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Housing Market Outlook 2025

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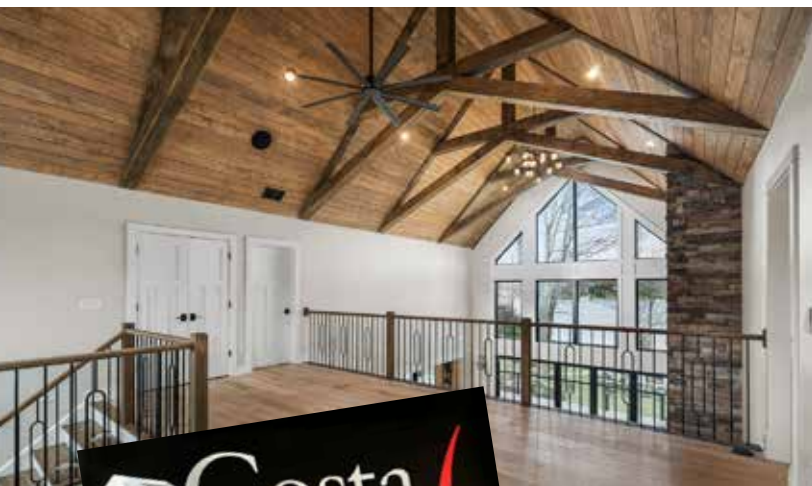
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About the Cover:

Housing Excellent Award Winner, Best Single Family Detached Home Over \$2 Million, a product of Costa Homebuilders.

Housing 2025

The presidential election provided a generally positive outcome for the housing market. While Donald Trump made non-specific promises to improve affordability, his re-election was largely due to the belief that the economy will improve under his administration.

The U.S. housing market needs improvement in two key areas. Any policies aimed at improving affordability will not work unless there is certainty and acceptance of mortgage rates and an increase in the inventory of homes to purchase, either through more existing homes for sale or new construction. The incoming Trump administration has signaled that it wants to act on several fronts that could impact mortgage rates and inventory. The latter would come from reduced regulations, which could lower the risk and cost of new development and incentivize lending.

The state of the economy was a driving factor in President's Trump's first administration and will likely remain a high priority in his second term. There are some ways Trump's re-election could impact the housing market overall; however, the outlook for the Pittsburgh housing market will again turn on changes in supply, not demand.

Obviously, mortgage rates always matter to the housing market, but lower rates are especially important to the market now. Because rates rose so far, so fast, an overwhelming share of homeowners in the U.S. have mortgages that were closed when the interest rate was two or three percentage points lower. With each passing year that share is reduced, but according to Freddie Mac, roughly 60 percent of homeowners have mortgage rates below four percent. Selling a home with a sub-four percent mortgage today would cost the average homeowner approximately \$800 per month more if the amount borrowed is the same. That is a powerful disincentive to trading up or first time buying.

All the best for 2025... Enjoy!

Kevin J. Gordon

Housing Market



Outlook 2025



The U.S. presidential election provided a generally positive outcome for the housing market. Democrat candidate Kamala Harris included \$25,000 to \$50,000 in home buying assistance in her campaign platform. Her loss reduces the chance that there will be federal assistance to improve affordability. While Donald Trump made non-specific promises to improve affordability, his re-election was largely due to the sentiment that the economy will improve under his administration. That improved consumer sentiment should lift the housing market overall.



Costa Homebuilders

Setting the rhetoric aside, the U.S. housing market needs improvement in two key areas to move in a better direction. Any policies aimed at improving affordability will be rendered lame unless there is certainty and acceptance of the mortgage rates and an increase in the inventory of homes to purchase, either through more existing homes for sale or new construction.

The federal government can have significant impact on both issues with very little policy action, particularly following a period where much policy action has been taken. The incoming Trump administration has signaled that it wants to act on several fronts that could impact mortgage rates and

inventory. The latter would come from reduced regulation, which could lower the risk and cost of new development and incentivize lending. Trump administration actions on immigration and tariffs could have an inflationary effect on the economy, increasing the likelihood that long-term interest rates will remain closer to seven percent than five percent.

Elections always have consequences. Those consequences are typically less dire and dramatic than the forecasters predict. While many of Donald Trump's campaign promises could produce dramatic reactions, it is comforting to remember that his election turned on the perception of better

economic conditions. The state of the economy was a driving factor in President Trump's first administration and will likely remain a high priority in his second term. In the final analysis, there are some ways Trump's re-election could impact the housing market overall; however, the outlook for the Pittsburgh housing market will again turn on changes in supply, not demand.

The Mortgage Outlook

When the rate of inflation started falling more rapidly in fall 2023, home buyers and real estate agents began looking forward to the Federal Reserve Bank's decision to reverse its monetary tightening policy and begin cutting

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interest rates. After some concerns about re-inflation in the first quarter of 2024, inflation cooled consistently, and the labor market slowed sufficiently for the Fed to cut rates by half a percentage point in September 2024.

The move, which was accompanied by remarks from Fed Chair Jerome Powell that suggested rates could fall by two percentage points by the end of 2025, sparked optimism in the stock and bond markets. Long-term rates fell sharply, including the 30-year mortgage rate, which dropped to nearly six percent in the week following the Fed cut. Then things changed.

Mortgage rates climbed slowly but steadily through October and November. By Thanksgiving, 30-year fixed rates were higher than they had been in July.

“There was anticipation in August that the Fed was going to cut by one half because the inflation was getting under control,” recalls Mike Henry, senior vice president at Dollar Bank. “We were almost down to 5.99 percent for a 30-year fixed after the Fed cut the rates but the information that came afterwards showed a bit more inflation in the market that would cause them to slow the rate cuts. The statements that were made caused the rates to go back up from 5.99 to seven.”

“Unfortunately, there’s a belief that the Fed rate has a direct impact on mortgage rates. The Fed rate impacts the bond market, and the bond market is what impacts mortgage rates. There are many factors that influence the bond market,” says Rick Ball, vice president director of Pittsburgh Mortgage Group at Community Bank. “It is far better for someone

to track the 10-year Treasury to anticipate what mortgage rates will do.”

Henry notes that long-term rates, whether they are residential mortgages or U.S. Treasury bonds, are dependent on the perceived rate of inflation during the duration of the loan. While 10 years has proven to be difficult to forecast, let alone 30 years, when current conditions appear to be trending upward, lenders will tag a mortgage rate to what the bond market is asking for as an inflation premium. That is commonly based on the 10-year Treasury yield. Shortly after the September Federal Open Market Committee, bond traders began getting skittish about how quickly inflation would return to two percent and long-term bond yields rose.

“When everybody thinks the market is going to move a certain way and it doesn’t, there is a knee-jerk reaction. I think that’s what we have seen since September,” says Ball.

The mortgage market prices loans by adding a spread – a risk premium – to benchmark long-term bond yields, like the 10-year Treasury. The Mortgage Bankers Association (MBA) forecasts that the 10-year Treasury will float around two percentage points higher than inflation expectations, and the MBA predicts that the 10-year Treasury will not go much lower than four percent in the foreseeable future. Lenders typically add 1.5 percent to 2.5 percent to the 10-year yield when pricing mortgage rates. In times of uncertainty about inflation, like 2024, that spread will be at the higher end of that range. So,

when the 10-year drifted back to 4.5 percent in October, residential mortgage rates moved back closer to seven percent.

There was good news as the year ended. Following two more Fed cuts of one-quarter percent, and data on the economy that suggests that higher inflation is unlikely, lenders have reduced their spreads for residential mortgages. In the week before Christmas, the 30-year fixed rate mortgage averaged 6.5 percent.

While the residential mortgage market is currently calmer in its outlook, there is less optimism that 2025 will bring a dramatic reduction in rates. In fact, there is unanimity that a return to the pre-pandemic rate environment is not in the cards.

The increase in mortgage rates since the September Fed meeting left Fannie Mae economists more cautious about the housing market in 2025. Fannie Mae significantly slashed its existing home sales forecast to a gain of just 4 percent next year from the previous 11 percent. Furthermore, it no longer expects mortgage rates to sink below 6 percent next year. Its outlook for this year’s fourth quarter is for an average of 6.6 percent, up from 6.5 percent in October. That is a significant revision in comparison to October’s call for rates to be at 6 percent in the final three months of the year. The 30-year fixed rate average will moderate over the next four quarters, but only drop to 6.3 percent by year-end 2025, and to 6.1 percent by the final quarter of 2026. It previously expected rates to average 5.7 percent next year.

HOUSING MARKET OUTLOOK

Wells Fargo also substantially increased its outlook for 2025. After forecasting in September that the 30-year fixed rate would fall below six percent in the second quarter of 2025 (and fall to 5.5 percent in 2026), Wells Fargo upped its forecast to 6.2 percent through 2026 in its December outlook.

The MBA now forecasts that the rate for a 30-year mortgage will fall between 6.4 and 6.6 percent in 2025, an increase of half a percentage point from its October 2024 forecast. MBA expects the same mortgage will settle at 6.3 percent in 2026.

Henry agrees with the more cautious outlooks. When asked what it would take to get rates down to five percent, Henry says that he expects the Fed will be less aggressive in 2025 than in 2024.

"I can't imagine at this point what would get it to 5.5 percent. Maybe if the Fed keeps cutting but I don't know if that is what the Fed's

going to do," he says. "If they were to cut another full point, they will be signaling that inflation is under control and that's what mortgage rates are going to respond to. If the market feels that inflation is down the mortgage rates will follow."

"If you had asked me in August, I would have expected we would finish in the high fives in 2025. Now, looking at all the factors, I feel the rates will be above six percent for 2025. We may see the low sixes by the end of 2025," agrees Ball. "We would really need some significant changes in the overall economy and we're not seeing that. We're still seeing a stable job market. We're not seeing the changes we would need to see to bring confidence to the bond market."

Mortgage rates always matter to the housing market, but lower rates are especially important to the market now. Because rates rose so far, so

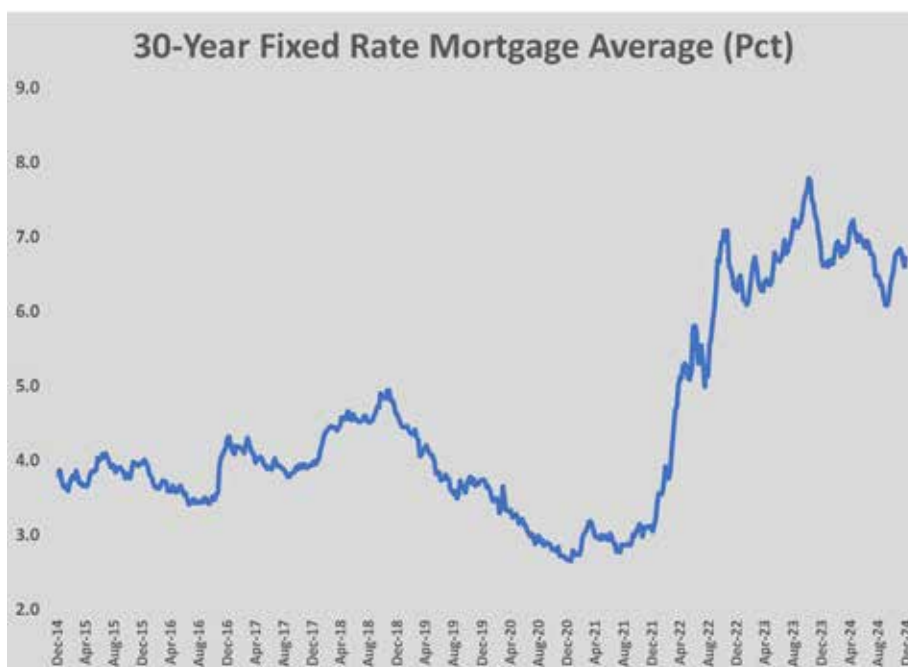
fast, an overwhelming share of homeowners in the U.S. have mortgages that were closed when the interest rate was two or three percentage points lower. With each passing year that share erodes, but roughly 60 percent of homeowners have mortgage rates below four percent, according to Freddie Mac. Selling a home with a sub-four percent mortgage today would cost the average homeowner approximately \$800 per month more if the amount borrowed was the same. That is a powerful disincentive to trading up or first-time buying.

Homeowners are less likely to be able to count on supercharged home equity growth in 2025. Research by real estate information service CoreLogic found that the pace of home equity growth slowed markedly in the third quarter, to an annualized 2.5 percent rate. That followed growth rates of 9.6 percent and 8.0 percent in the first and second quarters respectively. Borrowers will need to have more untapped home equity going forward, rather than relying on rising appraisals. Cumulative home equity nonetheless stands at an all-time high of \$17.5 trillion.

With inflation mostly returned to its long-term levels, it was hoped that mortgage rates would fall meaningfully over the coming year. While it appears certain that mortgage rates will be lower, it is unlikely that the housing market will be given a boost by substantially lower borrowing costs.

The Residential Sales Outlook

The gloomier mortgage rate outlook will weigh somewhat on

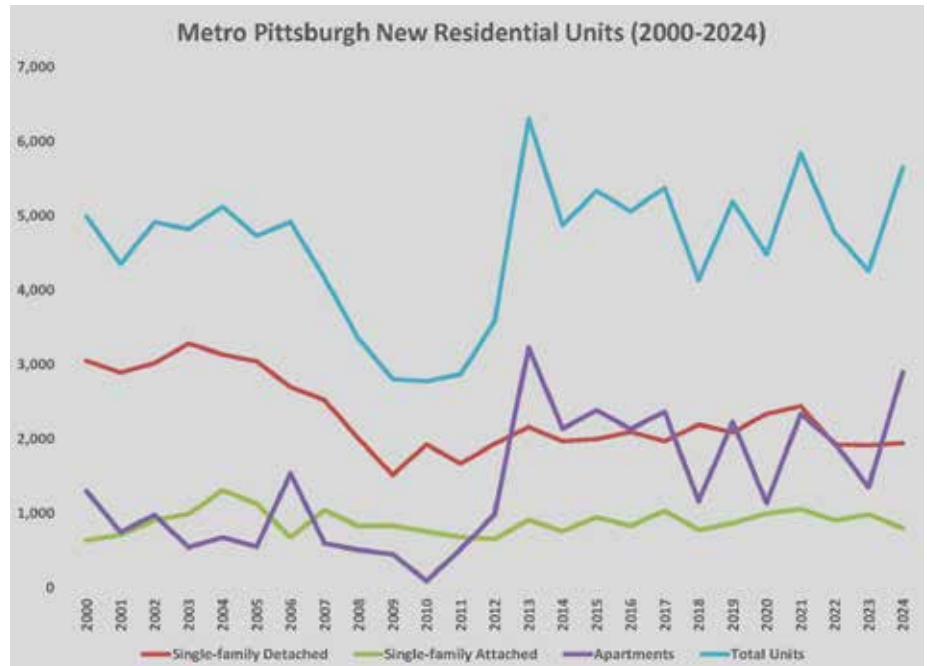


home sales in 2025. A combination of factors, mostly unrelated to each other, are creating a large reserve of pent-up supply in the housing market, including in Pittsburgh. Economic disruptions frequently lead to declining demand, which builds for a time before driving a robust recovery. In 2025, the market finds itself with plenty of demand. What it lacks, and has lacked since 2021, is a sufficient supply of homes for sale. That is changing, but not as quickly as the market requires.

“Buyer demand is still robust and will be even stronger going into 2025. A lot of that has to do with demographics and the entry of more of the Gen Z and Millennial generations into the market,” says Howard “Hoby” Hanna, IV, CEO of Howard Hanna Real Estate Services. “The Millennials are the driver of the economy now. As those Millennials enter their higher earning years, they will want to trade up into bigger homes or different school systems.”

Hanna reports an increase in traffic at open houses and in online shopping, although he says that the latter appears to be more educational or aspirational, as many of the online visitors do not request follow-up from an agent. He also believes the surge in the stock market will fuel an increase in sales at the luxury end of the market in 2025.

“We don’t need demand to rise to get back to normal or a better than normal market. The inventory is the issue,” says Tom Hosack, president/CEO of Berkshire Hathaway Home Services The Preferred Realty. “The inventory is rising, but some of that is what I



call ‘make me move’ sellers. They see what their neighbor got and are figuring if I can get \$50,000 more, I will sell my house. It’s not likely to sell at that price.”

Not surprisingly, Hosack sees the higher mortgage rates as the culprit in “locking” potential sellers in place.

“The change in interest rate makes the home so much less affordable. We need to see rates come down, which I think they’re going to,” he predicts. “When you combine that unlocking with the estimated 30 percent of the people that bought during COVID who hate their house, plus the normal pent-up demand from people who had kids and wanted to move up or wanted to move due to other changes in circumstances, there could be a lot more homes on the market.”

“I think if rates can get consistent in the sixes, that will free even people who bought that first home in 2020 and 2021 with very low rates too move up if their family

unit has grown or their lifestyle has changed,” predicts Hanna. “Even if you’re locked into a three percent interest rate, it may start to make a little more sense, if not financially for the lifestyle difference.”

The current increase in inventory is significant, both in terms of the amount of increase and how far it needs to rebound.

According to Realtor.com, the number of active listings in the Pittsburgh Core Based Statistical Area (which includes Weirton/Steubenville, Hermitage, and Indiana) jumped 19.3 percent year-over-year in October, reversing a decade-long trend of declining inventory of homes for sale. There were 5,197 homes listed in October. Other than the post-pandemic rebound of eight percent in October 2022, the number of homes for sale in October has fallen every year since 2015, with most years seeing double-digit declines. The October 2024 listings were 50.5 percent lower than October 2016.

HOUSING MARKET OUTLOOK

The Pittsburgh Business Times found that there were 8,435 residential real estate transactions over \$300,000 completed by mid-December 2024 in the six-county metropolitan Pittsburgh area. That compared favorably to 7,422 during the same period in 2023.

"I think we're still going to have a challenge getting an inventory that is either equalized or normalized. We're seeing pockets of increased inventory and days on market is starting to increase, but it's still a challenge" Hanna says. "I see a small uptick year-over-year in inventory in 2025, but it won't be enough to normalize and make it a buyer's market or even an equal market. I believe that will flush itself out over the next 18 months to two years."

The Construction Outlook

The new residential construction market resembles the home sales market in Pittsburgh. There is plenty of demand for new homes, but the inventory is not growing fast enough to meet that demand. The new construction market has an additional supply problem: there are not enough skilled workers.

Residential construction saw a dramatic boost from new multi-family projects in 2024. The Pittsburgh Homebuilding Report estimates that builders started 5,645 total units regionwide in 2024, based upon building permit data through November 30. More than half that total, or 2,892 units, will be multi-family units. New single-family construction is expected to be off by 70 units compared to 2023, primarily due to a 15 percent decline in townhouse construction.

The decline in new townhomes is likely also a function of limited



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supply, this time of materials and building products. A survey of entitled lots for townhouse construction does not show a decline; however, disruptions in the supply chain caused by the fall hurricanes and the massive hurricane rebuilding efforts since 2023 have created unpredictable delays and unavailability. Because townhomes are typically built faster than detached single-family homes, unexpected delays have a bigger impact on schedule. Builders have been reluctant to get too far ahead of their townhouse sales, even when sold out.

The recent Comprehensive Housing Market Analysis for Pittsburgh done by the Department of Housing and Urban Development (HUD) offers good insight into the reasons for the durability of demand for housing. Based upon consensus population and employment forecasts, HUD estimates that 10,500 new households will be formed in the three-year period beginning in May 2024. Using historical household formation-to-housing demand ratios for Pittsburgh, HUD forecasts that the demand for new single-family homes will increase by 10,450 by May 2027. Currently, there are fewer than 1,500 homes for sale under construction. With demand for new homes growing at almost three times the rate of new construction, a greater share of new households will be renters.

Builders are cautiously optimistic about 2025 because of the continued strong demand and post-election improvements in sentiment. The dynamics of the new construction market changed significantly in 2022, when the nation's largest builder,

D.R. Horton, began building in Pittsburgh. The NVR builders, Ryan Homes and Heartland Custom Homes, have maintained a market share of between 40 percent and 50 percent for a decade, depending on the year. The Horton business model, which builds dozens of spec homes for sale in new communities, is likely to disrupt the land development market. The aggressive build-and-sell model has the potential to stimulate more lot development.

In 2025, a continued tight existing home inventory should give a boost to new construction, if builders can find available lots.

"We are optimistic. All the economic indicators are positive post-election. There seems to be a little bump in demand from people who are sitting on the sidelines. Interest rates look like they should improve slightly over where they are," says Liam Brennan, vice president of Infinity Custom Homes. "In our market in the affluent suburbs of northern Allegheny and southern Butler County, we feel pretty confident. We're expecting perhaps 10 percent growth."

"If it wasn't for the election, I would think our business would continue to be the same. We are not overly busy, but we are definitely not slow," says Jeff Costa, CEO of Costa Homebuilders. "With Donald Trump making a promise to make housing more affordable, putting in policies or incentives to build more housing would help everyone in the market. How aggressive the administration is may determine our year."

The election has provided optimism to builders who are

not particularly upbeat about the housing market. The National Association of Homebuilders conducts and publishes a monthly Housing Market Index (HMI) in conjunction with Wells Fargo. The December HMI builder confidence reading was steady and slightly negative at 46, but the outlook for new homes sales soared to 66. That was the highest level in three years and was due to builders' belief that there would be regulatory relief coming in 2025.

Even with the cautious optimism, builders are still concerned about the supply of lots.

"The supply side continues to be a challenge. I think it will increasingly be a challenge," says Brennan. "We are fortunate to have some projects in the pipeline that should come online next year, but the process of getting lots through local approvals and the Department of Environmental Protection is getting more difficult. And it seems like there are fewer developers out there."

Residential development has become less desirable over the past two decades, even more so since rates spiked in 2022. Ever-increasing regulatory burdens have added time and cost to new developments. Construction costs and land prices have soared. New development is done with a commercial construction loan, which currently carries a variable rate that is above eight percent. Those kinds of borrowing costs make it difficult to endure the patient take-down pace that a custom home community requires. Waiting five to seven years to realize the return on investment is not worth the risk that comes with residential development. Most of



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the new development, and new developers, are more comfortable developing for production-style builders who complete projects within two years.

Costa is somewhat comfortable in his prediction because his business is primarily custom homes on a buyer's lot. Costa Homebuilders is less dependent upon land development and more reliant upon individuals who feel good about the economy.

"We're still developing land but it's for our clients' lots," says Costa. "We are building on lots that are up to 60 acres. We still have to bring in utilities and driveways, but it's for one homeowner. It's becoming expensive to develop a lot, and we are seeing more people demolishing houses to create a lot. It may be one in four of the projects I'm doing now. When I think about the lot shortage, I think there may be more teardowns."

It is unlikely that anyone had "buying homes to tear them down" as the solution to the lot shortage in Pittsburgh, but few alternative solutions have been offered. Looking towards 2025, the Pittsburgh housing market is in something of a no-lose situation. For new construction, lots will continue to be scarce, and demand will be strong. Builders with brand recognition or with land in desirable communities will have reason for optimism. For home buyers, the passage of time seems to be motivating more homeowners who want to sell to put their home on the market; however, mortgage rates will probably keep this at a trickle, not a deluge.

Presidential elections have a way of removing uncertainty, regardless of the outcome. That is good for business. Even with bold promises of more affordable housing, the incoming administration will struggle to make changes that shift the market dramatically. But if regulations on development and lending are loosened, there is likely to be noticeable improvement. In Pittsburgh, a reliably solid economy will keep demand strong. It is hard to imagine circumstances that would produce a gangbuster year, but it is even harder to imagine a bad year. Pittsburghers will have to settle for slow and steady once again. **NH**



Southern Communities

New Home Construction Translates to "Southern Sprawl" in Southwest Pennsylvania



By all accounts, population fluctuation in the U.S. Northeast indicated a growing exodus heading southward to states such as North Carolina, South Carolina and Tennessee. In Western Pennsylvania, however, that “southern sprawl” has translated to populations migrating to Pittsburgh’s southern suburbs, where businesses and new home construction have realized growth. An April 29, 2024, article by the Allegheny Institute (alleghenyinstitute.com, Pittsburgh area continues to shed population) reported that Allegheny County, the largest county in the Pittsburgh Metropolitan Statistical Area (MSA), estimated a population drop of 2.06 percent from 2020 to 2023. Of the six remaining

counties in the same MSA, two showed population gain, one of which was Washington County, with a slight growth of 0.4 percent that also had an increase in both domestic (moves made within the county) and international (moves made from other areas outside the county) migration. Just last year, a TribLive article (Pittsburgh population stable, outlying suburbs growing, per new census estimates, Ryan Deto, June 12, 2023) noted that Southwestern Pennsylvania realized areas of growth mainly in outlying communities that included northern Washington County, with North Strabane and Chartiers Townships adding new residents along with Washington City. The article continued that the South Hills, however, was split

into what was called “fast growing communities and fast shrinking.” Most recently, Niche.com cited Mount Lebanon as #9 and Upper St. Clair as #17 in its 2024 Best Places to Live in Pennsylvania while its list of 2024 Best Suburbs to Raise a Family included McMurray as well as Upper St. Clair and Mount Lebanon in its top 20, and 2024 Best Places to Retire in the Pittsburgh area included Scott Township, East Washington, West Pike Township, South Park, Houston, Upper St. Clair and Mount Lebanon. All encouraging news, especially as Pennsylvania real estate and market outlooks point in a positive direction. A recent Houzeo.com article (Pennsylvania Real Estate Market: What to Expect in 2024 & 2025, Ankit Arora, September 5, 2024)

COMMUNITIES

shared that “The current median home sale price of \$307,300 is stable and rising steadily at 5.4 percent year over year. Moreover, homes spend only 26 days on the market. This indicates that the Pennsylvania real estate market is pretty much competitive.” The article continued that the number of homes sold increased by 10.8 percent year over year with 12,210 homes sold in July 2024 compared to 11,015 sold in July 2023. Further, the number of homes for sale increased by 8.4 percent in July 2024 in comparison to last year noting that the July 2024 percentage increase served as the fourth consecutive month that the housing market saw growth. Arora continued that while the real estate market in Pennsylvania

avored sellers this year, it leaned more in favor of buyers in the latter portion of 2024.

With that said, what attracts new home buyers to the southern suburbs of Pittsburgh? Darlene Hunter, Vice President of New Construction and Nevillewood Office/New Construction, Howard Hanna Real Estate Services, shared that new home building has always been popular in communities south of Pittsburgh. “It’s the availability of affordable land that sometimes makes it a challenge for builders and developers,” she explained. “Affordable building lots are just not available in some of the generational neighborhoods, such as Dormont, Mount Lebanon and

Upper St. Clair (USC), but there are pockets of new construction in USC with the homes in excess of \$1 million.” She added that in neighborhoods such as Mount Lebanon, homes are being taken down in order to build a buyers “dream home” in that desired area. “Peters Township has available land but the land and its development are very expensive,” Hunter continued. “Cecil Township and McDonald are big growth areas. Certainly, the further south you go, there can be development challenges with connecting water and sewage.” Hunter also found that the continued growth of retail, commercial and business development in North and South Strabane, along with Washington, has provided the biggest growth.



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SOUTHERN

“Tanger Outlets and the Meadows Racetrack and Casino were big growth injectors to this area. The easy access to Interstate 79 and the new 376 Airport Connector has made commuting to the city and Pittsburgh International Airport very easy.” David Hilton, Division Manager and Vice President, Ryan Homes South, believes that the popularity of the South Hills is growing. “The continuing growth around Robinson Township and the airport, the opening of the Southern Beltway, and the development around Newbury/Bridgeville are just a few of the reasons for growth,” he said. “Many of the school districts have also completed major improvements and renovations over the past few years as well. As a result, we are seeing a mix of buyer profiles moving into

these areas – first time buyers, move-up buyers with families and move-down buyers all want to be here.” Katie Brinkley, Sales Manager, Heartland Homes agrees. “The south market has always been a desirable area,” she noted. “Top school districts, shopping, restaurants, and award-winning parks are just a few of the reasons people are migrating to this area.” Brinkley also added that the population moving south is “quite a mix! Singles, growing families and downsizers all see the value of Pittsburgh’s southern region.” Paul Scarmazzi, President, Scarmazzi Homes, sees North Strabane, Peters and Cecil Townships as areas of growth in the southern sector. “All of these areas feature great schools, good community amenities, shopping, services, accessible healthcare,

transportation convenience within close proximity to the airport and just 20 minutes to downtown,” he offered. Molly McCarthy, Marketing Manager, Traditions of America, brings yet another perspective to Pittsburgh’s southern movers. “While we see a broad range of backgrounds and interests among our customers, they do share a common goal: finding community,” she explained. “Many of our homeowners have lived in their current home for 20+ years. As their neighborhoods change, many yearn for new social connections with those in a similar stage of life. At Traditions of America, we take pride in providing the place that brings new neighbors together.”

Hunter added that with the low resale inventory, agents

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are scrambling to find updated homes for their selective buyers. “Neighborhoods such as Stambrosky Homes, Settler’s Pointe, in Collier Township feature an array of single-family home styles in a charming neighborhood close to Robinson Township, which is getting great attention,” she said. “Benjamin Marcus Homes’ New Tuscany II development in Peters Township is booming with new buyers looking for beautiful lots with panoramic views on which to build their dream home. Graziani Homes’ Alto Piano, Cecil Township, still has fabulous custom single-family homes along with their new section called “The Crossings” featuring detached empty nester homes starting from the \$700,000s.” All agree that people across all age groups and stages of life are looking for that ideal spot to call home.

For Paul Scarmazzi, retirees have long been a sought-after group for his impressive builds. “For 25 years, we’ve focused on the empty nester and active retiree market that continues to be our bread and butter,” he explained. “This demographic group is large and has excellent household wealth affording them the ability to move into luxury patio homes that provide them with the low maintenance lifestyle they are seeking.” Offering a high level of customization from their portfolio of homes, Scarmazzi offers a range of options allowing buyers to personalize their new home, often via a trip to their Canonsburg Design Center where a consultant can help buyers make selections to enhance their home. Among the Scarmazzi Homes’ builds are Belmont Park starting at \$400,000, Chartiers Township,

for luxury single-family living with an anticipated clubhouse opening soon. Here, homes range from more than 1,400 to 2,931 square feet with the choice of two to four bedrooms, two to three baths and an oversized garage, among other interior and exterior features. Highland Villa, a luxury attached condominium patio home community in Union Township, is selling from the upper \$300,000s also offering low maintenance living including exterior lawn service and a variety of community amenities. This community is conveniently located near major routes, shopping, entertainment, Trax Farms and more, with homes still available for sale. Those enamored with a more relaxed, rural setting will enjoy The Villas at South Park, providing low maintenance luxury patio homes priced from the upper \$300,000.





The single-family homes feature open floor plans just perfect for entertaining, particularly with the spacious yet functional kitchens. The private, exterior spaces serve as a bridge for indoor and outdoor living, with an option to include a bonus suite for those desiring an added bedroom, bathroom or flexible living space. This private and serene setting is just minutes from Route 51, South Hills Village and the Waterfront with just a short drive to the Montour Trail. Sir Henry's Haven, Kennedy Township, offers duplex, luxury patio homes starting from \$400,000 with an open floor plan and spacious two-car garages with some of these floor plans offering additional flex space. Coming soon is Scarmazzi's newest project called Courtyards at Valleybrooke,

located in Peters Township. This distinctive townhome build will have direct access to the Montour Trail and offers three-level living packed with versatile, modern layouts and amenities along with Smart features and more within 1,700 square feet of living space. "Our customers expect a great experience and a high level of customer service along with an exceptional product and that's what we strive to provide each and every time," Scarmazzi concluded.

Katie Brinkley, Sales Manager, Heartland Homes, sees a mix of buyers vying for their properties. "Our buyers expect great customer service, attention to detail and luxury features," she explained. "We provide all of these aspects with every Heartland

Home purchase. We understand that purchasing a home is a personal and sometimes stressful process so we guide buyers through that process, making them feel excited and at ease." One of the ways to accomplish that is through their Customer Involvement Program where a team works with the buyer before construction begins and after the move-in date, answering questions and addressing any concerns. Those properties include a luxury townhome community called Scenic Valley, located in McMurray. With its scenic views, low maintenance living, and convenient access to I-79 among other details, this community boasts just one remaining home. For those interested in an active community, Burkett



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Manor single family homes and Burkett Manor Townhomes, both in South Strabane Township, offer a peaceful, suburban lifestyle with miles of sidewalks, community trails and access to restaurants. The single-level-living homes start in the low \$400,000s complete with wide planked engineered hardwood in its main level, an interior craftsman trim package, Hardie-Plank® siding with stone accents within its 1,978 to 2,178 square feet. The townhomes start in the low \$300,000s and feature a contemporary style with many of the same features as the single-family homes. Both enjoy the communities' pickle ball court, pavilion with benches, firepits, walking trails and much more. As a luxury home builder, Heartland extends a multitude of ways to customize their homes

from front elevations to flooring and cabinets and much more. "We curate all of our selections to ensure a low stress, enjoyable experience with the end result of a stunning home that buyers will be proud to share with their families," she stated. "Our customers are busy, they want the multitude of benefits that come with new construction but they want it to be fully transparent, less stressful and more reliable. That is what we deliver." Future plans include a single-family-detached community consisting of 50 home sites in North Strabane Township called Autumn Ponds, within the Canon MacMillan School District. In 2025, Bethel Trails comes to Bethel Park, a single family detached community with 39 home sites. "We are a luxury home builder with a focus on the

practical working of people's lives and an eye to the overall value of their investment."

To accommodate the wants and needs of their customers, Ryan Homes South, one of the top five home builders in the nation, extends a mix of communities that "can service them [customers] all" according to David Hilton, Division Manager, PGS. Among the newest is Blackstone, located in North Fayette and the West Allegheny School District. Here, townhomes start in the low \$300,000s, offering three bedrooms, two and one-half baths and spacious closets. A two-car garage and lawn maintenance, along with other amenities, are included. Single-family homes, starting in the mid \$400,000s, feature up to six bedrooms, three and one-half



COMMUNITIES

baths, kitchen islands, quartz or granite countertops and more with the ability to add other options such as a professional design interior package and Ecobee Smart Thermostat, for starters. The community offers a pool, clubhouse, fitness room and prime location near Donaldson Elementary School and the North Fayette Community Center. Located in Washington, Pa. is Maple Hill, extending first floor living ranch homes from the low \$300,000s. With idyllic settings and home sites, some 50 percent have been sold throughout 2024. Greenwood Village, a townhome community in Canonsburg, starts in the low \$300,000s and has been Ryan South's top selling community for the past two years featuring a large pool, clubhouse and fitness center. These two-story, single family homes and three-story townhomes feature upgraded kitchen cabinetry, stainless steel appliances, granite countertops and a gourmet island along with an open concept appeal and so much more. Castlewood Fields, a first floor living community with both single-family ranch homes and townhomes, also offers a pool, clubhouse and fitness center. Single family homes start in the upper \$300,000s with three to five bedrooms, up to four bathrooms, lots of storage and a two-car garage. Townhomes, starting in the low \$300,000s, boast 1,781 square feet of luxury living space with three bedrooms and two and one-half baths. "Each home offers many selections for the customer to choose from to personalize their home," noted Hilton. "Our goal is to provide an incredible customer experience from the

first interaction with the customer until they are living in their new home. Our community teams keep customers involved during the entire process and deliver each home with high quality and on time." Opening in the spring/summer of 2025 are Elk Ridge, a townhome community in Moon Township, and Fayette Farms Ranches, first floor ranch homes in North Fayette Township.

Traditions of America has a history of focusing on 55+ active adults, helping to improve lives and maximize lifestyles, building homes to fulfill that way of living. Founded in 1997, Traditions of America began serving the populations of eastern Pennsylvania, moving west to suit the needs of that same demographic. Looking toward the south of Pittsburgh, Traditions of America at Southpointe is their new community offering 352 single-family, low-maintenance homes with first floor primary suites. With highly customizable home designs, Traditions' home buying experience is unique in that it begins two months prior to building. Customers spend two months working one-on-one with their in-house professional designers and, with the help of the design team, select from a multitude of brand name fixtures and finishes. Further, Traditions also offers their signature "Dream Home Program" in which customers spend an extra month in the design stage, where they are able to move walls and rearrange floor plans more extensively, resulting in an unmistakably custom home. Starting in the mid-\$400,000s, five styles offer 1,800 up to 3,200

square feet of living space varying by home style. With their rich tradition of catering to the active adult, Molly McCarthy, Marketing Manager, emphasized the "perks" at Southpointe. "At the heart of the community is the 11,000 square foot Clubhouse with top shelf amenities including a fitness center, yoga studio, indoor saunas, golf simulator, wine tasting room, wine cellar, sports bar and a dog grooming room," she shared. "Just beyond the Clubhouse, the outdoor amenities are expansive. Residents at Southpointe enjoy a heated pool and spa, pickleball and tennis courts, bocce and shuffleboard. Our full-time Lifestyle Director works hand-in-hand with the residents to plan an exciting line-up of daily events and activities. There is always something happening at the Clubhouse."

And there is always something happening just south of Pittsburgh, or so it would seem. "Currently, I am seeing more locals looking to either increase their family living space or others looking to right size that space, meaning that perhaps they don't want to decrease the square footage, but redesign it," Darlene Hunter concluded. "There is a pent-up demand [for new homes]. People have waited long enough for a decrease in interest rates, and now the need is there to make a move. Many retirees are relocating to the south of Pittsburgh, coming back to where they started or to be near family and friends." It just goes to show that you needn't go far to head south not only for the winter, but for all seasons. **NH**



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BUYING OR RENOVATING

Picture it. Homeowners sit at their kitchen table, surrounded by paint swatches and makeover brochures. They're faced with a dilemma not uncommon in today's real estate market. Should they renovate their beloved but outdated home, or take the plunge and buy or build a new one?



Photos by Nora Best Photography



In Pittsburgh and nationwide, a growing trend is emerging as homeowners increasingly opt to renovate and build additions to their current homes rather than venture into the competitive housing market. This shift is largely driven by the current high interest rates, which have made moving to a new home a less attractive option for many.

However, that doesn't mean that renovating is right for everyone. Plenty of local families are choosing to sell their existing properties in favor of newer homes with desired amenities.

"Buying new is not only an economic decision but also an emotional one," said Malini Jaganathan, a real estate agent with Howard Hanna's Wexford office. "While many homeowners are locked in low pandemic

interest rates of 2 and 3s, I also see them wanting to make a move if the space is insufficient and the style is outdated."

Jaganathan said homeowners tend to evaluate if the current home can be made to work because buying new means shifting to a much higher interest rate and likely spending more. "However, many of my clients with young children tell me that if they move to a bigger and modern space now, their children will enjoy the home longer."

Emotions play a bigger role in making the decision than most people realize, she said. People with busy lifestyles struggling to balance jobs and children's schedules may not have the appetite for renovating. "The higher interest rates are getting normalized to some extent. I say,

marry the house and date the rate. Refinancing is always an option down the road."

Before deciding between buying and renovating, Jaganathan said she advises homeowners to do two things.

First, find a reputable contractor to provide a price estimate for what it would cost to renovate or build an addition to their current home. "Then, talk to a trusted realtor so you can understand what kind of value you will get for your current home in the future if you invest money into renovations or additions now."

Not all home remodels yield the same return on investment, she warned. For instance, if a home is already the most expensive in its neighborhood, increasing its value with an addition or other

RENOVATING

upgrades makes it unlikely the homeowners will recover those costs. “Not everyone cares about that, but if it’s important to recoup the costs, they’ll want to know if that’s possible.”

Another factor that can affect the return on investment is location and the demand for the upgrades made, Jaganathan said. Trends can change over time, so what is sought-after now may not be popular years down the road when homeowners are ready to sell. “How much has the trend changed from the time of renovations to the time of selling?” she said. “It’s a very subjective question. Never go in thinking you’re going to get all of it in return.”

Teri and Greg Thomas of Blairsville decided after careful consideration that buying a different property and selling their current home was the best decision for their circumstances. They were looking to downsize to a home that would allow them to age in place.

Their new home is half a block away from their daughter, which helps them achieve their goal. It also comes with amenities and features their current home lacks. “This home has a garbage disposal, laundry chute, and stair lift for future use, plus is completely updated,” said Teri Thomas. “It needs nothing. Our remodeling days are over.”

Another deciding factor between renovating or moving is their current home is valued at more than they paid for their new location, allowing them to come out on top once it sells, she said.

Even if homeowners want to sell and look for something else

that meets their needs like the Thomas’s did, it may be difficult to find what they’re looking for within their desired price range. As has been the case for the last four years, inventory is slim in some real estate markets. Data on the Pennsylvania housing market from Innago suggests that—especially in Western PA—there is an increased demand for housing based on population growth trends for the region. This could further incentivize homeowners to invest in their current properties rather than enter a competitive buying market.

The Joint Center for Housing Studies at Harvard University estimates that about \$450 billion was spent in 2024 on owner-occupied home improvements. The center predicts these figures will continue to rise in 2025, indicating a continued trend toward home improvement over relocation.

For those who decide to stay in their current homes, working

with a reputable builder can help achieve the desired upgrades within budget.

Dan Meade, founder of Prime 1 Builders in South Fayette, said additions to existing properties are popular right now. The most common reason he hears from homeowners seeking his services is the need for more space. “So, what do they do? They go out and start looking for homes that meet their needs in their price range,” he said.

Meade said he agrees with Jaganathan that cost plays a major role in whether homeowners renovate or buy another home to get the amenities and features they want. In his experience, it’s usually less expensive to update than buy new because you’re avoiding costs associated with moving. “Even doing an addition, it’s still going to come out less than buying or building a new home.”

However, that doesn’t mean that renovating or building additions can’t be costly. “Lots of people





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have grandiose ideas and when they call and I speak to them, they have no idea what the cost is involved,” said Meade. “It all sounds good and then I come out and speak to them and give a cost estimate and the size of their project may shrink. Usually, once they see the line items with the cost, most people scale down.”

Kitchen and bathroom upgrades are the most popular requests right now, Meade said. “But the biggest thing is expanding living space and then with that, it’s usually the master bedroom and bath.” Garages are another popular request, as are home offices. “When COVID hit, everyone needed more space,” he said. “It’s definitely slowed down, but when people are doing these renovations, they would still put in an office if it was a choice.”

Another trend he’s still seeing is a desire for open floor plans. People also want home theaters and appliance upgrades to more high-end appliances when they do kitchen remodels. “People want to do more with media when they update their homes, especially modern TVs that can handle surround sound and higher quality video,” Meade said.

During the pandemic, the availability of building materials was an issue because of supply chain interruptions. “Availability of materials does not seem to be a problem any longer,” said Meade. “But the cost of materials has gone up 35 to 40 percent.”

Most of the homes he renovates or builds additions on are older, which can present a few challenges. “The biggest challenge

is that homes are smaller to start with, with smaller lots that pose huge problems for access of equipment to get in and do the job,” Meade said. “And you have to be very creative with the space to get the most bang for your buck.”

Some of his projects end up scaled back because the lot isn’t large enough to accommodate the homeowners’ requests.

Another issue is balancing the desire to preserve a home’s character with the need for modern amenities. Meade said his goal is to integrate the new with the old, being sensitive to the existing design, both in the interior and exterior. A recent three-story addition he did on a Mt. Lebanon home wanted to preserve an original brick wall while modernizing the space a bit. Meade opened it up and installed a wet bar that’s open to the kitchen that uses the brick wall.

One trend he’s not seeing much right now is building or renovating with brick. Meade chalked that up to the expense of brick. Most of his customers choose a stone façade and vinyl instead to keep costs down.

Whether cost is an issue, Jaganathan urged homeowners not to decide about renovating versus buying a different property by themselves. “As an owner, you are focused on your home, but you don’t necessarily know about what’s out there, the trends, and the future value,” she said. “Talk to a contractor and a realtor to understand all the pieces of the puzzle before you make a decision.”

NH



ALTO PIANO

Nestled serenely in Cecil Township between the vibrant cities of Pittsburgh to the north and Washington to the south, Alto Piano beckons with its enchanting landscape amid the rolling hills of southwestern Pennsylvania. This custom-home development offers an idyllic lifestyle that harmonizes accessibility with natural beauty. Spanning over 100 acres, Alto Piano is a masterfully crafted community known for its cul-de-sac streets, three miles of sidewalks, and an eclectic array of home styles, each offering a unique combination of comfort and elegance.

Convenience awaits just around the corner at Southpointe—a 600-acre suburban business park—where the tree-lined Main Street and Park serve as the focal point for its walkable Town Center. Here, a world of convenience and leisure unfolds with banks, co-working spaces, eclectic shops, a fitness center, a yoga studio, a nail salon, a coffee shop, a variety of tempting restaurants, and the Iceoplex. For golf enthusiasts, Southpointe Golf Course, with its pristine greens, provides another welcome neighborhood amenity with an 18-hole course and clubhouse. Plus, the nearby Southpointe II development promises further entertainment with shopping, theaters, and thriving office complexes.

Alto Piano also provides convenience for commuters and frequent flyers with easy access to the City of Washington to the south and Pittsburgh to the north via Interstate 79, and Pittsburgh International Airport just a short drive away.

The Family Behind Alto Piano

The legacy of development and construction is often a family affair, and the Graziani family highlights this beautifully. In 1965, William Graziani, Sr. embarked on an extraordinary journey after immigrating from Italy, marking the beginning of a new era in homebuilding. By 1994, he was deep into the plans for Alto Piano, a remarkable development in Cecil Township. Named after a picturesque Italian town close to his hometown, Alto Piano—meaning “high plateau”—perfectly encapsulates its enchanting

location among the rolling hills of southwestern Pennsylvania.

Following in his father’s footsteps, William Graziani, Jr. (known as Bill) absorbed the trade during his high school years before pursuing a degree at Case Western Reserve University. After graduating in 1990, he returned to Pittsburgh and launched Graziani Homes, a custom home-building company that breathed new life into Canonsburg, Pennsylvania. But the family legacy doesn’t stop there. Bill’s sons, Joe and Mike Graziani are also integral to the family business, highlighting their commitment as general contractors while diving into the world of real estate sales. With their foundations steeped in the nuances of new construction, they’ve cultivated a wealth of knowledge, passion, and admiration for the industry, taking the family name to new heights. Together, the Graziani family continues to weave their story into the fabric of home building, creating lasting legacies one house at a time. Remaining true to the family’s heritage and tradition of superior craftsmanship, the goal at Graziani Homes is to “get it right the first time.”

In a previous profile for Greater Pittsburgh New Homes magazine a few years ago, Joe Graziani described Alto Piano as “the last true custom neighborhood left in Cecil Township, and one that appeals to young homebuyers all the way to people in their 80s.” The same holds true today, with a diverse range of homebuyers still choosing this neighborhood as the ideal place to build their custom dream homes.

The Homes in Alto Piano

After World War II, Abraham Levitt and his company, Levitt & Sons, pioneered the “cookie-cutter” developments with uniform architecture, identical floor plans, facades, and colors. For decades, these developments have been the standard for numerous subdivisions in suburbia. In Alto Piano, the opposite is true, with each home fully customized to the buyer’s specifications.

Graziani Homes offers a customized approach from start to finish. While the big box and semi-custom builders present buyers with a few plans to choose from, Graziani can amend one of its many plans or build a plan provided by the customer. Graziani will even customize the size of the lot to accommodate the buyer’s requests.

Truly All-Inclusive Homes

Graziani Homes has established a strong reputation for its unwavering commitment to building all-inclusive residences. Unlike many builders who treat upgrades as separate add-ons, Graziani Homes seamlessly integrates these enhancements into the overall pricing from the outset. In the early stages of his career, Graziani standardized a multitude of premium features that clients were accustomed to paying for, including Anderson 400 windows, lifetime dimensional shingles, dual heating and cooling systems for optimal temperature regulation, hardwood flooring, tile showers, Kohler fixtures, and granite countertops. The kitchens, both then and now, are designed to be of superior quality, featuring

PROJECT PROFILE

quiet-close drawers and other sought-after items as standard.

At Graziani Homes, constructing a home is viewed as creating a lifestyle for its clientele.

“There are few upgrades that significantly affect the cost of one of our homes,” Graziani explains. “Everything we do is very high-end. The covered porches already have gas for your gas grills and porch heaters—all of these items are standard. If someone requests specialty products like Brazilian Tiger Mahogany or blue granite, that might be an upgrade, but otherwise, our standard package will give you everything.” Most homes include covered decks, outside fireplaces, hot tubs, saunas, and swimming pools. Additional features in the all-inclusive homes include 50 recessed lights as standard, many USB plugs, dimmers, and heated garages.

“With Graziani Homes, there is a distinctive touch of quality,” says Darlene Hunter, vice president and regional new homes manager for Howard Hanna Real Estate Services. “When you walk through their homes, it is easy to see they are solid. The homes start in the low \$700,000 range for pricing, which is not too far away from what other builders are charging, and most builders arrive at that number by adding extras and upgrades. In contrast, Graziani Homes includes a lot of things as standard.”

What's New in Alto Piano

In the initial building stages of Alto Piano, approximately 162 customized executive homes were constructed, with Graziani Homes building roughly 80% of those. Graziani, Sr. also developed an additional 70 lots for future homes.

The most recent development centers around two sections for 40 homes. One of the sections presents a new product for Alto Piano. In the current phase of construction, there are nine patio homes located in a section titled The Crossings. For buyers aspiring to achieve homeownership but concerned about their financial constraints, patio homes may be an ideal solution. These inviting residences offer a perfect balance of comfort and functionality, making them an excellent choice for empty nesters, retirees, and first-time homebuyers looking to enter the real estate market without straining their budgets. It is important not to overlook these compact yet stylish properties; they offer significant value in both aesthetic appeal and practicality.

Although Graziani Homes is known for custom designs, patio homes





require some adjustments. “For the patio homes, we are locked into three designs because we know that those designs fit the lots set aside specifically for patio homes,” explains Bill Graziani. “But we are offering full customization for the home interiors. The patio homes in The Crossings will also be part of the main homeowners’ association for Alto Piano but will also have a sub-homeowners’ association to manage things like plowing the snow and mowing the lawns.”

Location Matters

Choosing where to build a new home involves innumerable details. First, location matters. If you are starting a family or are moving school-age children, the school district plays a significant role in your decision. For empty-nesters, amenities in the neighborhood and close proximity are important considerations. Working adults charged with going to an office each morning will want to consider the time commuting will consume.

For families with children, Alto Piano is ideally situated within one of the Pittsburgh area’s top school districts – the Canon-McMillan School District in Canonsburg. A highly rated public school district, it has over 6,000 students in grades K-12 with an estimated student-teacher ratio of 17 to 1. Canon-McMillan High School is renowned for its exemplary academic accomplishments and student-centered approach to education. With an enrollment exceeding 1,600 students and a steadfast commitment to academic excellence, the institution consistently achieves high rankings in both state and national educational assessments. In the past year, the high school has been honored with prestigious awards, including recognition as one of the 2023-2024 U.S. News & World Report Best High Schools and inclusion in the 2023-2024 AP School Honor Roll.

In recent years, Alto Piano has attracted newcomers to the area, including people who have moved

from other states. People in the medical profession who work at area hospitals, people in the oil and gas industry, and people who work in other companies at Southpointe are attracted to the neighborhood.

The location is ideal for commuting into Downtown Pittsburgh due to its proximity to Interstate 79 and the Route 19 corridor. The Pittsburgh International Airport is also an easy drive.

Get to Know the Alto Piano Neighborhood

Graziani Homes has been actively engaged in the Alto Piano community, located adjacent to Southpointe, since the early 1990s. By empowering homeowners to make selections on every aspect of home design, this development has organically evolved into a vibrant neighborhood that encompasses a diverse array of residents across various ages and backgrounds.

The website Nextdoor.com. notes this about the neighborhood: “Alto Piano is a charming, well-maintained neighborhood known for its beautiful atmosphere and strong community spirit. Nextdoor Neighbors love the area for its cleanliness and family-friendly environment.”

When residents of Alto Piano are surveyed about their perceptions of the neighborhood, a consistent sentiment emerges: the area is characterized by its diversity, featuring a harmonious blend of demographics. This includes young families, empty nesters, baby boomers, and older individuals, contributing to a vibrant and inclusive community. “There’s a lot

PROJECT PROFILE

of diversity in the neighborhood, which is a plus," says Hunter. "You'll also find people moving within the community, which may include older residents wanting to downsize or younger families wanting more space."

One resident expresses a notable satisfaction with the neighborhood, a sentiment that extends beyond his role as builder. "It's a beautiful place to live. I appreciate it and believe my clients and neighbors do as well," states Graziani. "The commute is convenient for me. My wife and I take our dogs for a walk every morning at 6:30. We walk the entire development, and if subcontractors are on-site and require assistance, I am readily available to assist. Living in the

neighborhood where I am building means there's nowhere to run and nowhere to hide, making it a significant responsibility to ensure that everything is executed properly."

As Hunter notes, "It takes courage to live in a neighborhood you built, but the Graziani family takes care of their clients."

Alto Piano Details in a Nutshell

- Alto Piano is a beautiful development displaying high-quality, custom-built executive homes
- A highly walkable community with cul-de-sacs and three miles of sidewalks
- Lot sizes range from .3 to 1 acre
- Lot prices start at \$95,000+

- Custom homes with high-end features starting from \$800,000+
- Within walking distance of Southpointe Business Park, with numerous amenities, including the 18-hole pristine greens of Southpointe Golf Course
- Residents benefit from low Washington County taxes
- Located in the highly rated Canon McMillan school district
- Convenient to Interstates 70 and 79 and Route 9 for easy commutes and airport access
- Family-friendly atmosphere
- Diverse neighborhood with a wide range of age groups and cultural backgrounds **NH**

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Building on Seven Decades of Success

For 75 years, Stambrosky Homes has been serving the Pittsburgh area, providing high-end residential homes for their valued customers. The reason for its success, according to Jeff Mach, a realtor with The Mach Group, Howard Hanna Peters Twp., is that the company rarely says “no” to customer requests.

By Vanessa Orr

BUILDER PROFILE

"Rick Stambrosky literally doesn't say 'no' to anything, unless the customers decide it is not in their budget," he laughed. "He listens to the customer, learns what they're looking for so that they get exactly what they want in a home, and provides the flexibility to adjust floor plans, room sizes, interior design selections and the exteriors to meet their needs."

The company specializes in single-family homes and has been involved in some of Pittsburgh's most-desired neighborhoods, including Nevillewood, the 1989-development centered around a Jack Nicklaus golf course, Settlers Pointe in Colliers Twp. and Anthony Farms in Peters Twp.

Seven Decades of Success

Stambrosky Homes was started by builder George Stambrosky in

1949 with a focus on carpentry and craftsmanship. Today it is run by his son, Rick, who joined the company in 1972 after graduating from the University of Dayton with a degree in civil engineering. The firm currently has between 12-16 full-time carpenters on staff as well as three head project managers and a small office staff.

Real estate also runs in Rick Stambrosky's family; his daughter, Danielle Stambrosky Mach, and her husband, Jeff, are top producing realtors with Howard Hanna. The Mach Group with Howard Hanna works with clients to list and buy resale properties, as well as represents Stambrosky Homes.

"There's a lot to be said for the family aspect of it and the smallness of it," said Jeff Mach of the closeness of the Stambrosky Homes' staff. "We keep things in-

house and do things right, and we believe in always being honest and upfront."

According to Darlene A. Hunter, vice president and regional new homes manager for Howard Hanna, those qualities have contributed to the long relationship that the two companies share.

"Stambrosky Homes' relationship with Howard Hanna dates back many years; George Stambrosky started working with Howard Hanna Sr. early on, and they formed a great business relationship working hand-in-hand on different projects," she explained. "That relationship has continued on with Rick and his family.

"I was running the Nevillewood office when Danielle became an agent, and her mother, Joan, had her license before that," she



BUILDER PROFILE

continued. “When Danielle and Jeff got married, they became a team with Howard Hanna Real Estate—it’s not uncommon for agents to work for a broker and also represent the community.”

She notes that this relationship actually works in a client’s favor, as it makes for a more seamless process, whether a person is building, buying or selling a home.

A History of Luxury Living

Stambrosky Homes’ first major neighborhood development was in Greentree, where the company developed a small piece of farmland into 21 lots and homes. The builder then began developing properties in the South Hills, beginning with five lots in Virginia Manor and then moving onto the Springfield subdivision in Upper St. Clair.

During the early to mid-1980s, Stambrosky Homes built close to 30 homes in that subdivision before taking on other projects in the Upper St. Clair/Peters Twp. area in developments including McMurray Highlands and Hollydale.

In 1988, Rick Stambrosky began looking at the possibility of a major development involving a Jack Nicklaus golf course community, which today is known as Nevillewood. That community has grown to include 535 homes in Collier Twp., including single-family homes, townhomes, carriage homes, and patio homes, in addition to the 18-hole Club at Nevillewood golf course and clubhouse.

“It was always such a pleasure to take clients through their homes,” said Hunter of selling Nevillewood and other Stambrosky Home properties. “The homes felt so solid,

so good. The finishes, the quality of workmanship, just everything about the homes separated them from their competitors. Customers could easily see the difference in construction.

“We’re so proud to work with them; it’s been a great relationship for many years,” she added. “We look at them not only as clients but as friends of Howard Hanna.”

Today, Stambrosky Homes is still building communities in Collier & Peters Townships as well as on individual lots in the southwest suburbs of Pittsburgh. These include Settlers Pointe in Colliers Twp. and Anthony Farms in Peters Twp.

Anthony Farms features more than 60 luxury homes of 3,400 sq. ft. and up situated on half-acre lots. Demand has been high for these true custom homes that offer incredible views and



BUILDER PROFILE



rolling vistas. Minutes from Rt. 19 and Interstate 79, Anthony Farms' homes are close to shopping at Donaldson's Crossroads, and are part of the Peters Twp. School District.

"Anthony Farms features absolutely beautiful, stunning homes, that today are all well over \$1 million," said Hunter. "That project is pretty much complete, with only one more lot available."

Settlers Pointe in Collier Twp. features 78 home sites on quarter-acre lots where Stambrosky Homes is building 2,200 sq. ft. and up single-family homes. Situated in the western suburbs of the city, the township borders communities including Robinson Township, Heidelberg, and Bridgeville, and offers convenient access to both I-79 and the Parkway West.

According to the Howard Hanna website, the location makes it a desirable place for commuters, providing an easy drive to Downtown Pittsburgh, Pittsburgh International Airport, and major shopping destinations like The Mall at Robinson. The area around Settlers Pointe is known for a mix of suburban charm and green spaces, with parks such as 1,610-acre Settlers Cabin Park nearby, offering trails, picnic areas, and other recreational activities. The community is also close to various schools, local amenities, and dining options, making it an appealing location for families and professionals alike.

"Rick and his dad bought this land 40+ years ago and waited for the right time to develop it," explained Mach. "They are about halfway through building this community, which features stone paver driveways and sidewalks throughout, which gives it a nice, park-like feel."

According to Mach, Settlers Pointe is attracting a wide range of homebuyers, from young families to empty nesters looking to "right-size."

"Located right by Settlers Cabin Park, this is a great project with packages starting at \$800,000 and up," said Hunter. "It's right off 376, and just a few minutes from Robinson Township, and it's so convenient."

Estimating that there are about two more years for build-out on the project, Hunter adds that the homes are very charming with cobblestone driveways and

BUILDER PROFILE

sidewalks that provide a quaint, charming feel.

“The profile buyer is really diversified, ranging anywhere from families to empty nesters who want to build something with a first-floor master,” she added.

Mach noted that Stambrosky Homes is also involved in doing high-end renovations along the 79 corridor in South Hills, and is working on projects including completely renovating a 4,000 sq. ft. home and adding a 2,000 sq. ft. addition to a home in Sewickley.

While developing these sites, Stambrosky Homes continues to look for future projects.

“While we don’t have any firm plans as of yet, we’re always talking to people about land and thinking about what could happen next,” said Mach.

Complete Customization

Though trends change, customization is still key when it comes to designing a luxury home.

“These days, a lot comes down to creating useable space; when a customer meets with us, they don’t want to pay for wasted space,” said Mach, noting that formal dining room and living rooms are being phased out and are instead being replaced by large entertaining spaces where people can gather and not feel separated.

“We listen to what our clients want and share our experiences with them, and then create spaces to fit their needs, tweaking each aspect so it works for them,” he added.

He noted that the company also stands by its quality and pricing from the beginning, ensuring that clients know what they are going to pay upfront. “We’ve had people price homes with us and decide to build with someone they thought was less expensive, only to call us later to ask us to take on the project,” Mach said.

Buddy Brennan is a satisfied customers who choose to build with Stambrosky Homes in the Settlers Pointe community.

“I’ve known about them for a long time, and was aware that they built a lot of houses in the Nevillewood and Anthony Farms’ communities,” he



BUILDER PROFILE

said. "We looked at other houses, but wanted a truly custom-built house, and people spoke very highly of their quality of work."

Brennan's home in Settlers Pointe features a first-floor master, customized front entrance and three-car garage.

"I sent over a design I drew on a piece of paper, and Rick Stambrosky sent some thoughts back to me about what he thought we could do on the lot," said Brennan of his collaboration with the home builder. "I made more suggestions and we came up with a really good floor plan, going back and forth on revisions.

"We both took photos of different ideas and sent them to each other on our iPhones, and once I

loved the design, Rick sent it to an architect who drew it up," he added.

Brennan said that he is very impressed by the quality of the completed home, as well as the fact that Stambrosky Homes worked with him every step of the way.

"I honestly never heard the word "no" come out of their mouths," he laughed. "I'd say, 'Can we do this? What about that?' and Brian, Thad and Jeremy, the project managers, would throw ideas back at me that were brilliant. It was truly a back-and-forth."

Brennan said that he was also highly impressed with finish carpenter, Patrick, who did "unbelievable" work on the 6,300 sq. ft. home.

"I've already recommended Stambrosky Homes to others who are interested in a truly customized home," he added. "The quality of their work is exceptional, and they are just great people." **NH**



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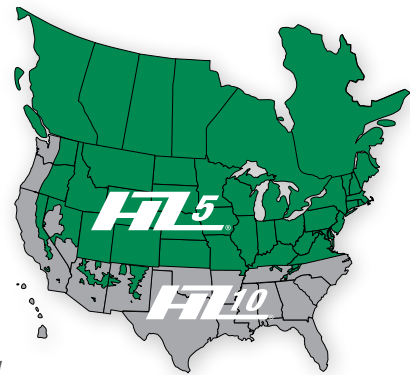
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Scarmazzi Homes is Pittsburgh's premier patio home builder. Our beautiful communities feature single-level, luxury patio homes coupled with exterior lawn services and a variety of recreational amenities. For more than two decades, Scarmazzi Homes has been building lifestyle-rich homes and vibrant neighborhoods throughout the Pittsburgh region. By providing superior quality homes, unsurpassed customer service and a low-maintenance lifestyle, Scarmazzi Homes has grown to be one of Pittsburgh's top homebuilders. All Scarmazzi Homes neighborhoods are designed to deliver healthy, happier living and a true sense of community. If you're looking to simplify your life and have more time to do the things you want to do, not have to do, then contact us about one of our patio home communities today!



R. A. Snoznik Construction, Inc.

4455 Old William Penn Highway

Murrysville, PA 15668

T: 724-433-7736

www.rasnoznikcustomhomes.com

Kelly Snoznik, Sales Manager/New Home Concierge

info@rasnoznik.net

For more than 40 years, Ray Snoznik has been adding to an extensive resume of custom built, single family homes constructed in Armstrong, Allegheny, Butler, Washington and predominantly Westmoreland counties. Featuring "Open Concept Floor Plans with Fresh, Innovative Designs" following the five core components of the exclusive Values That Matter home plan collection of Livability, Aesthetics, Sustainability, Affordability and Functionality.

Ray offers personal service throughout construction to ensure client satisfaction and quality craftsmanship, with the goal of exceeding client expectations and a finely crafted custom home.

Accolades include numerous BAMP Housing Excellence Awards, 15+ years Pittsburgh Business Times Top 20 Home Builders and features in many Pittsburgh building publications..



Suncrest Homes, Inc.
 3819 Old William Penn Highway, Suite 500
 Murrysville PA 15668
 724-327-1844
www.suncresthomespa.com
 Founded in 1987
Builder, Remodeler, Developer
Housing Excellence Award Winner
Member of Bamp, PBA, NAHB

Suncrest Homes, founded in 1987, is a boutique home builder, proudly building Custom and Semi-Custom Homes. Suncrest has always been on the leading edge of new and innovative building concepts and designs. Whether open floor plans, carriage homes, Craftsman style homes or traditional living, you can be assured your dreams will be fulfilled by our team of experienced trend setting professionals. Housing Excellence Award winner and members of NAHB, PBA and BAMP. Suncrest Homes builds communities in Westmoreland County and Eastern Allegheny County.



Traditions of America
 105 Liberty Blvd
 Canonsburg, PA 15317
 (724) 234-3174
<https://traditionsofamerica.com/>

Certain things bear repeating. **55+ is all we do.** With over 6,000 homes sold, our singular focus is – and has always been – improving the lives of 55+ homebuyers. Our communities are crafted to maximize the Live Better lifestyle. We achieve this by delivering superior home value and resort-style amenities in the BEST locations. Gorgeous clubhouses with built-in social calendars are the hallmarks of every Traditions of America community. Couple that with low-maintenance homes, and you have the foundation for truly Living Better. There’s a reason we are a two-time winner of the National 55+ Builder of the Year, the highest honor awarded by the National Association of Home Builders. We are proud to be recognized **for being the best at what we do.**



Weaver Homes
 361 Mars-Valencia Road
 PO Box 449
 Mars, PA 16046
June Kress – Online Neighborhood Specialist
 724-900-1288
www.weaverhomes.com

With more than three decades of design and building experience, Weaver Homes is Greater Pittsburgh’s premier personalized home builder. By working with only the best professional contractors, we offer the quality, integrity, service, attention to detail, craftsmanship, and value you deserve in your forever home. Family-owned and operated, we take a very hands-on approach to our construction process. Building a personalized home is one of the most emotional experiences you will ever have, and we take that to heart. We think of our homeowners as a kind of family, we believe it’s impossible to build someone their dream home without truly getting to know who they are as individuals, as a family.



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RESIDENTIAL NEW CONSTRUCTION

Custom single-family homes, carriage homes, townhomes, condominiums, new locations and new homesites.

S P O N S O R E D B Y



City of Pittsburgh - 51
Allegheny County - 51
Beaver County - 53
Butler County - 53
Washington County - 54
Westmoreland County - 55

CITY OF PITTSBURGH

Grandview Heights

Mt. Washington
Townhomes
Priced from: \$1,080,000
School district: City of Pittsburgh
Agency: Infinity Custom Homes
724-553-1008
buildinfinityhomes.com

Industrial Commons

Lawrenceville
Condominiums
Priced from: High \$200's
School district: City of Pittsburgh
Agency: Howard Hanna Real Estate Services
412-969-2276
newhomes.howardhanna.com

Summerset at Frick Park

City of Pittsburgh/ Squirrel Hill
Traditional Neighborhood Development
Single-family homes, townhomes,
condominiums, and paired homes.
Priced from: \$460,000
School district: City of Pittsburgh
Agency: KACIN Development Associates
724-327-6694
kacin.com

ALLEGHENY COUNTY

The Abbey

Imperial
Single-family homes
Priced from: TBD - Coming in 2025
School district: West Allegheny
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Amalfi Ridge

Oakdale
Single-family homes
Priced from: \$440's
School district: Chartiers Valley
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Asbury II

Monroeville
Patio homes
Priced from: \$559,000
School District: Gateway
Agency: Berkshire Hathaway HomeServices
724-327-0444
thepreferedrealty.com

Blackstone

North Fayette
Single-family and townhomes
Priced from: Low \$300s
School district: West Allegheny
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

The Bliss

Franklin Park
Single-family homes
School district: North Allegheny
Agency: Howard Hanna Real Estate Services
724-316-8556
newhomes.howardhanna.com

The Cascades

O'Hara Township
School district: Fox Chapel
Agency: Howard Hanna Real Estate Services
1-814-450-4581
newhomes.howardhanna.com

Castors' Farm

Jefferson Hills
Single-family luxury homes
Priced from: Low \$900,000
School district: West Jefferson Hills
Agency: Costa Homebuilders
412-384-8170
www.costahomebuilders.com

Chamberlin Ridge

Jefferson Hills
Single-family luxury homes
Priced from: Low \$900,000
School district: West Jefferson Hills
Agency: Costa Homebuilders
412-384-8170
www.costahomebuilders.com

Chapel Harbor at the Water

Fox Chapel
Single-family luxury homes
Priced from: High \$1,100,000
School district: Fox Chapel
Agency: Costa Homebuilders
412-384-8170
costahomebuilders.com

Cimarron

Moon Township
Single-family homes
Priced from: \$470's
School district: Moon Area
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Clever Road Estates

McKees Rocks
Single-family homes
Priced from: \$360's
School district: Montour
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

The Courtyards at Hidden Falls

Indiana Township
Single-family courtyard homes
Priced from: \$800's
School district: Fox Chapel
Agency: Weaver Homes
724-384-7910
weaverhomes.com

Creekside Meadows

Collier
Single-family homes
Priced from: \$420's
School district: Chartiers Valley
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Deer Hollow

Jefferson Hills
Single-family homes
Priced from: Upper \$300s
School district: West Jefferson Hills
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

Deerfield Estates

Sewickley
Single-family homes
Priced from: \$510's
School district: North Allegheny
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Deerfield Ridge

South Fayette Township
Custom Single Family Homes
\$500,000 and up
South Fayette
Paragon Homes
412 787 8807
www.VisitParagonHomes.com

Emerald Fields

Pine Township
Single-family homes
School district: Pine Richland
Agency: Howard Hanna Real Estate
Services
724-316-8556
newhomes.howardhanna.com

Fair Acres

Upper St. Clair
Single-family luxury homes
Priced from: \$1,100,000
School district: Upper St. Clair
Agency: Costa Homebuilders
412-384-8170
costahomebuilders.com

Field Brook Farms

Richland Township
Single-family homes
School district: Pine-Richland
Agency: Howard Hanna Real Estate
Services
724-316-8556
newhomes.howardhanna.com

Freeport Greene

Marshall Township
Townhomes
Priced from: High \$400's
School district: North Allegheny
Agency: Infinity Custom Homes
724-553-1008
Buildinfinityhomes.com

Harmony Reserve

Town of McCandless
Single-family homes
Priced from: High \$500s
School District: North Allegheny
Agency: Pitell Homes
412-364-9411
PitellHomes.com

Hartwood Meadows

Fox Chapel
Single-family homes
Priced from: \$480's
School district: Fox Chapel
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Hastings

South Fayette Township
Single-family, first-floor carriage & townhomes
Priced from: \$300's
School district: South Fayette
Agency: Charter Homes & Neighborhoods
412-275-4585
LifeAtHastings.com

Inglefield Estates

Pleasant Hills
Single-family luxury homes
Priced from: Low \$900,000
School district: West Jefferson Hills
Agency: Costa Homebuilders
412-384-8170
costahomebuilders.com

Laurel Grove - 1 Lot Left

Pine Township
Single-family homes
Priced from: High \$700's
School district: Pine-Richland
Agency: Infinity Custom Homes
724-553-1008
Buildinfinityhomes.com

Legacy

Robinson Township
Townhomes
Priced from: Low \$300's
School district: Chartiers Valley
Agency: Dan Ryan Builders
412-218-3284
DRBHomes.com

Mallard Pond

Marshall Township
Single-family homes
Priced from: mid \$1,300,000's
School district: North Allegheny
Agency: Howard Hanna Real Estate Services
724-772-8822
newhomes.howardhanna.com

Markman Place

Marshall Township
Single-family homes
Priced from: Upper \$600's
School district: North Allegheny
Agency: Heartland Homes
412-516-3350
HeartlandLuxuryHomes.com

Marshall Crossing

Marshall Township
Townhome community
School District: North Allegheny
Agency: Berkshire Hathaway HomeServices
412-536-4040
thepreferedrealty.com

Marshall Crossing

Marshall Township
Townhomes
School District: North Allegheny
Agency: Eddy Homes
888-805-3339
EddyHomes.com

Maxwell Commons

Crafton Borough
Priced from: \$400,000 and up
School district: Carlynton
Agency: Paragon Homes
412-787-8807
www.VisitParagonHomes.com

The Meadows at Hampton

Hampton Township
Custom single-family and ranches
Priced from: \$575,000
School district: Hampton
Agency: RE/MAX Select Realty
724-933-6300 x657
madiahomes.com

Miramar Landings

O'Hara Township
Luxury townhomes
Priced from: \$690,000
School district: Fox Chapel
Agency: Howard Hanna Real Estate Services
412-427-0654
newhomes.howardhanna.com

Montour Overlook

Robinson
Townhomes
Priced from: Low \$300s
School district: Montour
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

Oakmont Heights

Plum Borough
Single-family homes
Priced from: \$310's
School district: Plum Borough
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Oakmont Place

Oakmont
Single-family homes
Priced from: Low \$1M
School district: Riverview
Agency: Infinity Custom Homes
724-553-1008
Buildinfinityhomes.com

Parkside Estates

Plum Borough
Single-family homes
Priced from: \$400's
School district: Plum Borough
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Parkside Meadows

Collier Township
Priced from: \$500,000 and up
School district: Chartiers Valley
Agency: Paragon Homes
412-787-8807
www.VisitParagonHomes.com

Parkwood Pointe

Crescent Township
Priced from: \$300,000+
School District: Moon Township
Agency: Berkshire Hathaway HomeServices
724-776-3686
thepreferedrealty.com

Pleasant Grove Ranch Homes

Jefferson Hills
Priced from: Low \$400s
School district: West Jefferson Hills
Agency: Ryan Homes
412-516-3350
ryanhomes.com

Private Acreage

South Fayette
Custom single family homes
\$450,000 and up
South Fayette
Paragon Homes
412 787 8807
www.VisitParagonHomes.com

The Reserve at Twin Lakes

Clinton
Single-family homes
Priced from: \$430's
School district: West Allegheny
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Ridgewood Heights

Allison Park
Single-family courtyard homes
Priced from: \$550s
School District: Deer Lakes
Agency: Weaver Homes
724-384-7910
eaverhomes.com

The Rivers Edge at Oakmont

Oakmont
Single-family, duplexes, condominiums and apartments
Call for pricing details
School district: Riverview
Agency: Howard Hanna Real Estate Services
412-302-3298
newhomes.howardhanna.com

Rolling Hills

Moon Township Townhomes
Priced from: Low \$300s
School district: Moon Area
Agency: DRB Homes
412-218-2384
DRBHomes.com

Settlers Pointe

Collier Township
Single-family homes
Priced from: \$800,000
School district: Chartiers Valley
Agency: Howard Hanna Real Estate Services
724-941-8800
newhomes.howardhanna.com

Siena at St. Clair

Upper St. Clair
Townhomes
Priced from: \$699,900
School district: Upper St. Clair
Agency: Howard Hanna Real Estate Services
412-327-2194
newhomes.howardhanna.com

Sir Henry's Haven

Kennedy Township
Luxury Patio Homes
Priced from: \$400,000
School district: Montour
Agency: Scarmazzi Homes
724-223-1844
www.scarmazzihomes.com

Sonoma Heights

Marshall Township
Single-family homes
Priced from: High \$900's
School district: North Allegheny
Agency: Infinity Custom Homes
724-553-1008
Buildinfinityhomes.com

Spring Way

Marshall Township
Traditional single-family/main-level owner's suite
School District: North Allegheny
Agency: Eddy Homes
888-805-3339
EddyHomes.com

Spring Way

Marshall Township
Single-family homes
School District: North Allegheny
Agency: Berkshire Hathaway HomeServices
412-536-4040
thepreferedrealty.com

Stonegate

South Fayette Township
Single-family homes
Priced from: Mid \$500s
School District: South Fayette
Agency: Foxlane Homes
412-500-2590
foxlanehomes.com

Stonegate

McDonald
Single-family homes
Priced from: \$490's
School district: South Fayette
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Traditions of America at Rose Ridge

West Deer Township
Active Adult Single-family homes
Price Range: From the Mid \$400s
School District: Deer Lakes
Agency: Traditions of America
(412) 245-9066
<https://traditionsofamerica.com/communities/rose-ridge/>

Trinity Place

Pine Township
Single-family homes
School district: Pine Richland
Agency: Howard Hanna Real Estate Services
412-855-2161
newhomes.howardhanna.com

The Villages at Forest Grove

Robinson Township
Priced from: Upper \$300's
School district: Montour
Agency: Ryan Homes
412-516-3350
ryanhomes.com

The Villages at Marketplace

Moon Township
Single-family and townhomes
Priced from: Mid \$500's
Townhomes: Mid \$300,000
School district: Moon Area
Agency: Heartland Homes
412-516-3350
HeartlandLuxuryHomes.com

Villas at South Park

South Park
Single-family homes
Priced from: Mid \$300s
School district: South Park
Agency: DRB Homes
412-218-2384
DRBHomes.com

Villas of South Park

South Park Township
Luxury Patio Homes
Priced from: \$300,000
School district: South Park
Agency: Scarmazzi Homes
724-223-1844
Scarmazzihomes.com

Wiltshire Estates

Moon Township
Townhomes
Priced from: \$340's
School district: Moon Township
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Windmont Farms

Hampton
Single-family homes
Priced from: \$400's
School district: Hampton
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Woodwind of Hampton

Hampton Township
Single-family homes
Priced from \$750,000 including lot
School District: Hampton
Agency: Coldwell Banker Realty,
Andy Tiglio
412-487-0500

BEAVER COUNTY

Courtyards at Legends

Hopewell Township
Luxury Patio Homes
Priced from: \$300s
School district: Hopewell
Agency: Scarmazzi Homes
724-223-1844
www.scarmazzihomes.com

Deerfield Preserve

Beaver
Single-family homes
Priced from: Upper \$300s
School district: Beaver Area
Agency: DRB Homes
412-218-2384
DRBHomes.com

Evergreen Heights

Brighton Township
Patio homes
Priced from: high \$399,900
Agency: Howard Hanna Real Estate Services
724-775-5700
newhomes.howardhanna.com

Goldenrod Meadows

North Sewickley Township
Single-family homes
Priced from: \$500,000
School district: Riverside
Agency: Howard Hanna Real Estate Services
7224-775-5700
newhomes.howardhanna.com

Highland Meadows

Monaca
Single-family homes
Priced from: \$340's
School district: Central Valley
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Lakeview Farms

Center Township
Ranch style homes
Priced from: Low \$300s
School district: Central Valley
Agency: Ryan Homes
412-275-4465
ryanhomes.com

Lakeside Village

Economy Borough
Single-family courtyard homes
Priced from: \$450s
School District: Ambridge
Agency: Weaver Homes
724-384-7910
weaverhomes.com

Pinehurst Village

Ohioville
First floor living villas
Priced from: \$419,500
School district: Beaver
Agency: Howard Hanna Real Estate Services
724-775-5700
newhomes.howardhanna.com

Seven Oaks

Ohiosville
Single-family homes
Priced from: \$750,000
School district: Western Beaver
Agency: Howard Hanna Real Estate Services
724-775-5700
newhomes.howardhanna.com

Villas of Economy

Baden
Priced from: \$250,000
School District: Ambridge
Agency: Berkshire Hathaway HomeServices
724-776-3686
thepreferedrealty.com

Watermark at The Landings

Economy Borough
55+ Active Adult, Detached Patio Homes
Priced from: Upper \$400s
School District: Ambridge
Agency: Watermark by Foxlane Homes
412-886-4821
foxlanehomes.com

BUTLER COUNTY

Amherst Village

Mars
Single-family homes and townhomes
Priced from: Mid \$300's
School district: Mars Area
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

Amherst Village

Adams Township
Single-family homes
Priced from: \$480's
School district: Mars Area
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Breckenridge

Cranberry Township
Townhomes
Priced from: Low \$400's
School district: Seneca Valley
Agency: Heartland Homes
412-516-3350
HeartlandLuxuryHomes.com

Chatham Court

Adams Township
Luxury paired villas
Priced from: Mid \$700's
School District: Mars Area
Agency: Berkshire Hathaway HomeServices
724-776-3686
thepreferedrealty.com

Creekside Manor

Harmony
Townhomes
Priced from: Low \$300s
School district: Seneca Valley
Agency: DRB Homes
412-218-2384
DRBHomes.com

Crescent

Cranberry Township
Single-family homes, first floor
carriage and townhomes
Priced from: \$400s
School district: Seneca Valley
Agency: Charter Homes & Neighborhoods
412-593-5595
liffeatcrescent.com

Eagle Ridge

Cranberry Township
Single-family homes
Priced from: mid \$900,000's
School district: Seneca Valley
Agency: Howard Hanna Real Estate Services
724-316-8556
newhomes.howardhanna.com

Enclave at Highpointe - 3 Spec Homes

Seven Fields
Townhomes
Priced from: \$879,000
School district: Seneca Valley
Agency: Infinity Custom Homes
724-553-1008
Buildinfinityhomes.com

Forest Edge - 1 Lot Left

Cranberry Township
Single-family homes
Priced from: High \$800's
School District: Seneca Valley
Agency: Infinity Custom Homes
724-553-1008
Buildinfinityhomes.com

Heritage Crossings

Sarver
Patio homes
Priced from: \$390's
School district: Freeport
Agency: Weaver Homes
724-384-7910
weaverhomes.com

Hidden Acres

Evans City
Single-family homes
Priced from: \$393's
School district: Seneca Valley
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Highfield Trails

Butler
Single-family and ranch homes
Priced from: Upper \$200's
School district: Butler Area
Agency: Ryan Homes
412-516-3350
RyanHomes.com

John Quincy Adams

Adams Township
Single-family homes
Priced from: \$550,000
School District: Mars Area
Agency: Berkshire Hathaway HomeServices
412-367-8000
thepreferedrealty.com

Laurel Pointe

Cranberry Township
Single-family homes
Priced from: Mid \$800's
Low Maintenance Homes
Priced from: Mid \$700's
School district: Seneca Valley
Agency: Infinity Custom Homes
724-553-1008
Buildinfinityhomes.com

Leslie Farms

Connoquenessing
Single-family homes
Priced from: Mid \$300's
School district: Butler Area
Agency: DRB Homes
412-218-2384
DRBHomes.com

Liberty Point

Jefferson Township
Quad patio homes
Priced from: High \$300's
School district: South Butler
Agency: Pitell Homes
412-364-9411
PitellHomes.com

Meadow Point - 1 lot left that is going to be a spec

Mars Township
Single-family homes
Priced from: Mid \$800's
School district: Mars Area
Agency: Infinity Custom Homes
724-553-1008
Buildinfinityhomes.com

Meadow Ridge

Forward Township
Single-family homes
Priced from: Mid \$300's
School district: Seneca Valley
Agency: Pitell Homes
412-364-9411
PitellHomes.com

Meeder

Cranberry Township
Townhomes
Priced from: \$400's
School district: Seneca Valley
Agency: Charter Homes & Neighborhoods
412-426-3020
liffeatmeeder.com



Meredith Glenn Estates

Adams Township
 Priced from: \$800,000
 School District: Mars Area
 Agency: Berkshire Hathaway HomeServices The Preferred Realty
 724-776-3686
thepreferredrealty.com

Oak Creek

Buffalo Township
 Single-family homes
 Priced from: \$320's
 School district: Freeport Area
 Agency: Maronda Homes
 724-838-3818
www.marondahomes.com

The Orchard at Bauerle

Marshall Township
 Single-family homes
 Priced from: High \$900's
 School district: North Allegheny
 Agency: Infinity Custom Homes
 724-553-1008
buildinfinitehomes.com

Park Meadows

Cranberry Township
 Single-family homes
 Priced from: Mid \$700's
 School District: Seneca Valley
 Agency: Infinity Custom Homes
 724-553-1008
buildinfinitehomes.com

Park Place

Cranberry Township
 Townhomes
 Priced from: Mid \$300's
 School district: Seneca Valley
 Agency: Ryan Homes
 412-516-3350
ryanhomes.com

Pine Valley Estates

Pine Township
 Single-family homes
 Priced from: Low 1 million
 School district: Pine Richard
 Agency: Infinity Custom Homes
 724-553-1008
buildinfinitehomes.com

The Ridge

McCandless Township
 Single-family homes
 Priced from: \$900's
 School district: North Allegheny
 Agency: Infinity Custom Homes
 724-553-1008
buildinfinitehomes.com

Ridgeview Estates

Buffalo Township
 Townhomes
 Priced from: \$310's
 School district: Freeport Area
 Agency: Maronda Homes
 412-838-3818
www.marondahomes.com

Shannon Mills Estates

Connoquenessing Township
 Lots starting at \$34,900
 School District: Butler
 Agency: Berkshire Hathaway HomeServices
 724-282-1313
thepreferredrealty.com

Trails at Harmony Junction

Jackson Township
 Single-family homes
 Priced from: TBD – Coming in 2025
 School district: Seneca Valley
 Agency: Maronda Homes
 412-838-3818
www.marondahomes.com

The Villas at Forest Oaks

Butler
 Patio homes
 Priced from: \$400's
 School district: Butler
 Agency: Weaver Homes
 724-384-7910
weaverhomes.com

Wakefield Estates

Cranberry Township
 Custom single-family homes
 Priced from: \$750,000
 School District: Seneca Valley
 Agency: Berkshire Hathaway HomeServices
 724-776-3686
thepreferredrealty.com

Woodland Trace

Adams Township
 Custom single-family homes
 Priced from: \$750,000
 School District: Mars Area
 Agency: Berkshire Hathaway HomeServices
 724-776-3686
thepreferredrealty.com

Anthony Farms

Peters Township
 Single-family homes
 Agency: Howard Hanna Real Estate Services
 412-302-4184
newhomes.howardhanna.com

Belmont Park

Chartiers Township
 Luxury Patio Homes
 Priced from: \$400,000
 School district: Chartiers Houston
 Agency: Scarmazzi Homes
 724-223-1844
www.scarmazzihomes.com

Brookwood Brownstones

Peters Township
 Townhomes
 Priced from: Mid \$400's
 School district: Peters Township
 Agency: Infinity Custom Homes
 724-553-1008
Buildinfinitehomes.com

Burkett Manor

Washington
 Ranch style and 2-story homes
 Priced from: Upper \$400's
 School district: Trinity
 Agency: Heartland Homes
 412-516-3350
HeartInLuxuryhomes.com

Camden Village

Peters Township
 Townhomes
 Priced from: Mid \$400's
 School district: Peters Township
 Agency: Foxlane Homes
 412-909-6677
foxlanehomes.com

WASHINGTON COUNTY

Alto Piano

Cecil Township
 Single-family homes
 Priced from: \$800,000
 School district: Canon-McMillan
 Agency: Howard Hanna Real Estate Services
 724-417-1772
newhomes.howardhanna.com

Castlewood Fields

Nottingham Township
Ranch and carriage homes
Priced from: Mid \$300's
School district: Ringgold
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

Cherry Valley Lakeview Estates

McDonald
Traditional single-family/main-level
owners suite
School District: Fort Cherry
Agency: Eddy Homes
888-805-3339
EddyHomes.com

Creskide Meadows

Peters Township
Single-family homes
Priced from: High \$500s
School district: Chartiers Valley
Agency: Foxlane Homes
412-500-2590
foxlanehomes.com

Fieldstone

Colliers Township
Custom homes
Priced from: \$600,000-\$800,000
School district: Peters Township
Agency: Keller Williams Agency
thekarenmarshallgroup@gmail.com
724-941-9400 X126

Greenwood Village

Canonsburg
Townhomes
Priced from: Low \$300's
School district: Cannon McMillan
Agency: Ryan Homes
412-516-3350
ryanhomes.com

Hamlets at Springdale

Peters Township
Single-family homes
Priced from: Mid \$800's
Agency: Howard Hanna Real Estate Services
724-554-2947
newhomes.howardhanna.com

Highland Village

Union Township
Luxury Patio Homes
Now selling from the \$300's
School district: Ringgold
Agency: Scarmazzi Homes
724-223-1844
Scarmazzihomes.com

Juniper Woods

Peters Township
School district: Peters Township
Agency: Karen Marshall – Keller
Williams Realty
724-941-9400 X126
thekarenmarshallgroup.com

Justabout Farms

Peters Township
Traditional single-family/main-level
owner's suite
School District: Peters Township
Agency: Eddy Homes
888-805-3339
EddyHomes.com

King's Run

Chartiers Township
Luxury Townhomes
Priced from: Coming Soon
School district: Chartiers Houston
Agency: Scarmazzi Homes
724-223-1844
www.scarmazzihomes.com

Lutz Farms

Peters Township
Single-family homes
Priced from: Mid \$600's
School district: Peters Township
Agency: Keller Williams
412-551-2124
Thekarenmarshallgroup.com
Participating Builders: Theodore
Taylor and Ted Taylor

Magnolia Ridge

Canonsburg
Single-family homes
Priced from: \$410's
School district: Canon-McMillan
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Maple Hill

Washington
Ranch homes
Priced from: Low \$300's
School district: McGuffey
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

Meadow Ridge

Peters Township
Single-family homes
Priced from: \$655,900
School District: Peters Township
Agency: Berkshire Hathaway HomeServices
412-833-7700
thepreferredd Realty.com

Pemberley Manor

Peters Township
Single-family homes
Priced from: \$430's
School district: Peters Township
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Piatt Estates

Houston
Single-family luxury homes/main-level
Owner's suite
School district: Chartiers-Houston
Agency: Eddy Homes
888-805-EDDY (3339)
EddyHomes.com

Ridgewood Heights

Cecil Township
Single-family homes
Priced from: Mid \$600's
School district: Canon McMillan
Agency: Keller Williams Realty
412-551-2124
Thekarenmarshallgroup.com

Scenic Valley

McMurray
Townhomes
Priced from: Low \$300's
School district: Canon McMillan
Agency: Heartland Homes
412-516-3350
HeartlandLuxuryHomes.com

Sugarbrooke

Peters Township
Single-family homes
Priced from: Low \$800's
School district: Peters Township
Agency: Infinity Custom Homes
724-553-1008
buildinfinityhomes.com

Sycamore Reserve

North Franklin
Single-family detached
Priced from: \$550,000
School district: Trinity
Agency: MK Homes
724-206-9741
www.buildmkhomes.com

Traditions of America at Southpointe

Cecil Township
Active Adult Single-family homes
Price Range: From the Upper \$400s
School District: Canon McMillan
Traditions of America
(724) 234-3174
[https://traditionsofamerica.com/
communities/southpointe/](https://traditionsofamerica.com/communities/southpointe/)

Tuscany

Peters Township
Single-family homes
Priced from: \$1,300,000
Agency: Howard Hanna Real Estate Services
724-554-2947
newhomes.howardhanna.com

Upper St. Clair Specs

Upper St. Clair Township
(4) Single-family homes
Priced from: TBD
School District: Upper St. Clair
Agency: Foxlane Homes
412-500-2590
foxlanehomes.com

Blackthorne Estates

Penn Township
Single-family homes
Priced from: Upper \$400's
School district: Penn Township
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

Broadview Estates

Hempfield Township
Single-family homes
Priced From: Low \$300s
School District: Hempfield Area
Agency: DRB Homes
412-218-2384
DRBHomes.com

Cherry Wood Estates

Mt. Pleasant Township
Single-family homes,
patio homes and villas
Priced from: Low \$400's
School district: Mount Pleasant Area
All Star Homes
Agency: Coldwell Banker Realty,
Tony Vecchio
724-864-2121
liveatcherrywood.com

Foxfield Knoll

Unity Township
Single-family homes
School district: Greater Latrobe
R.A. Snoznik Construction, Inc.
www.rasnoznikcustomhomes.com

Glenn Aire

Unity Township
Custom single-family homes
Priced from: \$375,000
School District: Greater Latrobe
Agency: Berkshire Hathaway HomeServices
724-838-3660
thepreferredd Realty.com

Grandview Estates

Hempfield Township
Villas
Priced from: Mid \$300s
School district: Hempfield Area
Agency: DRB Homes
412-218-2384
DRBHomes.com

Hillstone Village

Murrysville
Single family homes and Carriage homes
Priced from: \$700's
School district: Franklin Regional
Agency: KACIN
724-327-6694
www.KACIN.com

Kingsbrooke Estates

Unity Township
Paired villas
Priced from: \$400,000
School district: Greater Latrobe
Agency: Pellis Construction
724-961-5531
Pellisconstruction.com

The Legends

North Huntingdon
Custom Single Family, Villas, Paired Villas
Priced from: high \$500,000s
School District: Norwin
Agency: Scalise Real Estate Inc.
724-864-5500
scalisehomes.com

WESTMORELAND COUNTY

Abby Place

Penn Trafford
Single-family homes
Priced from: \$750,000
School district: Penn Trafford
Agency: Howard Hanna Real Estate Services
724-427-0654
newhomes.howardhanna.com

Allegheny Woodlands

Allegheny Township
Custom single-family
and detached patios
Priced from: \$400,000
School district: Kiski Area
Agency: Howard Hanna Real Estate Services
412-417-1772
newhomes.howardhanna.com

Augusta

Penn Township
Single-family homes
Priced from: \$550,000
School District: Penn Trafford
Agency: Berkshire Hathaway HomeServices
724-327-0444
thepreferredd Realty.com

Lindwood Crest

Hempfield Township
Over 55 Single-family homes
Start at: \$338,900
School District: Hempfield Area
Agency: Berkshire Hathaway HomeServices
724-838-3660
thepreferredrealty.com

Mt. Vernon Estates

Elizabeth Township
Single-family, patio homes and townhomes
Call for pricing
School district: Elizabeth Township
Agency: Howard Hanna Real Estate Services
412-477-5825
newhomes.howardhanna.com

North Meadow

Patio Homes and single-family homes
Priced from: \$400,000's
School District: Kiski Area
Agency: KACIN
724-327-6694
www.KACIN.com

Northpointe

Hempfield Township
Single-family homes
Priced from: \$330,000
School District: Hempfield Area
Agency: Berkshire Hathaway HomeServices
724-838-3660
thepreferredrealty.com

Palmer Place

Unity Township
Luxury Homes
Priced from: \$900,000
School District: Greater Latrobe

Pellis Construction
724-961-5531
pellisconstruction.com

Pine Ridge Ranch

Freeport
Single-family homes
Priced from: Upper \$400's
School district: Freeport
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

Regan Ridge

Murrysville
Luxury condominiums
Priced from: \$995,000
School District: Franklin Regional
Agency: Berkshire Hathaway HomeServices
724-327-0444
thepreferredrealty.com

The Reserve at Foxfield

Patio Homes
School District: Hempfield Township
Agency: KACIN
724-327-6694
www.KACIN.com

Siena Ridge

Murrysville
Single-family homes
Priced from : \$850,000
School district: Franklin Regional
Agency: Howard Hanna Real Estate Services
412-417-1772
newhomes.howardhanna.com

Sterling Oaks

Penn Township
Single-family and carriage homes
School district: Penn Trafford
Agency: Howard Hanna Real Estate Services
412-417-1772
newhomes.howardhanna.com

The Village on Kistler Ridge

Penn Township
Single-family homes
School district: Penn-Trafford
R. A. Snoznik Construction, Inc.
www.rasnoznikcustomhomes.com

Villages at Totteridge/ Banbury

Salem Township
Golf-course community with
Patio homes, Single-family, and
Custom homes
Priced from \$550,000
School District: Greensburg-Salem
Agency: Berkshire Hathaway HomeServices
724-838-3660
thepreferredrealty.com

Wellington

Penn Township
Townhomes
Priced from: \$350's
School district: Penn Trafford
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Willow Estates

North Huntingdon
Single-family custom homes
Priced from: mid \$500,000
School district: Norwin
Agency: RE/MAX Heritage
724-433-1987
rbraun@remax.net

Willow Estates

North Huntingdon
Single-family custom homes
Priced from: mid \$500,000
School district: Norwin
Agency: RE/MAX Heritage
724-433-1987
rbraun@remax.net

Villas of Willow Estates



North Huntingdon Twp.
Luxury custom patio homes
Priced from: \$450,000's
School district: Norwin
Agency: All Star Homes
412-877-2112
Allstarhomesinc.com

Wimmerton Place

Unity Township
Paired villas
Priced from: \$379,000
Agency: Pellis Construction
724-961-5531
Pellisconstruction.com

SUNCREST
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BUILDER - REMODELER - DEVELOPER

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HASTINGS

South Fayette Township

CRESCENT

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MEEDER

Cranberry Township
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