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## **May 2010 Real Estate Sales Statistics from RealSTATs**

### **Up**

June 17, 2010—Pittsburgh—In Disney Pixar's movie "Up", Carl Fredricksen uses tens of thousands of helium balloons to lift his house high up into the sky. In Pittsburgh, thousands of home buyer tax credits have lifted the residential real estate market up out of its worst recession in more than twenty years and its happening in dramatic fashion.

In the first five months of 2010, buyers spent \$1.32 billion on 9,047 homes in Allegheny, Beaver, Butler, Washington, and Westmoreland Counties. These two figures represent jumps of 27.8 percent and 23.4 percent, respectively, over the same five months of 2009.

Measured in dollars, Allegheny County jumped \$161.2 million or 26.1 percent from \$616.8 million last year to \$778 million this year. Butler County rose \$43.8 million or 37.8 percent and Westmoreland County gained \$37.7 million, 27.5 percent. Washington County jumped \$22.5 million from \$112.4 million to \$134.9 million. Beaver County saw home sales jump nearly 43 percent from \$49.3 million in 2009 to \$70.5 million this year.

The increase in demand has driven the median home price up 6.2 percent across the region to \$119,800 from \$112,767, with all counties seeing median home price rise.

"There is no question that when you put money into the pockets of people, it will have a positive economic impact. These figures bear that out," said Daniel Murrer, vice president of RealSTATs.

"The question now is--Where will the market go absent the the tax credit? We've seen three consecutive months of 30 plus percent growth during the frenzy to beat the April 30 deadline. Without that incentive, we can expect the market to lose steam. It will be interesting to see just how much."

While the tax credit expired April 30, properties under agreement have sixty days to close. July will be the first month where recorded home sales occur without the benefit of the tax credit.

Included with this release are residential sales statistics for January-May 2009 and 2010. These statistics are based on recorded arm's length sales of homes, townhomes and duplexes with a price of at least \$10,000. RealSTATs gathers its information from public records and has done so since 1941.

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**RealSTATs Residential Real Estate Report  
Metropolitan Pittsburgh  
January - May 2010 vs 2009**

**January - May**

County	Average Price				Median Price				Total Dollar Volume				Number of Home Sales			
	2009	2010	Dollar Change	Percent Change	2009	2010	Dollar Change	Percent Change	2009	2010	Dollar Change	Percent Change	2009	2010	Number Change	Percent Change
Allegheny	\$139,762	\$143,371	\$3,609	2.6%	\$110,000	\$115,000	\$5,000	4.5%	\$616,768,897	\$777,932,223	\$161,163,326	26.1%	4,413	5,426	1,013	23.0%
Beaver	\$97,864	\$107,149	\$9,285	9.5%	\$79,000	\$90,000	\$11,000	13.9%	\$49,323,212	\$70,504,048	\$21,180,836	42.9%	504	658	154	30.6%
Butler	\$201,464	\$200,502	-\$962	-0.5%	\$174,500	\$175,000	\$500	0.3%	\$115,640,371	\$159,399,423	\$43,759,052	37.8%	574	795	221	38.5%
Washington	\$161,959	\$157,802	-\$4,157	-2.6%	\$130,000	\$135,000	\$5,000	3.8%	\$112,399,613	\$134,920,984	\$22,521,371	20.0%	694	855	161	23.2%
Westmoreland	\$119,499	\$132,983	\$13,484	11.3%	\$100,000	\$109,900	\$9,900	9.9%	\$136,946,372	\$174,607,003	\$37,660,631	27.5%	1,146	1,313	167	14.6%
Five Counties	\$140,646	\$145,613	\$4,967	3.5%	\$112,767	\$119,800	\$7,033	6.2%	\$1,031,078,465	\$1,317,363,681	\$286,285,216	27.8%	7,331	9,047	1,716	23.4%

**May**

County	Average Price				Median Price				Total Dollar Volume				Number of Home Sales			
	2009	2010	Dollar Change	Percent Change	2009	2010	Dollar Change	Percent Change	2009	2010	Dollar Change	Percent Change	2009	2010	Number Change	Percent Change
Allegheny	\$148,919	\$148,027	-\$892	-0.6%	\$119,000	\$128,000	\$9,000	7.6%	\$173,937,644	\$230,478,698	\$56,541,054	32.5%	1,168	1,557	389	33.3%
Beaver	\$94,680	\$107,414	\$12,734	13.4%	\$74,250	\$90,000	\$15,750	21.2%	\$10,414,785	\$16,756,592	\$6,341,807	60.9%	110	156	46	41.8%
Butler	\$204,414	\$197,330	-\$7,084	-3.5%	\$162,400	\$172,000	\$9,600	5.9%	\$34,545,963	\$37,492,783	\$2,946,820	8.5%	169	190	21	12.4%
Washington	\$167,886	\$171,742	\$3,856	2.3%	\$142,000	\$150,000	\$8,000	5.6%	\$30,387,317	\$38,813,733	\$8,426,416	27.7%	181	226	45	24.9%
Westmoreland	\$121,760	\$131,862	\$10,102	8.3%	\$110,000	\$114,900	\$4,900	4.5%	\$33,849,271	\$42,855,229	\$9,005,958	26.6%	278	325	47	16.9%
Five Counties	\$148,549	\$149,306	\$757	0.5%	\$120,000	\$129,000	\$9,000	7.5%	\$283,134,980	\$366,397,035	\$83,262,055	29.4%	1,906	2,454	548	28.8%

**April**

County	Average Price				Median Price				Total Dollar Volume				Number of Home Sales			
	2009	2010	Dollar Change	Percent Change	2009	2010	Dollar Change	Percent Change	2009	2010	Dollar Change	Percent Change	2009	2010	Number Change	Percent Change
Allegheny	\$130,654	\$141,711	\$11,057	8.5%	\$112,000	\$118,000	\$6,000	5.4%	\$129,347,462	\$190,600,843	\$61,253,381	47.4%	990	1,345	355	35.9%
Beaver	\$100,667	\$119,517	\$18,850	18.7%	\$84,800	\$98,500	\$13,700	16.2%	\$13,187,418	\$20,078,814	\$6,891,396	52.3%	131	168	37	28.2%
Butler	\$198,549	\$213,060	\$14,511	7.3%	\$164,900	\$198,450	\$33,550	20.3%	\$24,024,418	\$47,299,333	\$23,274,915	96.9%	121	222	101	83.5%
Washington	\$158,196	\$159,230	\$1,034	0.7%	\$116,800	\$135,000	\$18,200	15.6%	\$27,051,448	\$32,642,235	\$5,590,787	20.7%	171	205	34	19.9%
Westmoreland	\$123,238	\$123,348	\$110	0.1%	\$107,750	\$99,900	-\$7,850	-7.3%	\$35,245,969	\$39,594,604	\$4,348,635	12.3%	286	321	35	12.2%
Five Counties	\$134,700	\$146,048	\$11,348	8.4%	\$113,000	\$121,000	\$8,000	7.1%	\$228,856,715	\$330,215,829	\$101,359,114	44.3%	1,699	2,261	562	33.1%

**March**

County	Average Price				Median Price				Total Dollar Volume				Number of Home Sales			
	2009	2010	Dollar Change	Percent Change	2009	2010	Dollar Change	Percent Change	2009	2010	Dollar Change	Percent Change	2009	2010	Number Change	Percent Change
Allegheny	\$140,206	\$146,458	\$6,252	4.5%	\$114,000	\$113,600	-\$400	-0.4%	\$127,307,084	\$158,468,000	\$31,160,916	24.5%	908	1,082	174	19.2%
Beaver	\$97,211	\$102,668	\$5,457	5.6%	\$81,500	\$84,000	\$2,500	3.1%	\$9,526,642	\$16,426,815	\$6,900,173	72.4%	98	160	62	63.3%
Butler	\$205,646	\$182,398	-\$23,248	-11.3%	\$188,500	\$166,250	-\$22,250	-11.8%	\$22,621,112	\$28,089,218	\$5,468,106	24.2%	110	154	44	40.0%
Washington	\$155,467	\$155,772	\$305	0.2%	\$114,000	\$126,600	\$12,600	11.1%	\$17,878,759	\$28,350,489	\$10,471,730	58.6%	115	182	67	58.3%
Westmoreland	\$112,899	\$148,344	\$35,445	31.4%	\$89,775	\$120,000	\$30,225	33.7%	\$25,289,276	\$43,168,133	\$17,878,857	70.7%	224	291	67	29.9%
Five Counties	\$139,259	\$146,871	\$7,612	5.5%	\$112,500	\$119,000	\$6,500	5.8%	\$202,622,873	\$274,502,655	\$71,879,782	35.5%	1,455	1,869	414	28.5%

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**February**

County	Average Price				Median Price				Total Dollar Volume				Number of Home Sales			
	2009	2010	Dollar Change	Percent Change	2009	2010	Dollar Change	Percent Change	2009	2010	Dollar Change	Percent Change	2009	2010	Number Change	Percent Change
Allegheny	\$135,312	\$129,047	-\$6,265	-4.6%	\$97,230	\$96,000	-\$1,230	-1.3%	\$83,351,985	\$83,751,502	\$399,517	0.5%	616	649	33	5.4%
Beaver	\$104,502	\$98,592	-\$5,910	-5.7%	\$90,000	\$72,250	-\$17,750	-19.7%	\$7,001,666	\$9,267,634	\$2,265,968	32.4%	67	94	27	40.3%
Butler	\$203,429	\$198,407	-\$5,022	-2.5%	\$170,000	\$151,000	-\$19,000	-11.2%	\$14,850,289	\$16,467,812	\$1,617,523	10.9%	73	83	10	13.7%
Washington	\$154,539	\$150,950	-\$3,589	-2.3%	\$135,000	\$130,550	-\$4,450	-3.3%	\$16,999,328	\$17,510,171	\$510,843	3.0%	110	116	6	5.5%
Westmoreland	\$113,651	\$129,292	\$15,641	13.8%	\$91,000	\$100,000	\$9,000	9.9%	\$19,093,416	\$20,686,650	\$1,593,234	8.3%	168	160	-8	-4.8%
Five Counties	\$136,650	\$134,014	-\$2,636	-1.9%	\$104,000	\$103,000	-\$1,000	-1.0%	\$141,296,684	\$147,683,769	\$6,387,085	4.5%	1,034	1,102	68	6.6%

**January**

County	Average Price				Median Price				Total Dollar Volume				Number of Home Sales			
	2009	2010	Dollar Change	Percent Change	2009	2010	Dollar Change	Percent Change	2009	2010	Dollar Change	Percent Change	2009	2010	Number Change	Percent Change
Allegheny	\$140,663	\$144,556	\$3,893	2.8%	\$97,850	\$96,000	-\$1,850	-1.9%	\$102,824,722	\$114,633,180	\$11,808,458	11.5%	731	793	62	8.5%
Beaver	\$93,803	\$99,677	\$5,874	6.3%	\$73,750	\$89,000	\$15,250	20.7%	\$9,192,701	\$7,974,193	-\$1,218,508	-13.3%	98	80	-18	-18.4%
Butler	\$194,045	\$205,824	\$11,779	6.1%	\$183,000	\$164,100	-\$18,900	-10.3%	\$19,598,589	\$30,050,277	\$10,451,688	53.3%	101	146	45	44.6%
Washington	\$171,648	\$139,717	-\$31,931	-18.6%	\$132,250	\$118,250	-\$14,000	-10.6%	\$20,082,761	\$17,604,356	-\$2,478,405	-12.3%	117	126	9	7.7%
Westmoreland	\$123,518	\$131,030	\$7,512	6.1%	\$99,500	\$105,000	\$5,500	5.5%	\$23,468,440	\$28,302,387	\$4,833,947	20.6%	190	216	26	13.7%
Five Counties	\$141,606	\$145,895	\$4,289	3.0%	\$103,500	\$106,000	\$2,500	2.4%	\$175,167,213	\$198,564,393	\$23,397,180	13.4%	1,237	1,361	124	10.0%