

Last year, families spent over \$3.7 billion buying 23,479 homes in the four hundred and four communities within the five counties of Allegheny, Beaver, Butler, Washington and Westmoreland. The experts at RealSTATs set out to find Pittsburgh's Gold Medal Communities.

Top performers in the following categories were identified:

1. **Average Home Price, 2011**
2. **Average Home Price Percentage Appreciation, 2000-2011**
3. **Median Home Price, 2011**
4. **Median Home Price Percentage Appreciation, 2000-2011**
5. **Total Dollar Volume, 2011**
6. **Increase in Dollar Investment, 2000-2011**
7. **Number of Home Sales, 2011**
8. **Increase in Number of Home Sales, 2000-2011**

To determine the overall winner, a point system was created for each category. First place received ten points, second-nine, third-eight, etc... with tenth place getting one point.

OVERALL GOLD MEDAL – ADAMS TOWNSHIP (33 points)

This year's winner and metropolitan Pittsburgh's Gold Medal Community is Adams Township, Butler County. Adams was the Number One community in both Increase in Dollar Investment and Increase in Number of Home Sales from 2000 to 2011, took the Silver Medal in Total Dollar Volume, and placed seventh in Number of Home Sales.

OVERALL SILVER MEDAL – CITY OF PITTSBURGH, SECOND WARD (31 points)

The 2012 Metropolitan Pittsburgh Silver Medal Community is the City of Pittsburgh's Second Ward which took the Gold Medal in Median Home Price Percentage Appreciation, 2000-2011, the Bronze in Increase in Number of Home Sales, 2000-2011, and placed in the top ten in Average Home Price Appreciation, 2000-2011 and Increase in Dollar Investment, 2000-2011.

OVERALL BRONZE MEDAL – PETERS TOWNSHIP (23 points)

Peters Township took the Silver Medal in Increase in Dollar Investment, 2000-2011 and the Bronze Medal in Total Dollar Volume. This combined with top ten finishes in Median Home Price and Number of Home Sales was enough to earn this year's Bronze Medal Community.

Average Home Price, 2011

Average home price is calculated by dividing the total purchase price of all homes sold by the number of homes sold. A minimum of five homes sold was required for a municipality to qualify.

AVERAGE HOME PRICE			
Place	Municipality	Average Price	Points
GOLD	SEWICKLEY HEIGHTS BORO	\$1,372,143	10
SILVER	FOX CHAPEL BORO	\$588,106	9
BRONZE	EDGEWORTH BORO	\$582,600	8
4	SEWICKLEY HILLS BORO	\$496,528	7
5	PINE TWP AL	\$429,258	6
6	OSBORNE BORO	\$376,555	5
7	BELL ACRES BORO	\$369,648	4
8	LANCASTER TWP	\$354,939	3
9	SEWICKLEY BORO	\$347,880	2
10	MARSHALL TWP	\$346,920	1

Dwarfing all others, Sewickley Heights Borough holds the distinction of being the community with the highest average home price, at \$1,372,143. Last year, seven families chose to make their home in the borough. In total, they spent \$9.6 million, or on average, over \$1.3 million apiece.

Second to Sewickley Heights Borough was Fox Chapel Borough, where seventy-seven families laid down roots last year with a total investment of \$45.3 million, or \$588,106 on average. Fox Chapel was followed closely by Edgeworth Borough, where families invested \$16.9 million in 29 homes, or \$582,600 on average.

All of the top ten average-priced communities lay to the north of the Allegheny and Ohio Rivers. Six of them are in the Quaker Valley School District. Just one, Lancaster Township, lies beyond the confines of Allegheny County.

Last year, eighteen families made Lancaster Township their home, spending a total of \$4.7 million, or \$354,939, on average.

**Average Home Price Percentage Appreciation
 2000 vs. 2011**

Using 2000 as the base year, annual appreciation in average home price was calculated by dividing the percentage change in a community's average home price from 2000 to 2011 by eleven, the number of years lapsed since 2000. A minimum of ten homes sold in each of the two years was required to qualify.

AVERAGE HOME PRICE ANNUAL PERCENTAGE APPRECIATION					
		2000	2011	Annual %	
Place	Municipality	Avg. Price	Avg. Price	Appreciation	Points
GOLD	DONEGAL TWP WE	\$60,644	\$207,100	22.0%	10
SILVER	BUFFALO TWP WA	\$109,025	\$321,360	17.7%	9
BRONZE	09 W PGH	\$34,124	\$96,015	16.5%	8
4	02 W PGH	\$127,524	\$339,155	15.1%	7
5	23 W PGH	\$41,263	\$101,559	13.3%	6
6	LANCASTER TWP	\$156,985	\$354,939	11.5%	5
7	16 W PGH	\$51,183	\$109,845	10.4%	4
8	17 W PGH	\$86,554	\$177,634	9.6%	3
9	WEST HOMESTEAD BORO	\$50,705	\$101,713	9.1%	2
10	22 W PGH	\$89,954	\$175,403	8.6%	1

Earning this year's gold medal in Average Home Price Appreciation was Donegal Township in Westmoreland County. Eleven years ago, the average price of a home in Donegal Township was \$60,644. Last year, that figure climbed to \$207,100. In the Southeast corner of Westmoreland County and home to Forbes State Forest, Donegal Township is an unexpected Gold Medal winner in this year's survey. The community's low crime and close proximity to Seven Springs and Ligonier make it a desirable location.

Second to Donegal Township was Buffalo Township, Washington County where the average home price jumped from \$109,025 in 2000 to \$321,360 last year. In both 2000 and 2011, fifteen families staked a claim in Buffalo Township. Eleven years ago, they spent a grand total of \$1.6 million. Last year, they spent \$4.8 million. In the heart of the Marcellus Shale boom, much of the appreciation in Buffalo Township may be attributable to the regions' newfound natural resource.

Of the top ten communities in average home price appreciation, six lie wholly within the City of Pittsburgh. Two on the North Side, two on the South Side, one downtown, and one in the heart of Lawrenceville. Much of the success in these city neighborhoods is due to investors purchasing and rehabilitating run down properties. This investment is driving up prices.

Median Home Price, 2011

Median home price is calculated by sorting the prices of all homes sold and choosing the figure in the middle. The median price represents the point at which half of the homes sold for less, and half sold for more. Median price tends to be less influenced by extreme sales. A minimum of five homes sold was required to qualify.

MEDIAN HOME PRICE			
Place	Municipality	Median Price	Points
GOLD	SEWICKLEY HEIGHTS BORO	\$1,250,000	10
SILVER	EDGEWORTH BORO	\$599,000	9
BRONZE	SEWICKLEY HILLS BORO	\$498,240	8
4	FOX CHAPEL BORO	\$475,000	7
5	PINE TWP AL	\$416,943	6
6	OSBORNE BORO	\$389,000	5
7	PETERS TWP	\$341,922	4
8	CLINTON TWP	\$335,000	3
9	LANCASTER TWP	\$331,500	2
10	MARSHALL TWP	\$309,550	1

Quaker Valley School District made a clean sweep in the median price category with Sewickley Heights Borough (\$1,250,000), Edgeworth Borough (\$599,000) and Sewickley Hills Borough (\$498,240) claiming the top three spots.

Spots 7 through 9 were claimed by communities outside of Allegheny County. Peters Township, Washington County placed 7th with a median home price of \$341,922, while Clinton and Lancaster Townships in Butler County placed 8th and 9th, with median home prices of \$335,000 and \$331,500, respectively.

**Median Home Price Percentage Appreciation
 2000 vs. 2011**

Using 2000 as the base year, annual appreciation in median home price was calculated by dividing the percentage change in a community's median home price from 2000 to 2011 by eleven, the number of years lapsed since 2000. A minimum of ten homes sold in each of the two years was required to qualify.

MEDIAN HOME PRICE ANNUAL PERCENTAGE APPRECIATION					
		2000	2011	Annual %	
Place	Municipality	Med. Price	Med. Price	Appreciation	Points
GOLD	02 W PGH	\$79,000	\$287,000	23.9%	10
SILVER	09 W PGH	\$30,000	\$90,000	18.2%	9
BRONZE	DONEGAL TWP WE	\$51,500	\$142,000	16.0%	8
4	03 W PGH	\$33,750	\$90,000	15.2%	7
5	17 W PGH	\$60,100	\$146,000	13.0%	6
6	22 W PGH	\$79,000	\$185,000	12.2%	5
7	23 W PGH	\$30,500	\$70,000	11.8%	4
8	LANCASTER TWP	\$147,000	\$331,500	11.4%	3
9	06 W PGH	\$31,390	\$70,500	11.3%	2
10	11 W PGH	\$69,950	\$155,000	11.1%	1

Two of the top three, and eight of the top ten gainers in median home price were within the boundaries of the City of Pittsburgh.

The City of Pittsburgh's Second Ward gets the gold in median home price appreciation. Eleven years ago, the median price of a housing unit in the Second Ward was \$79,000. Last year, thanks in large part to the success of new developments in the Otto Milk Factory and the Residences at Piatt Place, that number soared to \$287,000, representing an annual increase of 23.9 percent.

Not far behind was the City of Pittsburgh's 9th Ward, Lawrenceville, where the median home price climbed from \$30,000 in 2000 to \$90,000 last year. The hotbed of higher end activity was focused on the neighborhood between Penn Avenue and Butler Street from 40th to 45th, close to the new UPMC Children's Hospital.

Donegal Township, the gold medal winner in Average Home Price Appreciation took the Bronze in this category. Six of the next seven communities were city neighborhoods, including South Side (Ward 17), North Side (Wards 22 & 23), Lawrenceville (Ward 6), Highland Park/East Liberty (Ward 11), and Lower Hill District (Ward 3).

Total Dollar Volume, 2011

Akin to the heavyweight title, this category shines the light typically on larger communities where families combined spend the most money on home purchases.

TOTAL DOLLAR VOLUME			
Place	Municipality	Total \$ Volume	Points
GOLD	CRANBERRY TWP	\$159,565,810	10
SILVER	ADAMS TWP	\$123,676,618	9
BRONZE	PETERS TWP	\$123,554,552	8
4	14 W PGH	\$123,350,719	7
5	MT LEBANON	\$114,102,574	6
6	PINE TWP AL	\$84,134,651	5
7	MCCANDLESS	\$73,860,714	4
8	UPPER ST CLAIR	\$72,341,000	3
9	MOON TWP	\$70,506,722	2
10	FRANKLIN PARK BORO	\$68,401,622	1

This year, all three medal winners lie outside of Allegheny County. The number one and two spots go to Cranberry and Adams Townships, two Butler County neighbors, where buyers together spent \$283.2 million on home purchases.

Third place went to Peters Township, Washington County, where buyers spent \$123.55 million. The City of Pittsburgh's 14th Ward, Squirrel Hill, followed close behind with \$123.35 million. A mere \$325,899 separated second place Adams Township from fourth place Squirrel Hill. The next six spots went to Allegheny County communities—two in the South (Mount Lebanon #5, Upper Saint Clair #8), three in the North (Pine Township #6, McCandless #7, Franklin Park Borough #10), and one in the West (Moon Township, #9).

These top ten communities contain the essential ingredients of accessibility, safety, and amenities.

**Increased Dollar Investment
 2000 vs 2011**

How much more did buyers spend in 2011 compared to 2000?

INCREASE IN DOLLAR INVESTMENT					
Place	Municipality	2000 Total Dollars	2011 Total Dollars	Dollar Increase	Points
GOLD	ADAMS TWP	\$50,215,681	\$123,676,618	\$73,460,937	10
SILVER	PETERS TWP	\$85,222,338	\$123,554,552	\$38,332,214	9
BRONZE	OHIO TWP	\$17,891,639	\$45,667,537	\$27,775,898	8
4	NORTH HUNTINGDON TWP	\$43,041,918	\$67,983,659	\$24,941,741	7
5	02 W PGH	\$3,188,090	\$27,471,583	\$24,283,493	6
6	RICHLAND TWP	\$24,744,199	\$44,652,782	\$19,908,583	5
7	14 W PGH	\$103,973,742	\$123,350,719	\$19,376,977	4
8	PINE TWP AL	\$64,808,273	\$84,134,651	\$19,326,378	3
9	NORTH STRABANE TWP	\$45,991,972	\$62,519,807	\$16,527,835	2
10	COLLIER TWP	\$24,355,256	\$40,235,124	\$15,879,868	1

This year's Gold Medal Winner, by far, is Adams Township. Buyers spent \$123.68 million last year on Adams Township homes, up \$73.46 million from the \$50.2 million spent in year 2000. Much of Adams Township's increase is due to the efforts of NVR Inc, Heartland Homes, S & A Homes, and Weaver Master Builders, who built and sold 124 new homes in the Township last year for more than \$38 million, representing thirty percent of the Township's total home purchase dollars.

The Silver medal winner in the Increased Investment category is Peters Township, where buyers increased their spending by \$38.3 million from \$85.22 million in 2000 to \$123.55 million last year. Ohio Township claims the Bronze medal with spending increasing \$27.78 million, from \$17.9 million to \$45.67 million.

The next seven communities all saw investment increases ranging from \$15.88 million to \$24.94 million. One common trait possessed by the top ten communities is significant investment in new home construction.

Number of Home Sales

The top communities in this category represent the most active areas measured in number of transactions. This is where homes are selling and people are buying.

NUMBER OF HOME SALES			
Place	Municipality	Number of Sales	Points
GOLD	CRANBERRY TWP	570	10
SILVER	PENN HILLS	548	9
BRONZE	MT LEBANON	490	8
4	ROSS TWP	415	7
5	14 W PGH	393	6
6	19 W PGH	393	5
7	ADAMS TWP	375	4
8	HEMPFIELD TWP WE	365	3
9	PETERS TWP	358	2
10	BETHEL PARK	358	1

This year's gold medal winner, by 22, is Cranberry Township where 570 homes changed hands in 365 days. Next, thanks in large part to its large size, 19 square miles, Penn Hills logged 548 home sales. Mount Lebanon, with 490 home sales, claimed the Bronze.

Two of the top ten communities fell in Butler County, one in Westmoreland (Hempfield Township), one in Washington County (Peters Township), and six in Allegheny County (Penn Hills, Ross Township, City of Pittsburgh 14th Ward, 19th Ward, and Bethel Park).

**Increase in Number of Home Sales
 2000 vs. 2011**

How many more buyers bought in 2011 compared to 2000?

INCREASE IN NUMBER OF HOME SALES					
Place	Municipality	2000 # of Sales	2011 # of Sales	Increase	Points
GOLD	ADAMS TWP	202	375	173	10
SILVER	OHIO TWP	68	153	85	9
BRONZE	02 W PGH	25	81	56	8
4	UNITY TWP	184	219	35	7
5	BUFFALO TWP BT	65	96	31	6
6	KENNEDY TWP	86	114	28	5
7	SOUTH STRABANE TWP	102	129	27	4
8	COLLIER TWP	112	138	26	3
9	JEFFERSON HILLS BORO	114	135	21	2
10	RICHLAND TWP	167	184	17	1

The number of families buying in Adams Township skyrocketed from 202 in the year 2000 to 375, last year, an increase of 173, or 85 percent. This increase was more than double that of second place winner, Ohio Township, which logged 85 more home sales. Capturing the Bronze Medal was City of Pittsburgh's Second Ward which recorded 56 more home sales in 2011, jumping from 25 in 2000 to 81, last year. The increase in the Second Ward was due in large part to the newly constructed Residences at Piatt Place and Otto Milk Factory.

The top three transaction gainers were followed by Unity Township in Westmoreland County up 35, Buffalo Township Butler County, up 31, Kennedy Township up 28, South Strabane Township in Washington County, up 27, and Collier Township, up 26. Jefferson Hills Borough and Richland Township rounded out the top ten with increases of 21 and 17, respectively.

THE TOP 35		
Place	Municipality	Points
GOLD	ADAMS TWP	33
SILVER	02 W PGH	31
BRONZE	PETERS TWP	23
4	CRANBERRY TWP	20
	PINE TWP	20
	SEWICKLEY HEIGHTS BORO	20
7	DONEGAL TWP WE	18
8	09 W PGH	17
	14 W PGH	17
	EDGEWORTH BORO	17
	OHIO TWP	17
12	FOX CHAPEL BORO	16
13	SEWICKLEY HILLS BORO	15
14	LANCASTER TWP	13
15	23 W PGH	10
	OSBORNE BORO	10
17	17 W PGH	9
	BUFFALO TWP WA	9
	PENN HILLS	9
20	MT LEBANON	8
21	ROSS TWP	7
	UNITY TWP	7
23	22 W PGH	6
	BUFFALO TWP BT	6
25	19 W PGH	5
	KENNEDY TWP	5
27	16 W PGH	4
	BELL ACRES BORO	4
	SOUTH STRABANE TWP	4
30	CLINTON TWP	3
	HEMPFIELD TWP	3
32	MARSHALL TWP	2
	SEWICKLEY BORO	2
	WEST HOMESTEAD BORO	2
35	BETHEL PARK	1