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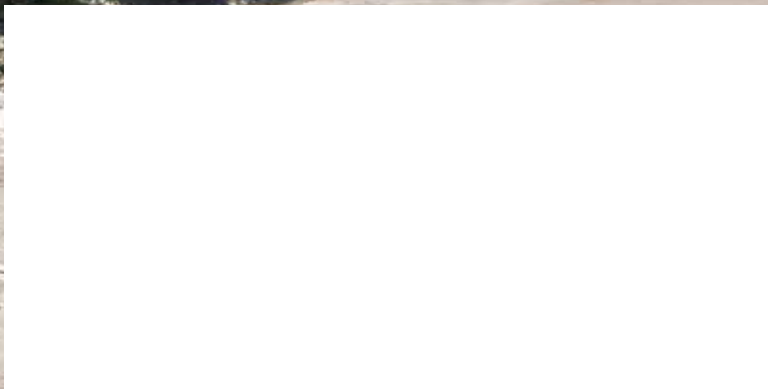
Housing Market Trends & Industry Forecast

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About the Cover:

A Costa Homebuilder "build on your own lot" Project in Pittsburgh's north hills.

Hoping to Ease the Affordability Crisis

Two executive orders by President Trump on housing to help remove regulatory barriers and provide better access to mortgage credit will help ease the nation's housing affordability crisis.

The president's executive order to remove regulatory barriers will enable builders to build more housing by reducing red tape, streamlining permitting requirements and easing costly environmental regulations. The executive order for access to mortgage credit also takes important steps to provide better financing options for home buyers and home builders and make it easier for families to achieve the American dream of homeownership.

The executive order on regulatory barriers calls for the Environmental Protection Agency and U.S. Army Corps of Engineers to support federal permitting reforms for residential construction under both wetlands and stormwater requirements. It also calls on the chairman of the Council on Environmental Quality to issue guidance maximizing categorical exclusions under the National Environmental Policy Act for housing construction and related activities.

The order also does the following:

- Directs the Secretary of Commerce, Secretary of Housing and Urban Development, Secretary of Transportation, and the Director of the Federal Housing Finance Agency (FHFA) to eliminate unduly burdensome rules and reform programs that constrain residential development and housing affordability.
- Calls on the Secretary of Agriculture, Secretary of Housing and Urban Development, Secretary of Energy, and the Director of the FHFA to eliminate or reform overly burdensome energy, water, and alternative-energy requirements for housing, including manufactured homes.
- Calls for federal agencies to provide incentives to state and local governments that adopt regulatory best practices to speed up permitting, curtail "green" building codes, reduce costly design and building mandates, enable innovative home construction methods, and extend residential development.
- Encourages new home construction by aligning Opportunity Zone incentives with single-family home development and New Markets Tax Credit programs.

The executive order to expand credit access to home buyers and home builders directs federal banking regulators to:

- Revise supervisory guidance to support responsible construction lending by community banks and explore opportunities to expand financing options for small home builders.
- Modernize appraisal regulations by expanding alternative valuation models, reducing unnecessary appraisal requirements for low-risk transactions, setting clearer timelines for appraisals, and simplifying appraiser qualification requirements.
- Engage in responsible, safe and efficient reforms to capital and liquidity rules to remove undue burdens on lending, such as tailoring risk weights to the material credit risk of the exposure, expanding access to longer-dated Federal Home Loan Bank (FHLB) advances tied to residential mortgage assets, and creating targeted FHLB liquidity programs for entry-level housing, owner-occupied purchase loans, and small residential builders.
- Consider whether to adopt new supervisory criteria that promotes portfolio mortgage servicing as a core community banking function and otherwise take other actions that lower barriers to entry and costs of operation for community banks in the mortgage lending business.

This executive order also directs the Consumer Financial Protection Bureau (CFPB) to appropriately tailor mortgage rules to help enable smaller banks to facilitate more affordable lending, including modernizing and streamlining regulatory and documentation requirements. Furthermore, it replaces current loan disclosure rules with an improved standard, thereby reducing closing delays.

These orders will hopefully get to the root of the housing affordability problem by eliminating obstacles to build more homes and provide better access to financing.

Kevin J. Gordon

PITTSBURGH HOUSING MARKET TRENDS AND FORECAST

A hand is shown typing on a laptop keyboard. Overlaid on the image is a blue line graph that starts with a small peak, dips, and then rises to a higher peak. Below the graph are two stylized house icons, one smaller than the other, both with a window. The background is a blurred image of a person's hands typing on a laptop.

If you are looking for a sea change in the housing market, either locally or nationally, it is unlikely that 2026 will be the year for such change. The major factors that influence housing – mortgage rates, inventory of homes for sale, new construction, employment, and the economy – show little or no signs of moving far from the trends of the past few years. For homeowners and sellers (and homebuilders, to a degree), that is not bad news. For those wanting to purchase a home, such a forecast means that the challenges of the post-pandemic housing market will mostly remain.





After a bump in inventory and sales through April 2025, the pace of home sales in Pittsburgh retrenched in 2025 to a slower pace of transactions than for the full year 2024. During 2024, 1.85 percent of the existing homes sold in the 10-county metro Pittsburgh market. Last year that rate fell to 1.81 percent, or 18 homes in 1,000. It has been since 2021 that more than two percent of the existing and new homes changed hands in Pittsburgh, a pace that was much lower than the U.S. average of 35 homes per 1,000.

Unfortunately, new home construction did not shake free of the challenges facing residential development in 2025, although activity was higher. Construction of single-family homes rose by 7.7 percent, or 226 homes, compared

to 2024. Builders pulled permits for 3,156 new homes in 2025, more than one-third of which were townhouses or other attached homes. Even at the higher volume of construction, the additional new homes added less than one-half percent to the average of roughly 5,000 homes for sale in Pittsburgh at any point during 2025.

Demand for homes did not slip in 2025 and should not cool in 2026. By the same token, the supply of homes for sale is unlikely to increase in a meaningful way, despite modest improvements in the conditions holding the housing market in check. Those conditions – higher mortgage rates, Baby Boomers’ reluctance to move, higher home prices, and a shortage of buildable lots – will keep the Pittsburgh market from

seeing a breakout in sales or new construction in 2026.

The Outlook for Rates

At current levels, the cost of borrowing money to purchase a home remains a barrier to home ownership, even though the interest rate for both 30-year and 15-year mortgage loans has been more than a full point below the 50-year average since the start of 2025. Since the end of the sub-four percent mortgage market in 2022, higher rates have been a drag on the housing market in two primary ways. Higher rates significantly increased the cost of home ownership and locked the owners of homes with lower rates in place.

Because of global economic conditions during and following the Great Recession in 2009,

TRENDS AND FORECAST

long-term bond rates remained near zero in the U.S. for more than a decade. When the Federal Reserve Bank began increasing short-term rates in March 2022, the interest on long-term bonds, and mortgages, jumped roughly three percentage points in the 15 months that followed. For borrowers, that meant a dramatic increase in monthly payments. For example, using the average 30-year loan principal amount of \$258,000, the monthly mortgage payment jumped more than \$562 from 2022 to 2023. That is the equivalent of adding \$100,000 to the purchase price of a home. As might be imagined, such a stark increase in cost eliminated many buyers from the market.

For those homeowners lucky enough to purchase during the low-

rate environment, the impact was different but equally chilling to the housing market. That same effective increase in cost due to higher mortgage rates made move-up buying that much more expensive. Owners of a \$450,000 home that had accrued \$200,000 in equity would also see an extra \$100,000 in borrowing costs when they sold and purchased a new home. That difficult math has kept the majority of homeowners with mortgages under four percent from moving for the past four years.

“The issue is still interest rates,” says Tom Hosack, president/CEO of Berkshire Hathaway HomeServices, The Preferred Realty. “People who have a \$250,000 mortgage at two and a half or three percent, for them to move up their payment will double.”

Much like in 2025, the mortgage industry does not expect to see much change in interest rates in 2026. The Mortgage Bankers Association (MBA) forecasts the fixed interest rate on a 30-year mortgage will remain at – not below – six percent throughout the year. That forecast assumes that rates will not be static, of course, but buyers will probably see variations in rate of one quarter percentage point, rather than volatile swings. As the spring buying season kicked off, the average fixed 30-year mortgage rate was around 6.1 percent. The rate for a 15-year mortgage was 5.4 percent.

If long-term bond rates remain range-bound above four percent, the best prospect for lower residential mortgage rates is a reduction in the spread, or the

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amount that lenders charge on top of the base rate (such as the 10-year Treasury yield.). There have been some federal policy changes that are succeeding at keeping the upper range of mortgage rates near the current levels.

Fannie Mae and Freddie Mac, the two government-sponsored enterprises that purchase 70 percent of residential mortgages from private lenders, increased the size of their retained mortgage portfolios in the latter half of 2025, which pushed the spreads charged by lenders lower. In similar fashion, the Trump administration directed Fannie and Freddie to increase their mortgage purchases by an additional \$200 billion in 2026. Coupled with increased competition among banks and private lenders, these actions have

pushed the spread charged to borrowers above the base rate to less than two percent for the first time since 2022. Lenders do not expect that to change this year.

“It’s our anticipation that spreads are going to hover around two percent. Spreads change all the time, but our consensus is that there’s no justification we can see for them to go down and there’s no justification for them to go up in any dramatic fashion,” predicts Mike Henry, senior vice president at Dollar Bank.

Henry suggests that the extended period of stability will facilitate more sales, and he has early evidence to support that conclusion.

“Stable rates are good for the market because people can make better decisions,” he says. “The

market is definitely competitive, but our pipeline of loans is up 120 percent compared to the same date last year.”

Any forecast for stability for 2026 must contain a caveat for the uncertainty that might result from the unexpected war in Iran. Few economists or political observers expect the U.S. to become embroiled in a lengthy conflict in Iran; however, a look at the impact of the first few weeks serves as a guide to how the war would impact the housing market.

Bond markets jumped one quarter of a point within the first week of the war, pushing the 30-year mortgage back up from its multi-year lows. Rates were higher in anticipation of higher inflation because of the spike in oil and



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gas prices that resulted from the immediate depletion of roughly 20 percent of the global supply of energy. A quick end to the war will keep inflation and rate increases short lived. Should the war-related disruptions drag on for even several months, however, the higher cost of buying and building will dampen the market for the foreseeable future.

The Outlook for Home Sales

January and February were not friendly for the housing market in Pittsburgh. An extended blast of Arctic cold kept buyers at home and tamped down sales. While real estate professionals would have preferred friendlier shopping conditions, the cold weather did not dampen optimism about a better market for home sales in 2026.

The law of supply and demand has been tough on first-time and move-up buyers since the pandemic and the economic disruption that followed widespread vaccination. Even as most aspects of the U.S. economy surged after vaccines rolled out in spring 2021, the number of homes for sale remained suppressed throughout the year. Virtually every home received multiple offers. Bidding wars were commonplace. The imbalance in the supply and demand drove double-digit appreciation that lasted until 2025. With each passing month, it seemed, buying a new or larger home became less affordable.

In March 2022, as inflation was nearing its nine percent peak, the Federal Reserve Bank began aggressively raising rates, pushing

the short-term rates higher by five percentage points within 18 months. Not surprisingly, long-term rates followed suit, moving to as much as four percentage points higher. On top of double-digit annual home price appreciation, the higher cost of borrowing money was a double whammy for existing home sales.

By mid-2023, the price of the average U.S. home was nearly \$40,000 more than two years earlier and the monthly mortgage payment had increased by more than \$600.

Home ownership was pushed out of reach for a significant chunk of first-time buyers, many of whom had incomes that could have supported a home purchase in 2021; however, the reduced

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affordability did not dampen demand enough to match the supply of homes for sale. Moreover, the persistently higher interest rate environment created a “rate lock” for owners of existing homes with mortgages taken when rates were below four percent. Many homeowners whose life events – marriage, birth of children or career changes – dictated a larger home, found the cost of moving up was prohibitive.

As the past few years have unfolded, more homeowners have relented to the realities of the new “normal” for mortgage rates, choosing to sell and move, but the effect has been a trickle instead of a deluge. Each of the past five years has seen a slight increase in homes for sale, with a more significant increase in 2025

compared to 2024. In fact, since November 2025, the number of homes listed for sale in Pittsburgh – both existing and new – is 40 percent or higher than it was in the same month five years ago.

“Inventory has picked up some but is still at historical lows,” Hosack says. “At some point this has to break. Most real estate decisions are made around life events. You get married. You get divorced. You have kids or your kids move out. Those things have still been happening over the last four years. People just haven't been selling their house.”

Realtors hope that is the beginning of a new long-term trend that puts more than enough homes on the market to satisfy the demand from buyers. Without an uptick in

inventory, the Pittsburgh market will need a robust increase in new construction to provide more opportunities to buy.

The Outlook for New Construction

Too many buyers. Too few homes for sale. That is the recipe for a new construction boom, or at least it has been for multiple generations since World War II. But, even as the inventory of existing homes for sale plunged in Pittsburgh after the pandemic, new construction remained mired at anemic levels. A number of factors have been headwinds to a surge in new residential development that would be a relief valve for the housing market.

While there are some construction hurdles inherent to Pittsburgh, most notably the difficult topography



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TRENDS AND FORECAST

Freddie Mac 30-Year Conventional Mortgage Rate



Source: Freddie Mac and Wells Fargo Economics

30-Year Conventional Mortgage & 10-Year Treasury Spread
In Basis Points



Source: Freddie Mac and Wells Fargo Economics

New housing construction remained above the 5,000-unit mark in Pittsburgh in 2025. New single-family homes were 60 percent of the new construction. Source: Pittsburgh Homebuilding Report.

and stifling regulatory environment, local builders and those across the U.S. have been stifled by higher costs, tight labor supply, limited lot availability, and interest rates that are still viewed as too high.

As 2026 began, some of these headwinds eased. Material costs seem to have leveled or eased in most markets, as tariffs were absorbed and increased competition put downward pressure on prices. The pullback in starts accelerated the steady increase in new lot development that was underway, leaving some major cities with more supply than has been seen since the Great Recession. According to Zonda's New Home Lot Supply Index, new developments in Dallas and Atlanta now slightly outstrip demand and in Austin and Denver, the lot supply is more than 125 percent of the demand. Zonda places the overall lot supply index at 81.6, just slightly below the levels deemed "appropriately supplied."

This modest improvement in the imbalance between supply and demand nationwide has not reached

Pittsburgh, however, as construction increased while development challenges have not eased. There was no sign of a breakthrough in residential development as 2026 began, but there are more lots and land under development. Builders are poised to take advantage of the increased opportunities.

"Our lot inventory is higher now than it was a year ago," reports Shawn Faulk, land development manager for D.R. Horton in Pittsburgh. "It does feel like there's more development, but I don't know if that's because we went from one person doing acquisition to four or five. We are certainly having a good start to our fiscal year with land acquisition under contract and prospects."

D.R. Horton's entry to the Pittsburgh market has changed the development dynamics over the past three years. The challenges associated with residential development have not improved; however, the prospect of the nation's largest builder aggressively looking for lots, in addition to Ryan Homes

and Maronda Homes, mitigates some of the risk of development. The increase in market share for production-type builders, like Horton and Ryan, plus the continued growth of builders serving the empty-nester market, make it more difficult for custom builders to find opportunities for new communities.

"There are fewer lots available for the custom builders. Production builders have the money and can tie up the larger parcels," says Darlene Hunter, vice president of new construction at Howard Hanna Real Estate Services. "I'm working with a builder from Atlanta on a project in Jackson Township that is on their family land, but they are going to be selling 78 of roughly 200 lots to D.R. Horton for single family homes, even though that's a direct competitor."

Builders that primarily serve the empty-nester market have also been successful at pursuing development opportunities. Pittsburgh's demographics are supportive of more housing aimed at buyers looking to

Most real estate decisions are made around life events. You get married. You get divorced. You have kids or your kids move out. Those things have still been happening over the last four years. People just haven't been selling their house.

downsize or eliminate home maintenance from their lives. Four of the top 10 builders in the region target the 55-and-older buyers, and they report no drop-off in activity this year.

"We are on fire right now and I was not anticipating that in December and January. It's not just traffic; it's good traffic," says Jason Corna, vice president, Residential Division of Kacin Companies in Murrysville. "I expect this will be a good year. The buyers seem to realize the landscape isn't going to change very much. They're not sitting on the sidelines anymore."

"We've had tremendous traffic since the weather warmed. I was really pleased with that, but I don't know if that's a trend. I'm anxious to see what will come," says Paul Scarmazzi, CEO of Scarmazzi Homes.

Scarmazzi reports that sales were down significantly in January, likely due to cold weather. He points out that there are still challenges to overcome in the marketplace.

"We will have good sales this year, but I don't think we're headed for much different than a flat year," he predicts. "I'm feeling better now than a couple of months ago, but I don't feel that we necessarily have the wind

at our back. There's still a lot of uncertainty."

For the custom builders, the realities of the Pittsburgh market have meant building fewer, but larger, homes and working harder to find lots. Custom builders that develop land have had to pursue projects that yield fewer lots. Many have turned to working more with clients who own an individual lot, or to purchasing odd lots in developments that remain unfinished. Jeff Costa, president of Costa Custom Homebuilders, reports that his firm was able to purchase 11 lots in the high-end Fair Acres community in Upper St. Clair. After a slow start, sales in that community have picked up in recent months, he says.

"The market is still slow, but if a piece of property or a lot is good, it goes right away," Costa says.

Most of the opportunities for any new residential developments will be smaller than what was typical a generation ago. While there is one project that will result in roughly 500 new homes, NVR's Glade Run community in Zelienople, the majority of new communities will have fewer than 100 lots. In recent years, new land development opportunities of fewer than 20 lots have been snatched up quickly. Absent large available land

tracts, developers and builders are taking advantage of what opportunities existed.

"Overall, there are more lots, but most haven't come to fruition yet. Once the weather breaks and we get into June, we'll see more developments ready to start," says Matt Rost, regional market manager for Ryan Homes.

Ryan Homes, Pittsburgh's busiest homebuilder, has responded to the presence of the nation's busiest homebuilder by building in communities and school districts that it has not over the past two decades. Rost attributes the broader market dispersion to the scarcity of available land on which to build.

"I'd say there are more lots in school districts like Trinity and others in Washington County, or Jackson Township and Lancaster Township in Butler County, and not as many in the traditional areas because there's less ground available," Rost notes.

Hunter suggests that buyers looking for more opportunities, especially if they seek new construction, will do better if they are prepared to consider communities beyond the four or five school districts that have been most attractive in recent years.

"I get tons of emails every week from agents asking where to take clients for new construction," Hunter reports. "The answer depends on what their needs are. Are they open to alternative areas? Are schools most important? What type of product? Is it single family or attached? There are limited opportunities and buyers must be prepared to look at areas that aren't their first choice because of the limited availability." **NH**



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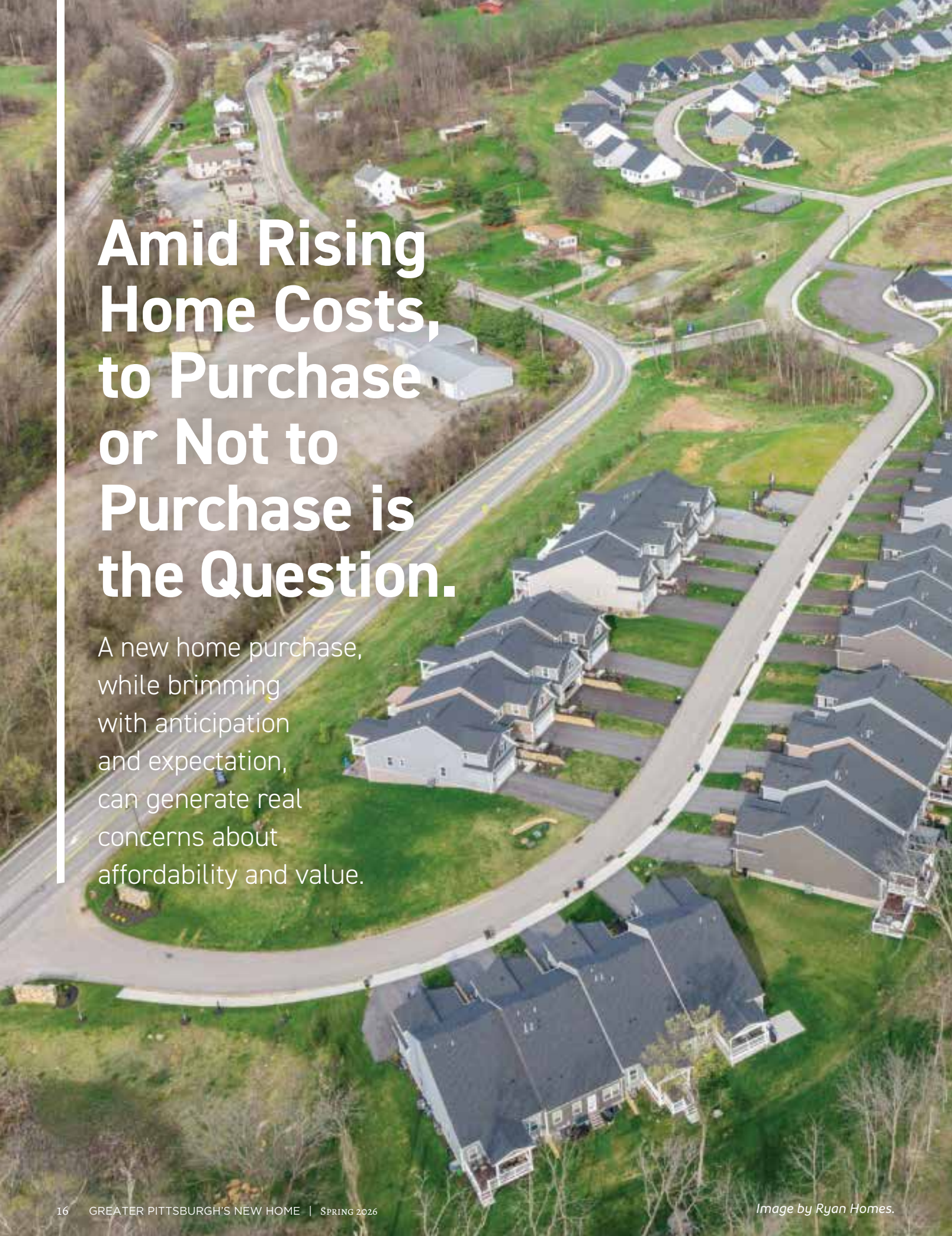
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An aerial photograph of a new residential development. The image shows a series of winding asphalt roads that curve through a green landscape. On either side of the roads, there are modern, two-story houses with dark grey roofs and light-colored siding. Some houses are fully built, while others appear to be under construction or recently completed. The houses are arranged in a somewhat circular or semi-circular pattern around the roads. There are patches of grass, some trees, and a small pond or water feature in the middle ground. The overall scene is bright and clear, suggesting a sunny day.

Amid Rising Home Costs, to Purchase or Not to Purchase is the Question.

A new home purchase, while brimming with anticipation and expectation, can generate real concerns about affordability and value.

RISING HOME COSTS

Buyers may ponder monthly mortgage payments, escrow costs, interest rates, geographic considerations and accessibility to work places, schools, health care, shopping and more. At the same time, builders face issues of rising labor and material costs along with market challenges. Coupled with the dilemma of low housing inventory, the question becomes “What is the outlook for home buying/building in 2026 in terms of cost?”

Economists, realtors and other experts on a national, regional and local level have addressed those issues, many with some hope in the coming months while others paint a more cautious picture. In his article for Homes.com (“Analysis: the price of building new homes has been increasing,

especially for labor”, January 30, 2026), Brad Case, PhD and an investment professional with more than 35 years of experience in the real estate industry, noted that inflation for consumer prices (for goods such as gas, groceries and more) as well as producer prices (what companies who make the goods and services pay) is rising. “The Producer Price Index (PPI), released this week [last week of January 2026] showed yet another jump in inflation: The ‘core PPI’ (measuring costs other than food and energy) increased by 0.7 percent during December 2025 and by 3.3 percent over the past 12 months — in both cases, much higher than expected. Inflation in new home construction costs has been even worse, with the producer price index for ‘inputs

used in residential construction’ increasing by 3.8 percent over the past 12 months.” He continued that this cost increase “is a significant driver of the ongoing home affordability problem, not just for new homes. Even the price of existing homes is affected by the cost of new home construction, because potential buyers can choose between new or existing homes in a given area.” He cited the costs of materials such as lumber, drywall, paint and roofing materials, which make up about 60 percent of total costs, has risen 2.5 percent, mostly within the first three months of 2025, and the costs of services making up 40 percent of total costs, rose more than 5.6 percent in the same time frame, with that trend continuing to rise throughout the remainder



Image by Charter Homes.

of 2025. In summary, Case noted that while tariff hikes modestly drove up material costs, a sharp and sustained rise in construction service costs suggested immigration restrictions have played a larger role by tightening the labor supply, given that, according to the National Association of Home Builders, “one in four construction workers was born in another country, with the proportion exceptionally high in specific trades such as drywallers, roofers and painters.” In a Realtor.com report (“New Homes Are Getting Cheaper — And a Leading Economist Says That Could Force Resale Prices Down in 2026”, Keith Griffith, February 17, 2026). Robert Dietz, Chief Economist, National Association of Home Builders, anticipates prices for existing homes falling in 2026 given that sellers could react to price pressures driven by price reductions from homebuilders. Addressing the crowd at the International Builders Show, Orlando, Florida this past February, Deitz said “We expect in most markets this year, resale prices to go down in order to improve affordability conditions, because existing homeowners now have to do the price discovery that builders have been doing since 2022, and they haven’t done it yet. So, we think that’s happening in 2026 and, of course, it’s needed, when we look at the home price to income ratio. This, to me, sums up the affordability challenge.” As evidence, he shared a chart showing the typical home price as 4.9 times higher than the typical income, much above the long-term historical average of about 3 times higher than income and higher than the 4.83 times ratio

realized during the peak of the housing bubble in 2005. Perhaps surprising to some, Dietz imparted that new home build prices have been trending lower throughout the past three years leading to a 15 percent drop in new build prices than in the fall of 2022. Further, a Realtor.com analysis stated that new homes are more likely than previously owned homes to contain a price cut for the first time in recent history. Dietz believed that, in part, some of the price relief comes in the form of slightly smaller, new construction home sizes (floor plans about 5 percent smaller than in 2022) however, the majority of the price decline has been born out of price cuts and discounts. “Historically, home prices to incomes, the 3 to 1 ratio that was a well-understood rule of thumb, had been around for a while,” Dietz explained. “When the price-to-income ratio is 5 to 1, it’s harder for those younger households to save up, whether it’s a 3.5 percent for an FHA mortgage or a 10 percent down payment on a conventional mortgage.” The article continued with a caveat: not all economists believe that home prices will fall in 2026. Instead, Danielle Hale, Chief Economist for Realtor.com, added that home prices in 2026 will rise slightly. She noted that asking prices for homes were somewhat flat in January when compared to last year, with some sales prices slightly higher, which she saw as a reflection of strong competitive conditions in the housing market most notably in the Midwest and Northeast. Further, the number of listings with price reductions declined in recent months. “That suggests to me that sellers are pricing right up front and trying to

avoid having to make asking price reductions as they move to 2026,” Hale said. The 2025 housing report prepared for the Pennsylvania Association of Realtors® showed that the state’s median home price rose 5.2 percent year over year in November 2025 with the median sale price of \$305,000 contrasted with \$290,000 in November 2024, with remarkable, steady prices in 2025. Other reported statistics included:

Number of homes on the market — +3.4 percent

Approximate Inventory Time Frame	Price Points
4-month supply	Nearly all price points under \$875,999
3.7-month supply	\$250,000 to 374,000 average
5.1-month supply	\$875,999 to \$999,999
6.7-month supply	\$1 million to \$1.99 million
14.7-month supply	\$2 million and up

Pennsylvania Median Home Price Up Year Over Year in November”, William Lubin, December 19, 2025, www.parealtors.org

A January 8, 2026 Housingwire.com article (“Western Pennsylvania, small metros surge in home price growth”, Jonathan Delozier) noted, through an analysis over 52 weeks of Housingwire Data (January 3 through December 26, 2025), that “Johnstown, Pennsylvania recorded the highest home price growth of any U.S. metro in 2025, with single-family home prices rising more than 50 percent from the first week of January through the end of December. Those home prices in Johnstown and other Western Pennsylvania markets posted some of the strongest gains in the nation in 2025 — dramatically

outperforming the country's largest metros as affordability and tight supply reshaped housing demand." The article continued that Pittsburgh stood out among larger markets, posting a 4.35 percent price increase in 2025, placing it No. 4 nationally among large metros." Housingwire found that across the 50 largest metros by inventory, prices declined, on average, 0.14 percent in 2025 and that smaller metros consistently outperformed larger ones. Lower starting price points were a significant factor in 2025 for the difference between faster growing metros with an average starting price around \$300,000, "significantly below prices in major coastal and Sun Belt markets ... This affordability advantage appears to have drawn buyers priced out of larger cities."

So how does this bode for Pittsburgh and surrounding areas? Recently, the Realtor's Association of Metropolitan Pittsburgh (RAMP) listed Pittsburgh as ranking #10 on the "2026 Top Housing Markets Forecasts", a model-based forecast by Realtor.com. The article, published online December 11, 2025, emphasized that buyers are considering value in the midst of some mortgage rate decreases and somewhat of a slowdown in national price growth. Of the published list, many of the metros in the Northeast and Midwest were said to share a number of similarities such as "relatively affordable homes, limited new construction, lower mortgage lock-in pressure, and older, financially well qualified households — but their unifying advantage is strong value for buyers." Again, Danielle Hale,

Chief Economist, Realtor.com, suggested a more balanced housing market in 2026 leaning slightly in favor of the buyer unlike in 2025 with slight affordability improvements influenced by "mortgage rate relief and slower home price growth" offering better value than closer high-cost metros ... "yet steady demand and persistent inventory

shortages keep prices moving upward. For buyers, that can mean more competition and faster price gains. For sellers and homeowners, it signals strong demand or home price appreciation and equity gains."

On a local level, issues of affordability and availability weigh heavily for potential buyers and, to a degree, builders. Darlene

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Hunter, Vice President, New Construction and Nevillewood/ New Construction, Howard Hanna Home Services, believes that a combination of issues contributes to the increase in home prices. “For builders, the hilly, challenging terrain in Western Pennsylvania is often a factor, along with other development components, supporting the price escalation,” she explained. “Add that to the annual increase of building materials year over

year just increasing the price of constructing a new home. Some builders have the ability to purchase at bulk pricing or direct buying and can absorb some of the escalation.” For home buyers, Hunter attributes sticker shock as a possible deterrent to a new home purchase, particularly if they looked in recent years and made the decision to wait. “They are just not getting the same amount of square footage and finishes as they were five years ago,” she

added. “The buyer who has the real need to move because of a growing family or lifestyle changes will make the space concessions and/or pay more while others will wait or modify an existing home, if possible.” She has also observed, in desired price points and locations, there remains a shortage of existing home inventory, which may result in consideration for a new construction given that the new home inventory exists in their price range. “The problem is new construction doesn’t always exist in prices ranges under \$300,000 for a single-family home or under \$250,000 for a townhome,” Hunter continued. “Also, new construction may not afford the same amount of square footage and upgrades as, perhaps, a five-year resale home. This is where the buyer needs to make concessions.” She acknowledged that there are buyers who do not want to live in a previously owned home and new construction is the only option for them, given that price and financing may not be an issue for that particular buyer. As a high quality, family owned and operated builder based in Pittsburgh for more than 30 years, Pitell Homes has observed changing attitudes among potential buyers. “Higher costs have certainly made buyers more thoughtful and deliberate, but demand for new homes remains good,” said Shaun Seydor, President, Pitell Homes. “What we are seeing is buyers being more strategic. They’re asking more questions, evaluating financing options carefully, and sometimes adjusting the size or features of the home they’re considering.” He added that new construction still offers advantages that buyers value — modern layouts, energy



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Image by Charter Homes.

efficiency, and lower maintenance. “In many cases, buyers find that a new home can offer better long-term value compared to older housing stock that may require renovations.” Helen Nseir, Realtor and New Construction Specialist, Berkshire Hathaway Home Services The Preferred Realty, agrees that, in terms of new construction, material and labor costs have caused increases in pricing. “Obviously, the cost of tariffs is causing suppliers to increase and pass on the pricing,” Nseir said. “Developers are always looking for land to purchase, but the increase in the development of that land has tempered their enthusiasm. Developers know the costs to install the infrastructure

of utilities and roads and have become a bit more cautious.” She also noted that land owners know they have a commodity that is in short supply and they can usually afford to hold onto their asset.

As an industry leader in new construction laced with imagination, innovation and superior craftsmanship, Charter Homes & Neighborhoods® has witnessed firsthand the rise in prices driven by a combination of factors rather than a single cause. Serving as a primary driver for rising costs is low resale inventory according to Amanda Heinemann, Western Pennsylvania President of Charter Homes & Neighborhoods®. “Many existing

homeowners are holding onto historically low mortgage rates, limiting resale inventory, and pushing more buyers toward new construction, which is a good thing for us,” she said. “High demand persists, particularly in desirable locations where we build. Our neighborhoods offer a lifestyle appeal and are in highly ranked school districts.” Some buyers are hoping for rate reductions, Heinemann believes, with others recognizing that if rates fall significantly, competition could increase, potentially pushing prices even higher. “As a result, many are choosing to buy now with plans to refinance later if rates decline,” she continued. “Our neighborhoods continue to appeal

RISING HOME COSTS

to homebuyers because they are one-of-a-kind places to live. With acres of preserved spaces and purpose-built gathering places, it is designed to get better with time. We have found that our homebuyers are willing to sacrifice a slightly higher rate for a neighborhood and a home

they truly love.” Because Charter Homes’ neighborhoods and homes appeal to buyers of all ages and needs, they are seeing everyone from first time buyers, single-family home buyers, and those wishing to make a Charter Home their final home purchase.

In addition to low inventory, labor shortage and supply issues, mortgages themselves are a formidable hurdle for those seeking a home. Many media outlets have chronicled the drop below the 6 percent rate at the end of February, citing it as the first drop in rates since September



Images by Ryan Homes.

2022. A February 26 report in the Wall Street Journal reported that the average rate for a 30-year fixed mortgage was 5.98 percent the last week of February while “Lenders, real estate agents and economists say this week’s drop below 6 percent could mark an important psychological threshold that will likely lure more buyers into the market. It is also expected to spur a jump in refinance applications for homeowners who bought in recent years when rates were higher.” Mike Henry, Senior Vice President of Retail Administration, Dollar Bank FSB, offered that, until September of 2025, customers were delaying a home purchase anticipating lower rates. That changed in the fourth quarter of 2025. “We saw an increase in contracts and consumers were considering rates today to be the ‘new norm’”, he said. “When mortgage rates drop, home prices tend to increase, offsetting potential savings of lower rates. This is especially true when inventory levels are low.” Among the concerns of potential buyers are typically the monthly payment followed closely by concerns about saving enough for the down payment. Henry added that their pre-approval process for all potential home buyers can keep them in a range they can afford before they put in an offer on a home purchase. “There are, however, some additional costs related to financing newly built homes versus an existing one,” he cautioned. “There are additional inspection fees and some costs related to the servicing of the loan while the home is being built.” He has still seen a strong increase in new construction requests due to the lower inventory levels of

existing homes, but as for total requests, 70 percent are still for existing homes. And, when customers are refinancing, many choose a 15-year term, though most commonly, 30-year terms are the standard, which also helps with affordability. Dollar Bank participates in most of the down payment assistance programs available on the market. “We also have our own matched savings program for low-to-moderate income, first-time homebuyers,” Henry added. “We offer mortgages with 0.0 to 5 percent down payments.” Helene Nseir also offered that a new construction loan often differs from someone trying to purchase an existing home and are required to have a certain down payment. “In new construction loans, you pay as you go ... it is fixed in rate and amount borrowed and, for example, is paid out in stages, later converting to a ‘regular’ mortgage with interest only for the term of the construction.” Darlene Hunter has observed that interest rates have affected the residential resale market given that those sitting with a 3 percent interest rate may have the desire to upgrade, but without a real necessity they may hold back and not release resale inventory to the market. “Buyers for new construction, especially for the national builders, are often first-time home buyers or families who need more space and with builder incentives, are able to afford the purchase,” she said. “The high luxury buyer often has a large amount of cash down so if they borrow at a higher rate, they may not be happy about it, but generally it won’t affect their decision to purchase. Also, many builders this year

offered interest rate buy-down programs as a buyer incentive.” For example, Charter Homes provides structured guidance to help buyers navigate financing. Sales managers, experienced in financing along with lending partners can assist homebuyers with specific concerns or questions. “Our process includes an initial consultation, a lender connection, a pre-approval process and ongoing communication throughout the construction journey,” Amanda Heinemann advised. “Having an integrated financing approach helps reduce surprises and provides homebuyers with confidence during what can otherwise seem like a complex process.” With mortgage rates starting to stabilize, Seydor believes that has helped to bring back buyers into the market with more confidence. “When rates move down even modestly, it tends to unlock pent-up demand fairly quickly,” Seydor remarked. “Buyers have become more comfortable adjusting their expectations and looking at long-term value rather than trying to time the market perfectly.” With first time buyers still entering the market, he noted that they are often looking for homes that provide long-term value and predictable maintenance costs. Pitell Homes works closely with trusted local lending partners specializing in new construction financing. “Early in the process, we encourage buyers to meet with a preferred lender to understand their purchasing power, financing options, and monthly payment expectations,” Shaun Seydor explained. “This consultation helps buyers make informed decisions about their new home design,

RISING HOME COSTS

upgrades and overall budget. Our goal is to make the process as transparent as possible so buyers feel confident from the moment they begin exploring a new home through closing.”

What does the future hold in terms of home affordability and availability? “While it is impossible to predict interest rates, we feel rates will be stable through 2027

with a possibility of slightly lower rates,” Mike Henry offered. Darlene Hunter proposed that purchasing land is still an affordable option if buyers are willing to build in areas considered not a prime market or, if in a prime market area, a location that may not have all available utilities such as water and sewage. “In either case, that buyer should have some knowledge or seek

expert guidance in what additional expenses they may incur and what land investigation is necessary to have a successful build,” she advised. “Buyers will pay a premium for land in prime markets with all accessible utilities.” Pitell Homes is seeing strong interest from downsizers and empty nesters who want a lower maintenance lifestyle. “One of the trends we’re seeing at Pitell Homes is increased demand for maintenance free living and right-sized homes, thoughtfully designed with high quality finishes but without unnecessary square footage,” Seydor added. “Buyers are prioritizing open floor plans, flexible living spaces, outdoor living areas and energy efficient construction.” With frequent calls from downsizing buyers, Helene Nseir, too, sees many who do want to downsize but, at the same time, stay in the same area, with condo communities doing well and almost sold out. “Again, limited land availability is what is driving sales. While it has been a seller’s market, it seems that is tempering now. Homes well priced are still selling quickly, but we are not seeing as many homes selling over asking price. The exact need for a buyer to move is often determining how quickly a listed home sells. As spring approaches, I think the market will dictate sales.” **NH**



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*Fresh Ideas:
Getting Ready for Spring*

**In 2026,
homeowners in
Pittsburgh are
reimagining their
outdoor spaces.**

All images by Eisler Landscapes.



For years, residents maintained typical American yards with neat lawns and a few decorative shrubs throughout Western Pennsylvania. Now, more people are abandoning these traditions and choosing landscapes that provide recreation, require less upkeep, improve outdoor living, and promote sustainability.

Outdoor spaces are being transformed into fully functional extensions of the home. What was once a backyard with a simple patio and patch of grass is now a carefully designed environment for relaxation, entertainment, recreation, and everyday living. Homeowners are investing more time and resources into creating outdoor spaces that match the comfort and usability of indoor

rooms while also embracing nature.

Today's outdoor environments reflect lifestyle changes that emphasize wellness, social gathering, and flexibility. Families want spaces where they can cook, entertain, exercise, and unwind without leaving home. As a result, outdoor living design increasingly includes recreation areas, outdoor kitchens, updated landscaping, water features, and low-maintenance materials such as artificial turf. Together, these elements create dynamic outdoor environments that enhance both property value and quality of life.

New Trends Focused on Ease of Maintenance

A major shift in landscaping is the steady decline of large lawns.

Many homeowners are now swapping big grassy areas for gardens with native plants and tough perennials. These plants thrive in local conditions, so they need less water, fertilizer, and care. Native flowers and shrubs also attract and help local wildlife such as birds, butterflies, and pollinators. Because of this, Pittsburgh yards are transforming into lively, diverse environments instead of only plain grass.

One reason for this emerging trend is growing environmental awareness. Homeowners are realizing that traditional lawns require significant resources to maintain, including constant mowing, chemical treatments, and irrigation. By switching to native plants, people not only

OUTDOOR LIVING

reduce their environmental impact but also create gardens that change beautifully with the seasons and provide year-round interest. Additionally, these diverse landscapes often require less work overall, offering more time for homeowners to enjoy their outdoor space.

One of the biggest trends local companies have noted is the use of synthetic grass. "A lot of the new homes have really small yards, and rather than having to clean up the mess and muddy tracks kids and dogs bring into the home from grass, people are opting for artificial turf," says Eisler Landscapes president, Eric French. "It's also solving a lot of maintenance problems for people with swimming pools. With artificial turf, people don't drag grass clippings and mud into the pool."

The demand for synthetic grass is so significant that Eisler Landscapes started a separate company, SYNlawn Pittsburgh, to manage these requests. The ease of maintenance is one of the biggest advantages of synthetic grass. "If it rains, you can wait five minutes and go back outside without having to walk across a wet lawn," says French. "Synthetic grass is flexible and typically has a life cycle of about 20 years if it is installed properly."

Advances in synthetic grass technology have made it more realistic in appearance while improving durability and drainage. One of the biggest advantages of artificial turf is its low maintenance requirements. Unlike natural grass, synthetic turf does not require mowing, watering, or fertilizing. This makes it particularly appealing to homeowners who want a green lawn without the time commitment required to maintain it.

Artificial turf is also useful in areas where traditional grass struggles to grow, such as heavily shaded yards or regions with water restrictions. It remains green year-round and can withstand heavy foot traffic from children, pets, and gatherings.

Many homeowners are using artificial turf in creative ways beyond traditional lawns. It is commonly installed around pools, within recreation areas such as putting greens, or between pavers to create modern design patterns.

When combined with natural landscaping elements, artificial turf can help create a visually appealing yard that is both practical and environmentally efficient.

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Beautiful Environmental-Friendly Trends

Water features serve as a popular addition to residential outdoor spaces because they introduce movement, sound, and visual appeal to the landscape. The presence of flowing water can transform a backyard into a tranquil retreat.

Fountains are one of the most common water features because they are versatile and available in a wide range of sizes and styles. They can serve as focal points in garden beds or accent pieces near patios and seating areas.

Other popular options include small waterfalls, reflecting pools, and decorative ponds. These features often incorporate natural stone and landscaping elements to

create a seamless look that blends with the surrounding yard. "We're back to seeing ponds again, but these ponds include water features like waterfalls along with plants," shares French.

Beyond aesthetics, water features can also enhance the sensory experience of outdoor living. The gentle sound of running water creates a calming atmosphere and can help mask noise from nearby streets or neighbors.

Many modern water features use recirculating systems that continuously filter and reuse water, helping reduce overall consumption while maintaining visual appeal.

Another trend gaining popularity is the integration of edible plants into decorative landscapes.

Instead of separating vegetable gardens from ornamental plant beds, homeowners are blending the two together. Fruit trees, berry bushes, and herbs are appearing alongside traditional flowers and shrubs, creating gardens that are both attractive and productive. Blueberries might line a walkway, while herbs such as thyme, sage, or lavender add fragrance and texture to a planting bed. This approach allows homeowners to enjoy fresh, homegrown ingredients while maintaining a visually appealing yard.

Low-maintenance design is another key priority. With busy schedules and limited free time, many homeowners are looking for landscapes that are easier to care for without sacrificing beauty. Perennials that return

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each year, ornamental grasses, and mulched garden beds help reduce mowing and upkeep while still providing seasonal color and interest. These landscapes often have a more relaxed, natural feel compared with the tightly manicured lawns of the past.

Environmental awareness is also influencing the design of landscapes. With heavier rains and more unpredictable weather patterns becoming common in the region, homeowners are paying closer attention to how water moves through their property. Features such as rain gardens, permeable walkways, and strategically placed plant beds are helping manage runoff while keeping water where it belongs, soaking into the soil. These approaches improve the health of the landscape by reducing erosion and drainage problems.

Outdoor Living as an Extension of the Home

Outdoor spaces are being designed with everyday living in mind. Many homeowners now see their yards as an extension of their homes, rather than simply decorative space. Patios, decks, and shaded seating areas are becoming focal points for gatherings with friends and family. Fire pits, outdoor dining areas, and comfortable lounge spaces are turning backyards into places where people can relax after work or entertain guests throughout the warmer months.

Even simple upgrades such as thoughtfully placed lighting or a small pergola can transform a yard into a welcoming outdoor retreat. A significant change in residential design is treating outdoor areas as

extensions of indoor living spaces. Patios, decks, and backyards are increasingly intended for everyday use, not just special occasions.

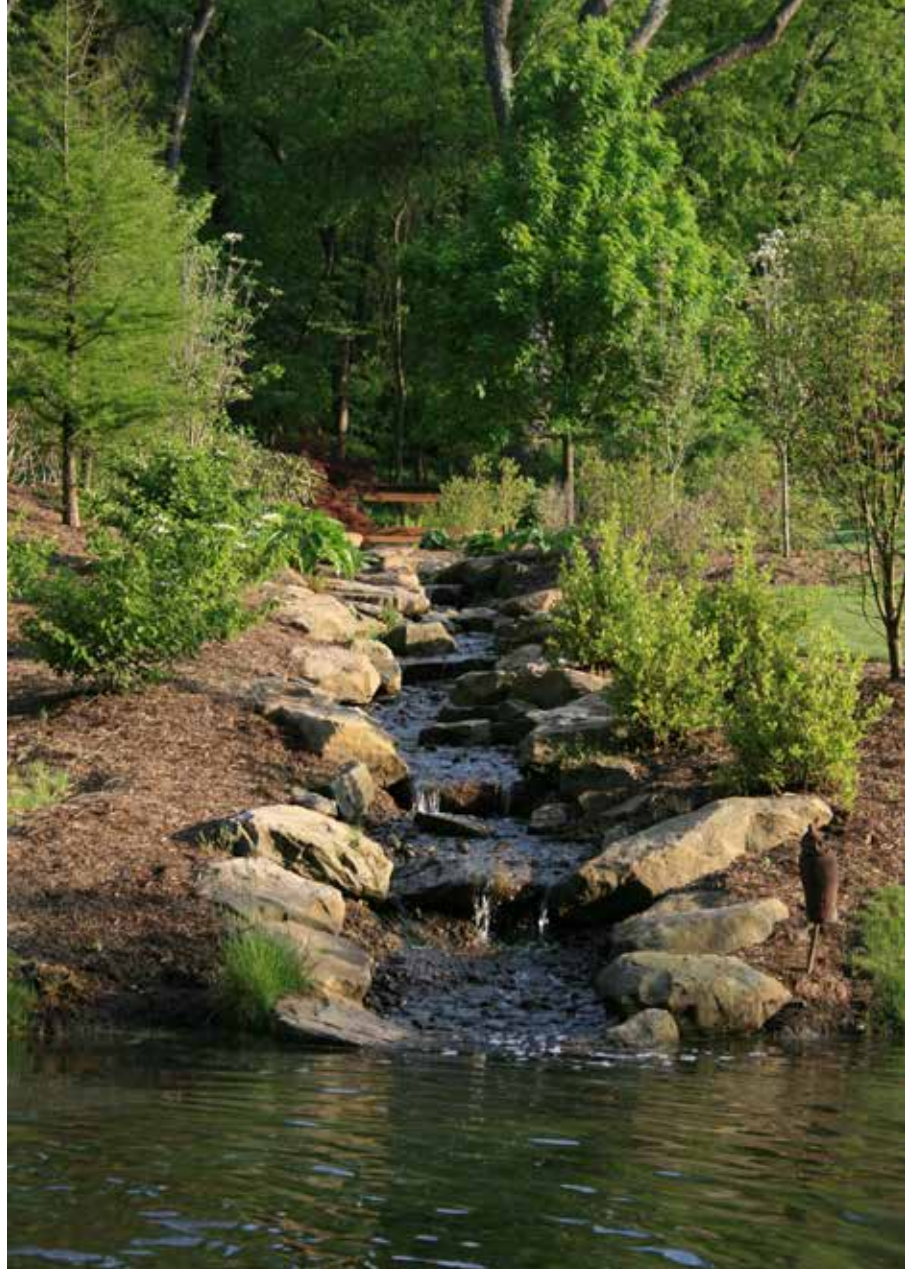
Homeowners now design distinct outdoor zones with dedicated functions. A yard may feature a dining spot for meals, a lounge area for relaxing conversations, a cooking zone for preparing food outdoors, and a space for recreation or exercise. Dividing the yard into these purposeful zones helps optimize its use and promotes regular activity.

Hardscaping elements such as patios, walkways, retaining

walls, and pergolas shape these zones, adding structure and creating smooth visual transitions throughout the landscape. The addition of comfortable seating, outdoor rugs, and weatherproof furniture enhances the sense that the backyard seamlessly connects to the home itself.

Recreation Areas Gain Popularity

Recreation is a major focus of outdoor design in 2026. Homeowners are increasingly adding features that encourage physical activity, play, and relaxation within their own yards. Rather than relying solely on





parks or recreational facilities, families are bringing many leisure activities directly into their outdoor living spaces.

“During the pandemic, everyone wanted a pool in their backyard. Now, we’re seeing requests for plunge pools for those who just want a place to cool off in the summer but don’t have the space or desire for a larger pool,” notes French. “We’re also seeing an increase in requests for other recreational options. For people who prefer to practice their putting skills without an audience, installing a country club style putting green in the backyard is ideal. People are also putting bocce ball courts in their yards if they have the space.”

Entertainment amenities are increasingly prevalent in outdoor spaces. Dedicated areas equipped with projectors and screens enable families to host outdoor movie nights, while integrated sound systems contribute to a lively and inviting environment for social gatherings.

Additionally, wellness-oriented features are emerging as a significant trend. Elements such as meditation gardens, yoga decks, and tranquil seating areas surrounded by landscaping are being incorporated to offer residents a serene retreat for relaxation and respite from daily demands.

Outdoor Kitchens Continue to Grow in Popularity

Outdoor kitchens remain one of the most desirable features in modern backyard design. What once consisted of a standalone grill has expanded into a fully equipped cooking and dining environment.

Many outdoor kitchens now include built-in grills, pizza ovens, smokers, and side burners for cooking a wide range of meals. Refrigerators, beverage coolers, and ice makers are also common additions, making it easier to prepare and serve food without having to go back and forth between the house and the yard.

Prep counters and sinks improve functionality, while storage cabinets

provide space for cooking tools and serving items. Durable materials such as stone countertops, stainless steel appliances, and weather-resistant cabinetry help ensure these kitchens remain attractive and functional despite exposure to the elements.

Outdoor kitchens often serve as the centerpiece of backyard entertainment spaces. Bar seating and nearby dining areas allow guests to gather while meals are prepared, turning cooking into a social activity. Pergolas or shade structures are frequently added to make these spaces comfortable even during the hottest parts of the day.

Technology Enhances Outdoor Space

Technology is increasingly integrated into residential outdoor environments. Smart irrigation systems, for example, allow homeowners to monitor and control watering schedules from their phones, adjusting automatically based on rainfall and temperature.

Outdoor lighting systems can now be controlled remotely as well, allowing homeowners to adjust brightness levels, highlight landscaping features, or create different moods for entertainment.

Weather-resistant televisions, outdoor speakers, and integrated sound systems are also becoming popular additions. These features make it possible to watch sports, host movie nights, or enjoy music while spending time outdoors.

Other technological features include automated pool controls, energy-efficient landscape lighting, and discreet security systems integrated into the landscape design.

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A Summary of Trends Leading to Financial Benefits

According to the Deckorators 2026 Outdoor Living Report which draws on contractor interviews, industry research, and market analysis, trends shaping outdoor living in 2026 include:

- Multi-Zone Layouts: Creating unique spaces designed for dining, relaxing, and wellness.
- Industry-Leading Materials: Using safe, low-maintenance materials that last.
- Waterfront Demand: Personalizing waterfront features that add lifestyle and resale value.
- Pet-Conscious Design: Incorporating pet-friendly materials in decking, railing, and fencing.
- Maximized ROI: Designing to ensure a return on investment without sacrificing personal style.

A New Era for Outdoor Living

Residential outdoor spaces in 2026 reflect a growing desire to create environments that support both relaxation and activity while adding significant value to homes. The modern backyard is no longer simply decorative, it is a functional living area that can accommodate cooking, recreation, wellness, and social gatherings.

As homeowners continue to invest in their outdoor environments, the line between indoor and outdoor living continues to blur. Backyards are becoming personalized retreats that offer comfort, style, and versatility, making them one of the most exciting areas of residential design today. **NH**

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FROM THE GROUND UP

Building a Custom Home That Fits Your Lifestyle

When Maria and Perry Napolitano set out to build their forever home, they spent nearly a year searching for the right piece of land. The 18 months that followed were filled with big decisions, unexpected challenges and the kind of perseverance that ultimately produced a 9,000-square-foot home they are deeply proud of.

When they started, the Napolitanos had a clear picture of what they wanted. A forever home. One built to their specifications, on land they chose, in a school district they researched. They were planning for the years ahead, and that meant designing a house that would work for them well into retirement. “We wanted to make the home the way we wanted to have it in terms of layout, selections, colors, and build it from the ground up,” said Maria.

Finding the right property took time. The Napolitanos initially had their sights set on North Allegheny, drawn to the school district’s reputation. But after spending time learning the township, they felt it was too large and not the right fit. They shifted their search to Hampton. “Being landlocked, I went on the Allegheny County real estate website and started looking for available land,” Maria said. After nine months to a year of searching, a plot in Hampton became available. Maria moved quickly to secure it.

From the start, the Napolitanos knew they wanted access to public sewer and water, avoiding the complications of well and septic systems. With 11 acres secured, they turned to Costa Homebuilders, a Pittsburgh-area custom home builder they already had reason to trust. Costa had built Perry’s previous home in Jefferson Hills. “They did a beautiful job,” Maria said. “Their follow-up and customer service was impeccable. They didn’t just build your home and leave.”

That track record mattered. Building a custom home is among the most consequential financial decisions a family can

make. Finding a builder who treats it with the same weight is not guaranteed. Maria credits Costa founder Jeff Costa with approaching the process with that seriousness from the very first meeting. Costa presented the full financial picture, including site work as well as discussing any ongoing costs, to make sure clients can afford to live in their homes after they are built.

The design process started, as many do, with inspiration pulled from the internet. Maria and Perry had browsed floor plan websites and arrived at their first meeting with plans they had purchased online. Jeff Costa quickly explained that those designs were built for regions that do not typically use basements. In Western Pennsylvania, they would not translate well. “We decided to let Jeff design the house,” Maria said. Costa worked with an architect and designer and came back with plans that incorporated the Napolitano’s ideas. “We just fell in love with it.”

One of their primary goals was aging in place. They wanted a primary suite on the first floor, with the master bedroom and all related amenities at ground level, so the house would function for them as the years passed. “Jeff builds home after home after home,” Maria said. “He knows what works. He was very instrumental and helpful in designing the layout and determining the size.”

The 11-acre property came with its own considerations. The land had a slight slope. Grading it to their original vision would have added significant expense. Costa identified the flattest area on the

lot and positioned the home there to minimize the work required. “Everything goes back to cost,” Maria said. “Do you want to spend an extra \$10,000 on grading? For us, the answer was not so much.” The decision was practical and, in the end, straightforward once Costa laid out the options.

Tony Ferrare, who oversaw selections on the project for Costa, described the land evaluation as one of the first critical steps in any build. “Before we even start to design the house, we want to have an idea of what the best shape is for the house based on the topography,” he said. His job was to take the Napolitano’s vision and find a way to make it real. “Maria wanted a custom home that was a beautiful house inside and out. She had ideas and we helped bring them to life.”

The exterior of the finished home reflects that ambition. The front of the house features a courtyard, limestone, a porte-cochère that shelters space for six cars and turf strips between the driveway design and parking areas. The roofline incorporates finials, and the façade is composed of five to six distinct levels. “These are all things we’ve done to make it architecturally interesting,” Ferrare said.

Inside, Maria and Perry brought ideas that pushed Costa’s team to think beyond conventional Pittsburgh construction. They wanted large-format tiles with minimal visible seams. The solution was 5-by-5-foot floor tiles with special engineering to improve stability and reduce cracking risk. They also wanted a pantry that opened through what appeared to be a cabinet door, leading into

PROJECT PROFILE



an extended pantry space with a second door connecting directly to the garage for unloading groceries. “It’s one of the show pieces in our home,” Maria said.

The basement became Ferrare’s favorite part of the project. “It created the mood,” he said. The lower level features channel lighting, a dark-toned bar, and a two-story study designed as office space connected by a spiral staircase. On the first floor, a working office features coffered ceilings with Maplewood herringbone and exposed beams. “They do a lot of living in this house,” Ferrare said. “There’s things that are functional and things that create a mood.”

Construction took place during the COVID-19 pandemic, when lumber prices spiked and supply chains were unpredictable. Costa kept the Napolitanos informed throughout. Hampton Township’s permitting process added another layer

of complexity, Maria said. “They hand-held us through the whole process, which made it easy and comforting,” she said.

Even with the support, the volume of decisions involved in a custom build wore on them. “The number of decisions you have to make, it’s like a wedding times 100,” Maria said. “You make decisions from tiles to the color of grout and type of door handles. It was decision after decision. You get burned out.” Costa worked with them through that fatigue, giving them time to make choices rather than demanding immediate answers. The builder’s showroom made some of that process easier, with standard selections available and the flexibility to work with vendors to upgrade or scale back depending on budget.

Tracey Shank, Costa’s sales and marketing manager, said that kind of client engagement defines how the company works. “Some people

are very involved,” she said. “Maria was one of those people. I talked to her almost every day. She was wonderful to work with.” Other clients, including some building here from out of state, take a different approach and have to extend more trust to the team because they don’t have access to the site often. Costa accommodates its approach to each individual client to communicate in a way that is best for them.

Shank walked through the company’s broader process for anyone considering building on raw land. The first step, before design work begins, is a thorough evaluation of the property. If public sewer is not available, the land must pass a percolation (perc) test to confirm it can support a septic system. Shank is direct about requirements to ensure a lot is buildable. People who do not consult a builder before buying a property can end up with land they

PROJECT PROFILE



cannot build on. “If I could give any advice, never buy a lot until you have a builder look at it if you want to build a home on that lot,” she said.

Often, site preparation costs can be substantial on raw land. If the lot is listed at a lower price, it usually means it may require more cost in site work, or that it has red flags that can cost more upfront to prepare the lot to build, if buildable at all. Shank said they are seeing land prices in the Pittsburgh area ranging from \$200,000 to \$500,000-plus for a buildable lot, with supply tightening as available parcels become scarcer. Private buyers

are competing with commercial developers, and competitive bidding may increasingly enter the picture more often than before. One option that has gained traction is purchasing land with an existing home on it, demolishing the structure, and building new. Costa has completed projects that way across multiple neighborhoods.

Once site preparation is understood and a budget is established and approved by the customer, Costa begins the design process. Shank said the initial phase, from lot evaluation through first iteration of plans, takes about

three to five weeks. Clients can adjust the initial plan as often as necessary without additional cost. The price of the house will not change if additional square footage or upgrades are not added and the changes work with the topography of the lot. Costa offers a variety of quality selections through their vendors. However, since they are custom builders, their vendors can accommodate upgrades or custom requests if the client chooses. Shank said because Costa is a true custom builder, the company’s network is broad enough to handle specifications that fall outside standard offerings.

PROJECT PROFILE



After construction closes, the relationship with clients does not end. Costa follows up at one year to confirm everything is still performing as expected. Shank noted that most builders provide a one-year warranty and move on, while Costa takes a different approach, addressing issues that arise and, in many cases, not charging for the work. "You're not just another transaction," Maria said of her experience.

Ferrare described Maria Napolitano as a rare kind of client. She arrived with ideas, stayed engaged at every stage, and put in a level of

effort he said exceeded what most clients invest. "The effort she put in is beyond that of a full-time job," he said. He called the finished home a perfect recipe of an inspired customer and a motivated building team. "It took a lot of work, but it was fun, and Maria is proud of the end result, and as a builder, we're proud of the end result."

For Maria, the finished home reflects something more than a construction project. When she walks through it now, certain details bring back specific moments from the process. The kitchen island, originally planned

with two pieces of granite, became a single seamless slab after the team talked her into it. "The way we made these decisions was a reflection of combined taste and experience and expertise," she said.

The project took 15 to 18 months from start to completion. At the end of that stretch, exhausted and relieved, she had a moment of honest reflection. Would she do it again? "If you'd asked me that a year ago, I'd say no," she said. "But now? Absolutely, because it's fun to create something that has your thumbprint on it." **NH**

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Parkwood Pointe

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

The Preserve at Blue Run

Indiana Township
Single-family homes
Priced from: Mid \$600s
School district: Fox Chapel
Agency: D R Horton
412-336-3635
DRHorton.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
724-609-5261
weaverhomes.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: D R Horton
412-336-3635
DRHorton.com

Seel Estates

Shaler
Single-family homes
Priced from: Mid \$400s
School district: Shaler Area
Agency: D R Horton
412-336-3635
DRHorton.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

Sonoma Heights

Marshall Township
Single-family homes
Priced from: Low \$1M
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
thepreferredd Realty.com

Stonegate

South Fayette Township
Single-family homes
Priced from: High \$500s
School District: South Fayette
Agency: Foxlane Homes
412-953-8260
foxlanehomes.com

Stonegate

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

Sunset Trail

South Fayette Township
55+ Active adult, detached patio homes
Priced from: Mid \$400s
School District: South Park
Agency: Foxlane Homes
412-953-8260
foxlanehomes.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

Victoria Ridge

Findlay Township
Single-family homes
Priced from: Upper \$400s
School district: West Allegheny
Agency: D R Horton
412-336-3635
DRHorton.com

The Villages at Forest Grove

Robinson Township
Priced from: Low \$400's
School district: Montour
Agency: Ryan Homes
412-516-3350
ryanhomes.com

The Villages at Marketplace

Moon Township
Townhomes and villa homes
Priced from: Townhomes: Upper \$300's
Villa homes Mid \$400's
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: D R Horton
412-218-2384
DRHorton.com

Villas of South Park

South Park Township
Luxury Patio Homes
Priced from: 2 quick delivery homes
remaining from \$420,000
School district: South Park
Agency: Scarmazzi Homes
724-249-6309
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

Chippewa Trails

Chippewa Township
Single-family and duplexes
Priced from: Mid \$300s
School district: Blackhawk
Agency: D R Horton
412-336-3635
DRHorton.com

Courtyards at Legends

Hopewell Township
Luxury Patio Homes
Priced from: Low \$400s
School district: Hopewell
Agency: Scarmazzi Homes
724-249-6309
www.scarmazzihomes.com

Evergreen Heights

Brighton Township
Patio homes
Agency: Howard Hanna Real Estate Services
724-775-5700
newhomes.howardhanna.com

Goldenrod Meadows

North Sewickley Township
Single-family homes
Priced from: Upper \$300s
School district: Riverside
Agency: D R Horton
412-336-3635
DRHorton.com

Highland Meadows

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

Lakeside Village

Economy Borough
Single-family courtyard homes
Priced from: \$450s
School District: Ambridge
Agency: Weaver Homes
724-609-5261
weaverhomes.com

Pinehurst Village

Ohioville
First floor living villas
Priced from: High \$400,000s
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

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

Autumn Woods

Butler
Townhomes
Priced from: Upper \$200s
School district: Butler Area
Agency: D R Horton
412-336-3635

Breckenridge

Cranberry Township
Townhomes
Priced from: Upper \$300'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
thepreferreddrealty.com

Creekside Manor

Harmony
Townhomes
Priced from: Low \$300s
School district: Seneca Valley
Agency: D R Horton
412-336-3635
DRHorton.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
lifeatcrescent.com

Duffy Highlands

Butler
Ranch and single-family
Priced from: Mid \$300s
School district: Butler Area
Agency: D R Horton
412-336-3635
DRHorton.com

Eagle Ridge

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

Glade Run

Zelienople
Single-family, ranch and townhomes
Priced from: Low \$300s
School District: Seneca Valley
412-516-3350
Ryanhomes.com

Heritage Crossings

Sarver
Patio homes
Priced from: \$390's
School district: Freeport
Agency: Weaver Homes
724-609-5261
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

John Quincy Adams

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

Laurel Pointe

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

Leslie Farms

Connoquenessing
Single-family homes
Priced from: Upper \$300's
School district: Butler Area
Agency: D R Horton
412-336-3635
DRHorton.com

Liberty Pointe

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

Maplewood Village

Evans City
Single-family homes
Priced from: Mid \$300's
School district: Seneca Valley
Agency: Ryan Homes
412-516-3350
Ryanhomes.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

Meeder

Cranberry Township
Townhomes
Priced from: \$400's
School district: Seneca Valley
Agency: Charter Homes & Neighborhoods
412-426-3020
lifatmeeder.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
412-838-3818
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
buildinfinityhomes.com

Park Meadows

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

Pinewood

Mars Township
Single-family homes
Priced from: Mid \$800's
School district: Mars
Agency: Heartland Homes
412-516-3350
HeartlandLuxuryHomes.com

The Ridge

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

Ridgeview Estates

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

Seneca Hills

Harmony
Townhomes
Priced from: Mid \$300s
School district: Seneca Valley
Agency: D R Horton
412-336-3635
DRHorton.com

Shadow Ridge

Penn Township
Single-family homes
Priced from: Low \$700s
School district: Knoch Schools
Agency: Foxlane Homes
412-953-8260
foxlanehomes.com

Stonegate

South Fayette Township
Single-family homes
Priced from: High \$500s
School District: South Fayette
Agency: Foxlane Homes
412-953-8260
foxlanehomes.com

Shannon Mills Estates

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

Sienna Village

Mars
Townhomes
Priced from: Upper \$300s
School district: Mars Area
Agency: D R Horton
412-336-3635
DRHorton.com

Summerwind

Cranberry Township
Luxury townhomes and main-level
owner's suite homes
School District: Seneca Valley
Agency: Eddy Homes
888-805-3339
EddyHomes.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

Twin Oaks

Sarver
Ranch homes
Priced from: Mid \$300's
School district: Freeport Area
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

The Villas at Forest Oaks

Butler
Patio homes
Priced from: \$400's
School district: Butler
Agency: Weaver Homes
724-609-5261
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 Reserve

Jackson Township
Patio homes, single-Family Courtyard
Homes, Paired Villas
Priced from: \$400's
School district: Seneca Valley
Agency: Weaver Homes
724-609-5261
weaverhomes.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

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

Anthony Farms

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

Autumn Grove

Peters Township
Traditional single-family
Priced from: \$979,900
School District: Peters Township
Agency: Berkshire Hathaway
Homeservices The Preferred Realty
724-591-0928
thepreferredrealty.com

Brookwood Brownstones

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

Burkett Manor

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

Camden Village Spec

Peters Township
Townhomes
Priced from: \$539,900
School district: Peters Township
Agency: Foxlane Homes
412-953-8260
foxlanehomes.com

Castlewood Fields

Nottingham Township
Carriage homes
Priced from: Low \$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

Cherry Valley Lakeview Estates

McDonald
Traditional single-family
School District: Fort Cherry
Agency: Berkshire Hathaway
Homeservices The Preferred Realty
724-591-0928
thepreferredrealty.com

Crekside Meadows

Peters Township
Townhomes coming soon
Priced from: Low \$400's
School district: Peters Township
Agency: Scarmazzi Homes
724-249-6309
www.scarmazzihomes.com

Crekside 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 McMillon
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

Juniper Woods

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

Kings Run

Chartiers Township
Townhomes coming soon
Priced from: Low \$300's
School district: Chartiers-Houston
Agency: Scarmazzi Homes
724-249-6309
www.scarmazzihomes.com

Lutz Farms

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

Lutz Farms

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

Magnolia Ridge

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

Regents Park

Peters Township
Single-family homes
Priced from: Upper \$500s
School district: Peters Township
Agency: D R Horton
412-336-3635
DRHorton.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

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/>

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 Spec

Upper St. Clair Township
Single-family home (1)
Priced from: \$1,079,990
School District: Upper St. Clair
Agency: Foxlane Homes
412-953-8260
foxlanehomes.com

Village of Boyce Park

Bridgeville
Luxury townhomes and main-level
owner's suite homes
District: South Fayette
Eddy Homes
888-805-3339
EddyHomes.com

Westbury

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

Woodbriar

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

WESTMORELAND COUNTY

Acres Community

Murrysville
Luxury single-family homes
Large executive lots
School district: Franklin Regional
Agency: Suncrest Homes, Inc
724-327-1844
Suncresthomespa.com

Acres Community

Murrysville
Luxury single-family homes
Large executive lots
School district: Franklin Regional
Agency: Suncrest Homes, Inc
724-327-1844
Suncresthomespa.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

Allexandra Estates

Penn Township
Patio homes
Priced from: High \$400,000s
School district: Penn Trafford
Agency: Howard Hanna Real Estate Services
412-814-3614
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

Blackthorn Estates

Penn Township
Villa homes
Priced from: Upper \$300's
School district: Penn Trafford
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

Broadview Estates

Hempfield Township
Single-family homes
Priced From: Mid \$300s
School District: Hempfield Area
Agency: D R Horton
412-218-2384
DRHorton.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
Duplexes
Priced from: Mid \$300s
School district: Hempfield Area
Agency: D R Horton
412-218-2384
DRHorton.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

Kings Landing

Unity Township
Paired villas (coming soon)
Priced from: \$500,000
School district: Greater Latrobe
Agency: Pellis Construction Company
724-961-5531
Pellisconstruction.com

Kingsbrooke Estates

Unity Township
Paired villas
Priced from: \$550,000
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

Lindwood Crest

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

Palmer Place

Unity Township
Luxury Homes
Priced from: \$1,000,000
School District: Greater Latrobe
Pellis Construction
724-961-5531
pellisconstruction.com

Palmer Place

Unity Township
Luxury Homes
Priced from: \$1,000,000
School District: Greater Latrobe
Pellis Construction
724-961-5531
pellisconstruction.com

Palmer Place

Unity Township
Single-family
Priced from: \$900,000
School District: Greater Latrobe
Agency: Berkshire Hathaway
Homeservices The Preferred Realty
724-838-3660
thepreferredd Realty.com

The Reserve at Foxfield

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

Salem Ridge Townhomes

Salem Township
Townhomes coming soon
Priced from: Low \$300's
School district: Greensburg-Salem
Agency: Scarmazzi Homes
724-249-6309
www.scarmazzihomes.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

Spyglass Trails

Hempfield Township
Ranch homes
Priced from: Low \$300s
School district: Hempfield Area
Agency: Ryan Homes
412-516-3350
Ryanhomes.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 Summit at Lindwood Crest

Hempfield Township
Single and paired villas (coming soon)
Priced from: \$500,000
School district: Hempfield
Agency: Pellis Construction Company
724-961-5531
Pellisconstruction.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
thepreferredd Realty.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

Willowbrook

Rostraver Township
Ranch and villa homes
Priced from: Low \$300's
School district: Belle Vernon
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

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: \$400,000
Agency: Pellis Construction
724-961-5531
Pellisconstruction.com

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