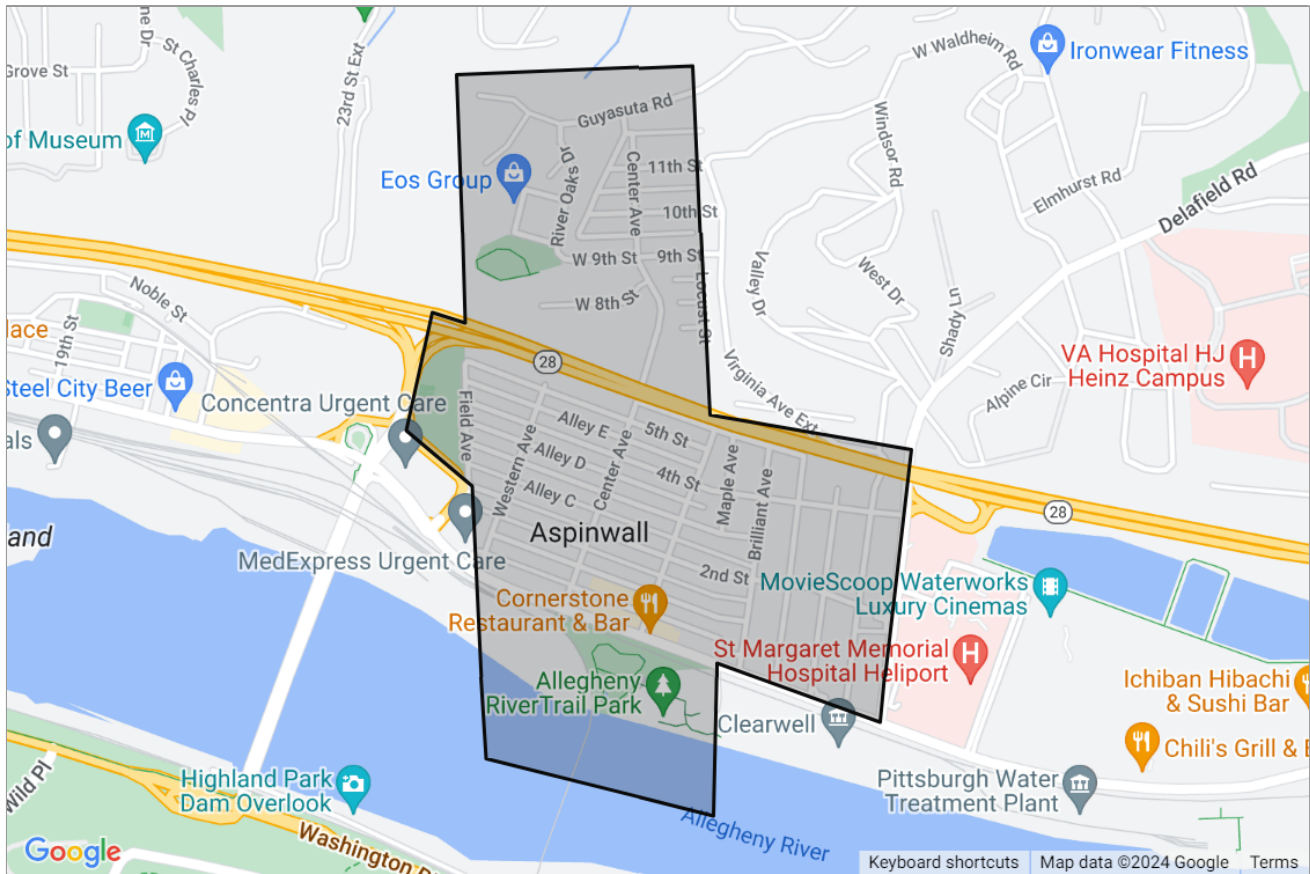


MARKET ACTIVITY REPORT

# Aspinwall, Pennsylvania



Presented by

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

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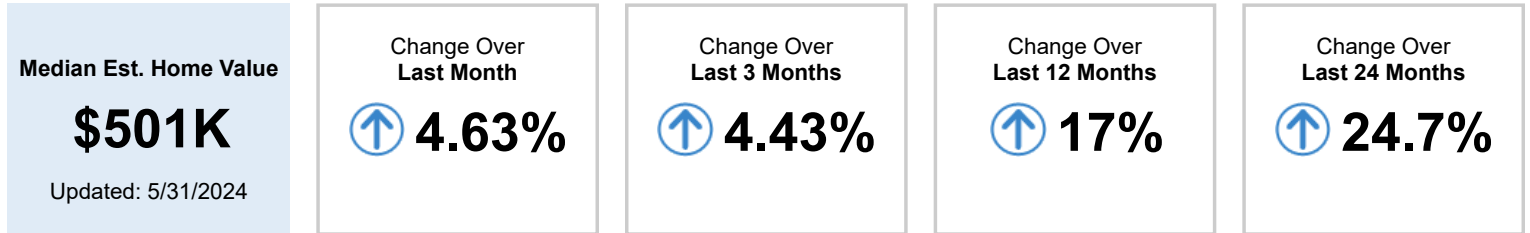
Main: [darla@sellmyhomepgh.com](mailto:darla@sellmyhomepgh.com)  
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**Realty ONE Group Gold Standard**

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Pittsburgh, PA 15232

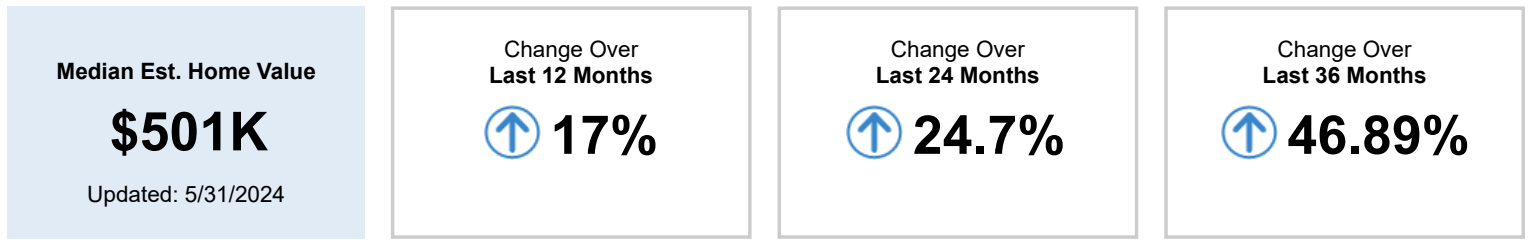
# Aspinwall, Pennsylvania

## Market Snapshot: Estimated Home Values



About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: 12-Month Change in Estimated Value



About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: Concentration of Distressed Properties



About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 6/17/2024.

## Market Snapshot: Sales Price

About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.


## Market Snapshot: List Price

Median List Price

**\$430K**

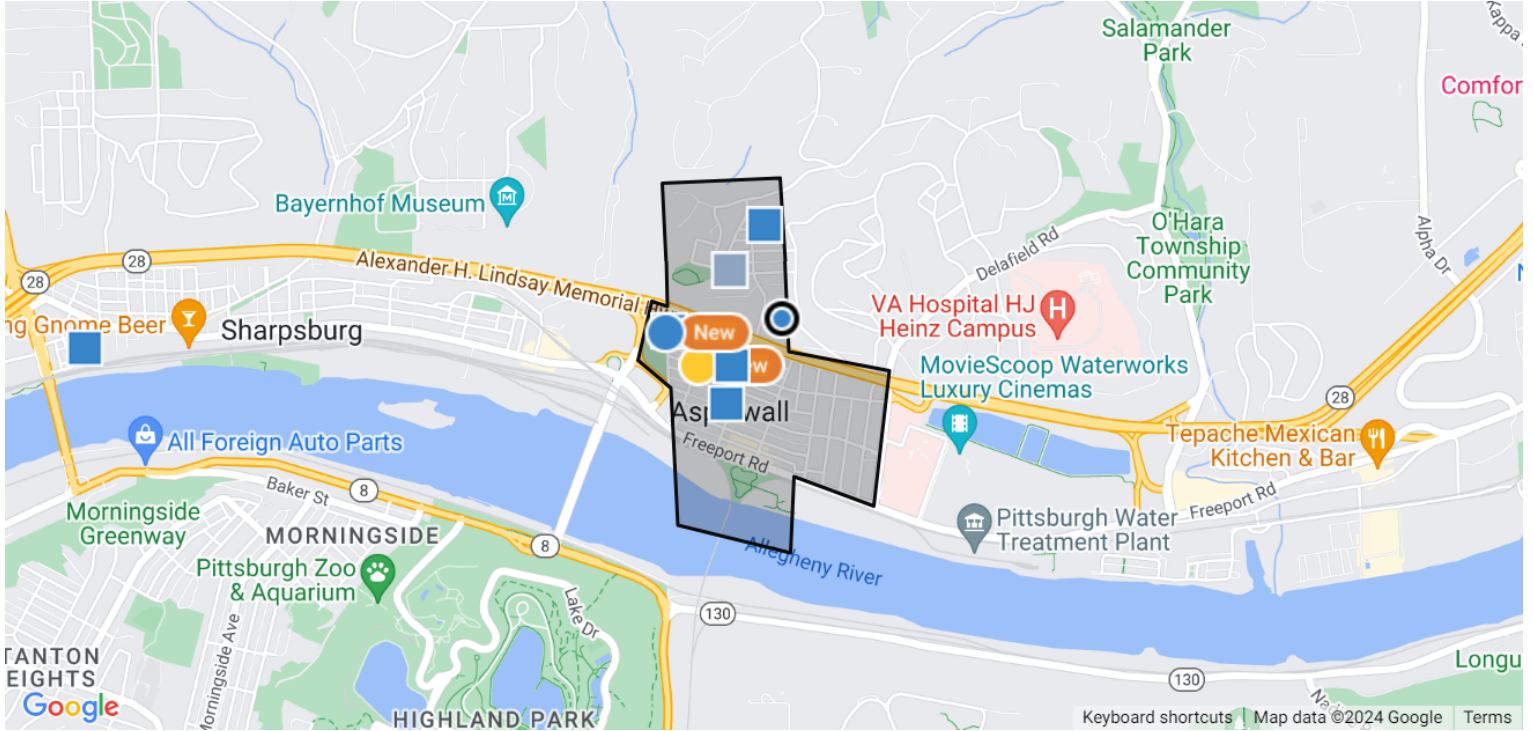
Updated: 5/31/2024

Change Over  
Last 24 Months

 **46.01%**

About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

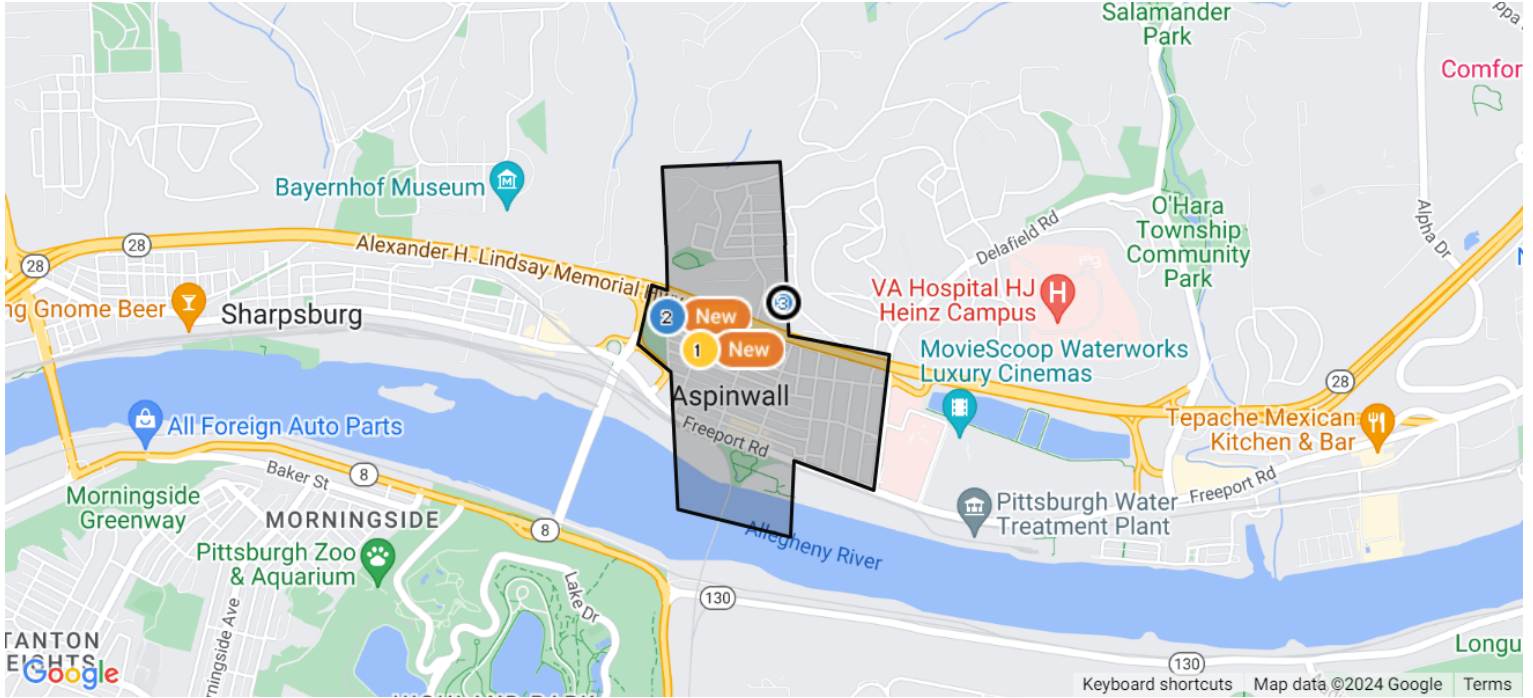
# Market Activity Summary Stats





**Search Criteria** | **Location:** Aspinwall, Pennsylvania; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	<span>New</span> New Listings	<span>■</span> Closed
Number of Properties	3	6
Low Price / Value	\$3,500	\$215,000
Median Price / Value	\$480,000	\$415,000
High Price / Value	\$500,000	\$630,000
Average Price / Sq. Ft.	\$135	\$190
Median Price / Sq. Ft.	\$193	\$200
Average Days in RPR	26	81
Median Days in RPR	16	45
Total Volume	\$983,500	\$2,065,000

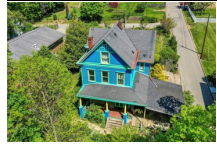
# Aspinwall, Pennsylvania



## New Listings: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>1 ● Active</b> • New, Active: 6/1/2024 <i>MLS ID: 1656252</i></p> <p><b>131 4th St</b></p> <p>Wonderful home in Fox Chapel School District on an adorable tree lined street perfect for taking your child for a walk in the stroller or going for a jog. Easy access to downtown via Rt 28 or a Sunday brunch in Shadyside. Close to shops, parks, and everything you'd need. Do your homework and look up all the awesome benefits to living in Aspinwall. Available Mid-June or July 1.</p> <p><i>Courtesy of BERKSHIRE HATHAWAY HOMESERVICES THE PREFERRED PROP</i></p>	Single Family	4/2	2,073 sq ft	2,500	1920	6/1/2024	\$3,500 mo.	\$2
 <p><b>2 ● Active</b> • New, Active: 6/1/2024 <i>MLS ID: 1656257</i></p> <p><b>33 5th St</b></p> <p>TOTALLY INTERIOR RENOVATED 5 BEDROOMS HOUSE LOCATED IN THE HEART OF ASPINWALL. COVERED FRONT PORCH; GENEROUS SIZE LIVING ROOM AND DINING ROOM WITH HARDWOOD FLOORS; LARGE UPDATED FULLY EQUIPPED KITCHEN WITH CENTER ISLAND AND GRANITE COUNTERS. HALF BATH ON MAIN FLOOR; FINISHED 3RD FLOOR STUDIO WHICH COULD BE USED AS BEDROOM WITH WIC OR ADJOINING OFFICE. NEWER WINDOWS, HOT WATER TANK, A/C AND FURNACE. REAR DECK FOR ENTERTAINMENT OR AFTER WORK RELAXING. CONVENIENT LOCATION , CLOSE TO SHOPPING, RESTAURANTS AND HOSPITAL. EASY ACCESS TO HIGHWAY AND CITY.</p> <p><i>Listing Courtesy of BERKSHIRE HATHAWAY THE PREFERRED REALTY</i></p>	Single Family	5/2	2,276 sq ft	3,000	1920	6/1/2024	\$480,000	\$211

## New Listings: 3 (cont.)

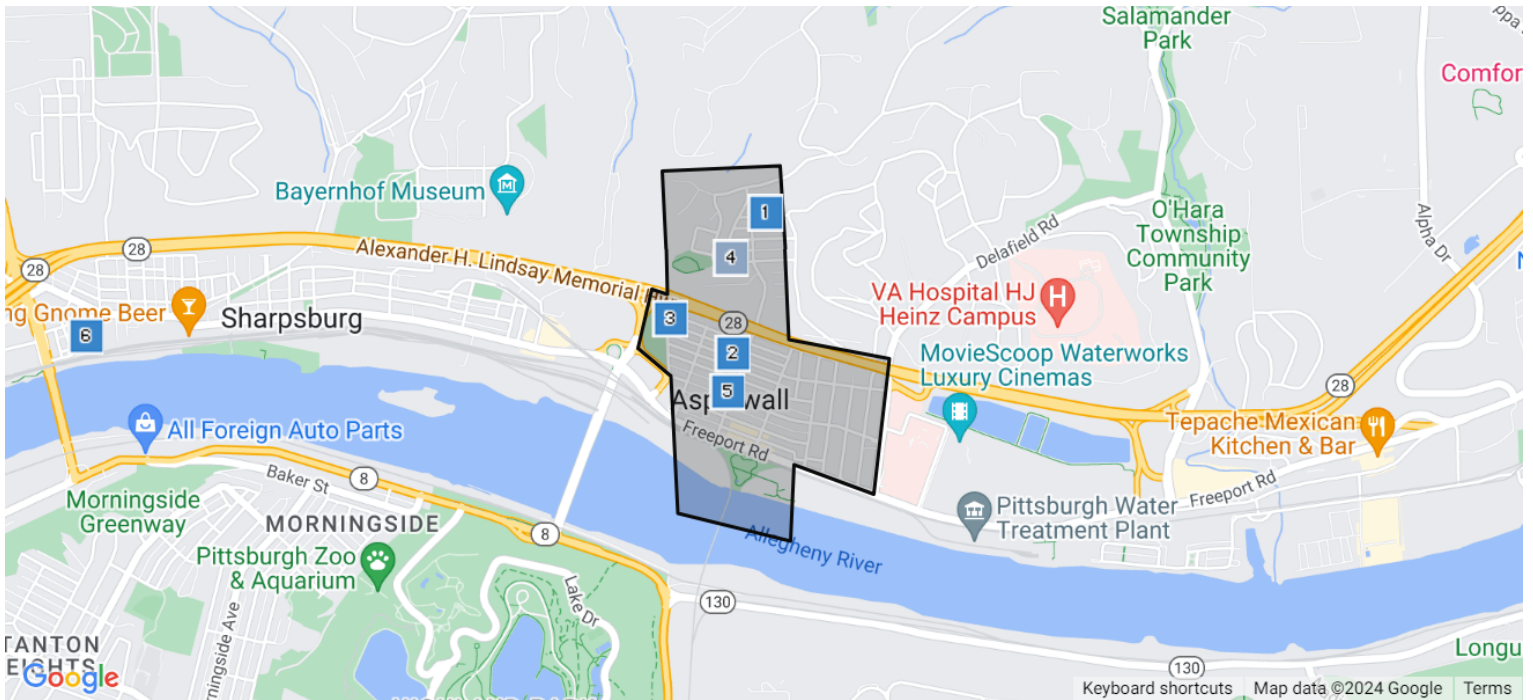


3 ● **Active Under Contract** • *Contingent as of 5/20/2024* *MLS ID: 1651982*

**223 7th St**      Single Family      4/2      2,584 sq ft      12,000      –      5/3/2024      \$500,000      \$193

Discover the perfect blend of comfort and charm in this spacious 2,584 sq ft home, boasting 4 bedrooms and 2 bathrooms. This beautiful residence is perched on a lot just over a quarter acre, featuring an expansive front porch and a well-manicured backyard. The backyard serves as a private oasis, perfect for outdoor activities and gatherings, with ample space for gardening. Enjoy scenic city views of Aspinwall that truly elevate the serene outdoor experience. Inside, the house shines with hardwood flooring and butcher block countertops, complemented by an abundance of natural light and generous cabinet space. The large room sizes across three stories offer flexible living spaces. Additional amenities include 2-car off-street parking, enhancing the convenience and appeal of this prime property.

*Listing Courtesy of RE/MAX SELECT REALTY*



Closed: 6

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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**1 Closed** • Sold Date: 5/31/2024, MLS Listing 1639913: 2/5/2024 **MLS ID: 1639913**

**209 11th St**      Single Family      3/2      1,485 sq ft      5,227      1959      5/31/2024      \$415,000      \$279

Enjoy the classic charm and contemporary living in a space that has been meticulously updated for your utmost satisfaction. Featuring a beautifully updated Kitchen with new cabinets, granite countertop, tile backsplash, stainless steel appliances and recessed lighting. Two full updated baths; main with full shower and subway tile, 2nd fir with tub/shower combo and subway tile, both have new sinks/toilets & ceramic tile. Boasting a newer roof, hardwood floors throughout, modern paint scheme, crown molding in most rooms. The lower level is adorned with newer carpet elevating the comfort of every step. Side covered porch exiting from Kitchen to rear yard. Newer blue stone patio in back. This home offers a timeless aesthetic with contemporary conveniences for the ultimate living experience. Close to Rte 28, shopping, parks, and schools.

Courtesy of EXP REALTY LLC







**2 Closed** • Sold Date: 6/7/2024, MLS Listing 1652273: 5/6/2024 **MLS ID: 1652273**

**131 4th St**      Single Family      4/2      2,073 sq ft      2,500      1920      6/7/2024      \$415,000      \$200

Located one one of the most desired streets in Aspinwall this home checks a lot of boxes. Hardwood floors gracefully flow throughout the main floor where you'll find a spacious living room perfect for relaxing and entertain, a large open kitchen, equipped with newer appliances, a dinning room perfect for hosting and a full bath. Newly installed carpet all throughout the upper level of the home where there are 3 perfectly sized bedrooms, a bonus room ideal for home office or play area, and another full bath with a newer vanity. The full floor owner suite provides a luxurious retreat, compete with ample space and privacy. The Basement has plenty of storage space for all your belongings and more. Outside you have the covered front porch perfect for morning coffee or evening wine, a cute backyard area, and off street parking. This property combines practicality with elegance, making it a desirable choice for those seeking comfort and style in their NextHome.

Courtesy of NEXTHOME PPM REALTY

## Closed: 6 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>3 Closed</b> • Sold Date: 4/30/2024, MLS Listing 1623344: 9/13/2023 <b>MLS ID: 1623344</b></p> <p><b>2 5th St</b></p> <p>currently two units 2 stoves, 2 refrigerators. Separate gas and electric meters for each unit single water meter for house.</p> <p><i>Courtesy of FOX CHAPEL REAL ESTATE INC.</i></p>	Single Family	4/2	1,723 sq ft	2,609	–	4/30/2024	\$215,000	\$125
 <p><b>4 Closed</b> • Sold Date: 5/17/2024, MLS Listing 1651068: 4/29/2024 <b>MLS ID: 1651068</b></p> <p><b>109 W 9th St</b></p> <p>This is your opportunity to rent in Aspinwall! Beautiful colonial style home was recently updated to include a fantastic primary suite with second floor laundry, a gorgeous main bathroom and an expansive walk-in closet to store even the largest of wardrobes. Three additional spacious bedrooms along with 2 more full baths complete 2nd floor layout. Make your way to the third floor which includes a carpeted separate bedroom / office space along with a second full bath. A perfect space for an out of town guest! An open floor concept on the first floor allows for easy flow from room to room and the extra play area is perfect for family movie night, toy storage and casual living. Basement includes plenty of storage, added play space and a 1 car garage. You won't want to miss the backyard which has plenty of potential for fun. In close proximity to Fireman's Park, Aspinwall local shops, Waterworks Mall, Route 28. Easy access to downtown Pittsburgh and in the Fox Chapel Schools.</p> <p><i>Courtesy of BERKSHIRE HATHAWAY THE PREFERRED REALTY</i></p>	Single Family	4/4	2,260 sq ft	–	–	5/17/2024	\$3,700 mo.	\$2
 <p><b>5 Closed</b> • Sold Date: 6/7/2024, MLS Listing 1648359: 4/11/2024 <b>MLS ID: 1648359</b></p> <p><b>201 Center Ave</b></p> <p>Experience a piece of history with modern flair at 201 Center Ave in Aspinwall. Once the Women's Club of Aspinwall, this 1926 building has been transformed into a captivating 5-bedroom, 3.3-bathroom residence with unique features like a vast open main level, maple hardwood floors, and six elegant chandeliers and 2 additional half baths. Previously used as a recording studio, the space boasts sound booths and built-ins for musical equipment, while a full one-bedroom apartment added in 2015 offers versatility. Apartment room sizes: Living 11x16, Bedroom 13x10, and Kitchen 11x7. Enjoy modern comforts with three HVAC units, two gas fireplaces, and a security system, all set in a prime location near shops, restaurants, parks and downtown. Don't miss this opportunity to own a piece of history ripe with creative potential.</p> <p><i>Courtesy of BERKSHIRE HATHAWAY THE PREFERRED REALTY</i></p>	Single Family	5/6	5,504 sq ft	5,000	1926	6/7/2024	\$630,000	\$114
 <p><b>6 Closed</b> • Sold Date: 6/3/2024, MLS Listing 1651708: 5/2/2024 <b>MLS ID: 1651708</b></p> <p><b>16 4th St</b></p> <p>This cheerful home has been lovingly maintained and beautifully designed! The first floor offers a great flow for both living and entertaining; Living room &amp; dining room w/ exposed brick, kitchen and pantry, powder room. The back porch is a cozy spot for relaxing or herb gardening &amp; the lush backyard is a gardeners delight! The 2nd FL offers the full bathroom w/ shower, 2nd FL laundry room, a bright home office or flex space, the primary bedroom flanked by sliding barn doors, an additional bedroom and separate walk-in closet; The 3rd FL includes the third bedroom/additional flex space. Aspinwall, located in Fox Chapel School District, is a small town neighborhood along the Allegheny River just minutes from Pittsburgh. Neighbors enjoy the lifestyle this town has to offer with thriving small businesses along Brilliant and Commercial Avenue, weekend farmers markets, and the newly expanded Allegheny Riverfront Park which has live music, trails, biking, kayaking, a dog park and more.</p> <p><i>Courtesy of COMPASS PENNSYLVANIA, LLC</i></p>	Single Family	3/2	1,670 sq ft	2,500	–	6/3/2024	\$390,000	\$234



## 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>

