

Photo: Borough of Ambridge

**BOROUGH OF AMBRIDGE BROWNFIELDS REDEVELOPMENT PLAN**  
**ANALYSIS OF MARKET OPPORTUNITY FOR**  
**HOUSING AND GROCERY**  
**Final Report April 30, 2025**

**KM Date Community Planning, LLC**  
*Prepared for: Stromberg Garrigan and Associates, Inc.*  
*And the Borough of Ambridge, PA*

In collaboration with:  
OHM Advisors  
Task Team Real Estate Advisors



Task Team  
KM Date Community Planning, LLC

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# EXECUTIVE SUMMARY

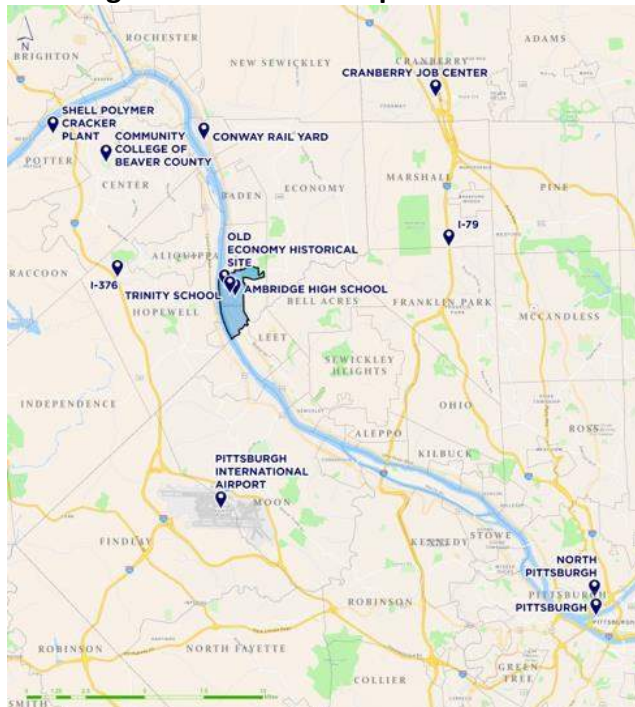
## Introduction

The Borough of Ambridge is a revitalizing small town on the Ohio River 30 minutes north of Pittsburgh, with a population of 6,900. The downtown is very walkable, and boasts quality brick buildings on its main street, Merchant Street, and nearby Duss Avenue. Recent Borough and entrepreneur investment and grant activity have provided the foundation for redevelopment.

This report is prepared as part of the Ambridge Brownfields Areawide Redevelopment Plan, funded by the US Environmental Protection Agency, and led by Stromberg-Garrigan Associates. The purpose of this study is to evaluate the market for potential future residential and grocery uses to be proposed in the Redevelopment Plan.

## Place

### Ambridge Area Location Map



Ambridge is situated in an excellent location. Just 30 mins (16 miles) NW of Pittsburgh, it is in close proximity to job centers on Pittsburgh’s North Side, Cranberry, Moon Township, and the Shell Cracker plant. Major freeway access is 15 minutes south to I-79, and 10 minutes west to I-376. It is 25 minutes to the Community College of Beaver County, and just 20 minutes to the Pittsburgh International Airport. The Borough is located on an active rail line, and is just south of Conway Rail Yard owned by Norfolk Southern.

*Source: OHM, ESRI*

Local assets include Trinity Anglican Seminary, good quality housing stock, intact historic main street and environs, property values trending up, many new businesses in downtown, and a growing arts presence. The Borough is home to the state historic site Old Economy, located in downtown, and the small-town Ambridge School District, with a recently built high school right in the center of the downtown. The Iron Horse Community Theater and recent work of the Ambridge School District and the Genesis Collective provide a foundation for a growing community in the visual and performing arts. Ambridge’s Farmers Market, operating since 1987, is a true agricultural market showcasing Beaver County-grown products, and is one of the oldest in the southwestern PA region.

## Ambridge Downtown Businesses, grouped by opening year



Source: KM Date, OHM, Borough of Ambridge

Burgeoning downtown businesses include 56 businesses of note downtown, 36 on Merchant Street. 25 of them have opened since 2020, 16 on Merchant Street. Seven landmark restaurants opened before 1970, and Stangl's Bakery dates to 1920. Offerings include 17 restaurants, a wine bar, two breweries, landmark pizza places, 3 new cafes, latino grocery and barbershop, yoga and gaming. A new Bier Garten restaurant is slated to open this summer.

The Borough's leadership is actively involved in business recruitment and grant-seeking, with impressive results over the last 5 years. Recent investment in the

downtown streetscape totals \$5.1 million in two phases; plus the 2023 Brownfields grant of \$.5 million. The Borough has invested \$1.5 million over the last 4 years, which has leveraged almost \$7 million in federal, state and county grants for community improvement.

Finally, home rehabilitation in Ambridge is steadily growing, with many investors and young families taking advantage of very affordable housing prices to buy low and rehab and then sell at a higher price. Homes are a good value in Ambridge, with good quality stock, and home prices steadily trending up.

## People



Ambridge is home to 6,900 residents in about 3,100 households. Ambridge's population is younger and more diverse than surrounding communities, with a higher labor participation rate. The Hispanic/Latino population is a growing factor in the housing market, renting properties and buying/renovating/leasing properties.

As many people migrated into Beaver County from the Philadelphia area in the last 5 years as from the Pittsburgh area, upwards of 1,000 people a year. There are over 300,000 workers employed within 30 minutes' drive of Ambridge, and 72,000 within 20 minutes. While overall population growth in both

Allegheny and Beaver Counties is roughly flat, the number of households is growing at a slow pace.

## Employment

In Beaver County, job growth highlights manufacturing and construction, both well-paying blue-collar jobs with potential for "missing middle" housing needs. Health care, management and other white-collar jobs lead Beaver county in job growth as well (number of jobs).

Professional/technical employment is the single largest group in Allegheny County and growing, with 60,000 people employed. This is likely a significant possibility for the housing market in Ambridge. A significant proportion of workers (75%) in Ambridge and the market area live and are employed in communities nearby, vs Pittsburgh. While population growth is flat in both counties, job growth is steady and expanding with good quality jobs that can contribute to housing demand.

## Redevelopment Environment

### Real Estate Submarkets Near Ambridge



Source: Task Team Real Estate Advisors, OHM

**Real Estate Trends.** Ambridge is at the intersection of three submarkets, although the County boundary is a strong separator. Beaver County is its own submarket. These boundaries roughly parallel submarkets for industrial, commercial and office as well.

Although growth appears to be flat in office and industrial, this contributes to the area's affordability – a prerequisite for early revitalization and gentrification. Multi-family is growing in the adjacent Allegheny County submarkets with rents going up, if slowly, in the Beaver market – low vacancy is trending down, another good sign. Multi-family remains significantly more affordable in Beaver County compared to Allegheny County.

**Interviews.** To test findings and shape our picture of Ambridge's opportunity, we conducted 18 telephone interviews with Ambridge leaders, business owners, developers, realtors and residents. Questions were asked about the housing, employment, real estate and grocery markets, as well as business growth and development in Ambridge.

**Overall redevelopment environment findings.** While little is happening in Beaver County now, economic development is active and likely to yield new employment in the long run. Allegheny County's price pressures put Beaver County, especially communities that are easily accessible,

in a good position to attract residents and businesses. Ambridge itself is an investment and home purchase value, with values and prices, especially for rehabbed property, trending up. There is vacant land available for industrial, flex, maker, residential multi-family sectors. There is property available to support more retail and restaurant investment in the downtown. Finally, single family purchase-rehab-resale is an active market.

### Existing Housing in Ambridge



Paralleling trends in Beaver County as a whole, more than 60% of Ambridge's housing was built before 1940. Virtually no housing has been built in Ambridge since the 2000's. 85% of residential structures in Ambridge are single-family detached, with 13% two-family. Housing in Ambridge is generally well-built and worth rehabbing, with many brick structures.

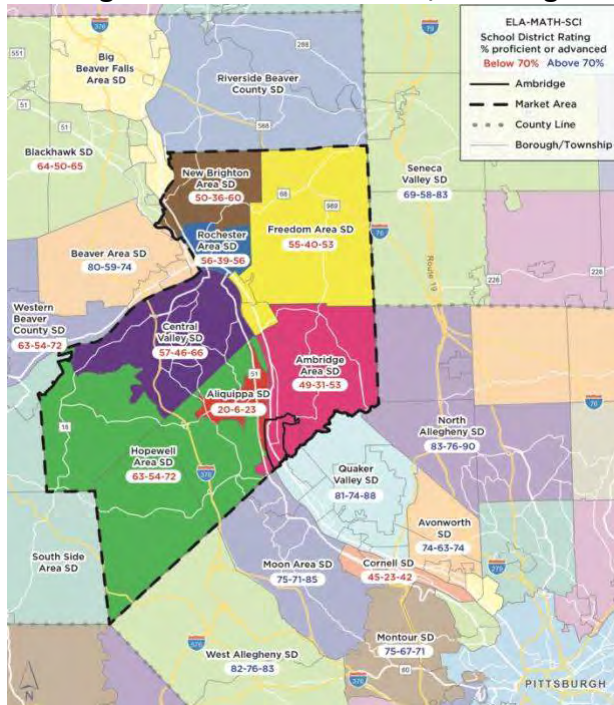
Property condition parallels housing age. 7% (172 residential structures) are rated "D", or "poor", and warrant immediate attention; 91% are rated "average" and will need rehab over time.

Residential property is generally owned by owner-occupants or by local landlords who can easily access property for maintenance purposes. 59% of residential structures are owner-occupied. 33% (631) residential structures are owned by landlords in Ambridge, Beaver County, and adjacent counties, and include many small landlords who are building family wealth and keeping it local. 8.3% (159) residential structures are owned by out-of-state landlords or landlords not in adjacent counties, and warrant monitoring for adequate property maintenance.

### Housing Market Analysis

**Characterizing the Housing Market Area.** To define the Housing Market Area, we looked to Ambridge and its surrounding communities with similar school district test scores. We hypothesized that development that is doing well in these communities would also do well in Ambridge, given their similar location, and parallel family attraction. We tested supply and demand, and affordability in this market area. We also evaluated comparable properties within the market area.

## Housing Market Area Definition, Ambridge Area



Source: KM Date, OHM

Households in the market area are generally older and wealthier than Ambridge, with an average household income that is 50% higher. The market area has half the vacancy rate as Ambridge, and 73% household home ownership (compared to Ambridge's 46%). Average home value in the market area is \$253,000, compared to Ambridge's \$181,000.

## Housing Affordability

Assuming housing cost threshold at 30% of household income, there is a gap of 4,000 owner-occupied units over \$200,000 in the market area; 2% of these would be 80 units and seems quite reasonable as a conservative estimate of demand. In the market area, there is a surplus of about 2,000 for "missing middle" owner-occupied housing, suitable for blue-collar and pink-collar workers with incomes \$50,000 to \$100,000 (values \$150,000 to \$300,000). "missing middle" housing is a gap of ~225 units in Ambridge that is balanced by the surplus in the market area – could indicate that people will move out as Ambridge gentrifies.

## Housing Affordability Analysis, Ambridge Market Area, Owner-Occupied

Market Area				
Owner-Occupied Housing Value	No. Units	Affordability Income Level	No. HH	Surplus (Gap)
Less than \$50,000	2,119	Less than \$10,000	784	1,335
\$50,000 to \$99,999	5,247	\$10,000 to \$34,999	4,355	892
\$100,000 to \$149,999	5,707	\$35,000 to \$49,999	3,433	2,274
\$150,000 to \$199,999	5,706	\$50,000 to \$74,999	6,313	(553)
\$200,000 to \$299,999	7,376	\$75,000 to \$99,999	4,697	2,679
\$300,000 to \$499,999	3,906	\$100,000 to \$149,999	6,334	(2,428)
\$500,000 or more	1,291	\$150,000 or more	5,490	(4,199)

Source: ACS 2019-2023 5-year estimates, KM Date Planning

## Housing Affordability Analysis, Ambridge Market Area, For-Rent

For Rent – Market Area				
Gross Rent	No. Units	Affordability Income Level	No. HH	Surplus (Gap)
Less than \$500	1,727	Less than \$15,000	2,136	(409)
\$500 to \$999	4,668	\$15,000 to \$34,999	3,025	1,643
\$1,000 to \$1,499	3,226	\$35,000 to \$49,999	1,910	1,316
\$1,500 to \$1,999	629	\$50,000 to \$74,999	2,027	(1,398)
\$2,000 to \$2,499	513	\$75,000 to \$99,999	962	(449)
\$2,500 to \$2,999	20	\$100,000 to \$149,999	918	(898)
\$3,000 or more	17	\$150,000 or more	555	(538)

Source: ACS 2019-2023 5-year estimates, KM Date Planning

There is a gap of 3,000 renter occupied units over \$1,500 in the market area, about 500 of them in Ambridge; 2% of these would be 60 units at market rate.

Affordable rental units under \$500 monthly rent remain in the gap zone, with 400 units needed in the market area, 200 of them in Ambridge. This is confirmed with low-income inventory analysis, which conservatively estimates that 185 units for seniors, and 627 for non-senior, units are needed in Ambridge, backed up by larger gaps in the market area and the County. The Housing Authority of Beaver County tells us that subsidized units for single-person, non-senior, non-disabled households are in the greatest demand across the county, with waiting lists of up to 18 months.

### Comparable Properties Review



Source: Google Maps

200+ properties were examined in four categories:

- New construction, for-rent apartments
- New construction, for-sale condos and townhomes
- New construction, for-sale single family homes
- Existing, single-family homes in Ambridge

Most were within the defined housing market area. New construction was built within the last 5 years +/-, and all were sold within the last 2-3 years. 47 for-sale condominiums and

townhomes sold between 2020 and 2024, ranging in price from \$200,000 to \$450,000. All were 2 or 3 bedrooms with 2 to 2.5 baths.

5 single-family homes of new construction sold in the market area in 2024, all within the market area but outside of Ambridge. They ranged in price from \$354,000 to \$754,000 and had from 3 to 5 bedrooms.

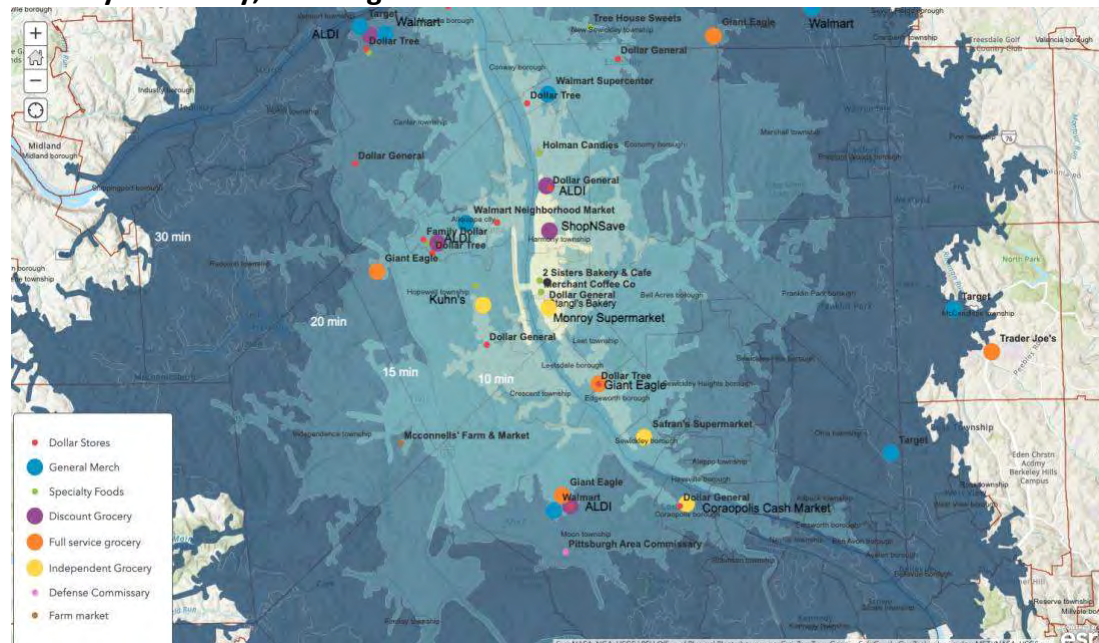
79 existing single family homes sold in the market area from March of 2024 to March of 2025, ranging in price from \$93,000 to \$299,000. Map analysis showed no locational pattern in home pricing; factors such as home characteristics, quality, condition seemed to play a more important role in price level. Economy/Harmony did show roughly a \$50-75,000 premium for existing homes over Ambridge but this was variable. Single family home sales and prices are solidly trending up, especially for newly rehabbed homes.

Volume for new construction is low, but there are several solid developments within the market area over the last 5 years, with market-rate sale and rental prices. According to interviews, there are currently no planned new projects.

There seems to be a pattern of condos being used as rental properties with success. Amenities for condos/apartments are minimal and don't seem to be mandatory. Affordable housing remains a possibility for rentals. We reviewed comparables for upstairs rentals, but they seem to be lower-end rehabs.

## Grocery Market Analysis

### Grocery Inventory, Ambridge Area



Source: KM Date, Google Maps, ESRI

The grocery market in Ambridge is generally framed by general merchandise stores such as Walmart and Target; full-service grocery stores such as Giant Eagle; discount stores such as ShopNSave; and independent grocery stores such as Beaver Super in Beaver Falls.

We analyzed grocery demand based on household income and likely household expenditures for food at home in a 10-minute and 15-minute drive zone from Ambridge. The 10 and 15-minute drive zones fall within the 4<sup>th</sup> quintile of US households for Median and Mean Household Incomes of \$90,000 and \$100,000 respectively.

**Grocery Leakage and Surplus, Ambridge Drive Zones**

Item	Total SF EXISTING	Gap (Surplus) - Calculated	SF Gap (Surplus) - Calculated
<b>15-minute Drive Zone</b>			
Food and Beverage Stores/			
Food at Home	351,300 \$	19,781,668	39,563
General Merchandise			
	393,528 \$	(58,273,982)	(97,123)
<b>10-minute Drive Zone</b>			
Food and Beverage Stores/			
Food at Home	90,400 \$	18,552,838	37,106
General Merchandise			
	61,972 \$	20,831,883	34,720

Source: KM Date

There is apparent leakage of \$37 million within the 10-minute drive zone, supporting about 37,000 Square Feet of grocery; this would be expanded if Giant Eagle at Quaker Village should close. However, there is a net surplus of \$58 million (97,000 Square feet) in the 15-minute drive zone for General Merchandise, which will overlap with grocery in the area.

Interviews indicated that people still desire specialty goods, which complement main-street-type redevelopment. High quality produce is available through Monroy's and the Farmers Market (in summer only), but other goods are lacking.

Trader Joe's was proven to not be supportable in Ambridge due to a substantially lower household income profile within a 20-minute drive zone (\$6 billion vs \$13-15 billion for all three Pittsburgh-area Trader Joe's locations).

While opportunity exists in the 10-minute drive zone, it is overshadowed by general merchandise in the 15-minute drive zone. A conservative approach would recommend a market hall of 10,000 square feet (possibly expandable if successful) to provide specialty goods via small local retailers, as close to Merchant Street as possible. We offer examples of market halls of 20,000 to 50,000 square feet in Pittsburgh, Shaker Heights, Ohio, and Baltimore.

## Recommendations and Conclusions

### Summary of Recommendations

Type	Number of Units	Typical size in SF	Typical price point	Sale or Rent Price Point/SF
<b>MARKET RATE FOR-SALE</b>				
40 to 80				
<b>Single Family Cluster or Garden Homes</b>	25 to 40			\$160-\$200
3 BR/2 Ba, or 2 BR/1 office/2 Ba		1500-2300	\$280,000-\$375,000	
<b>Townhomes</b>	10 to 20			\$160-\$200
2 BR/2 BA		1400-1700	\$280,000-\$340,000	
3 BR/2 BA		1800-2000	\$300,000-\$360,000	
<b>Single-Family Detached Homes</b>				
3 BR	10 to 20	1500-2500 SF	\$350-450,000	<b>\$180-\$230</b>
<b>MARKET RATE FOR-RENT</b>				
30-50				
<b>Market Rate Apartments, 1-3 bedrooms</b>	30 to 60	650-1500 SF	\$800-\$2600/month	<b>\$1.25-\$2.00</b>
1 BR/1 BA	5-10	650-800	\$800-\$1600	
2 BR/2 BA	20-40	1200	\$1500-\$2400	
3 BR/2 BA	5-10	1500	\$2300-\$2600	
<b>Graduate student apartments, 3 bedroom</b>	5	1200	\$500/bed, \$1500/month	<b>\$1.75</b>
<b>AFFORDABLE FOR-RENT</b>				
20-50				
<b>Non-Senior LIHTC apartments, 1 bedroom</b>	30	750 SF	subsidized	
1 bedroom/1 BA	20	750		
<b>Senior LIHTC apartments, 1 bedroom</b>	30	750 SF	subsidized	
<b>GROCERY</b>				
<b>Specialty Grocery and Micro-Restaurant Market Hall</b>		10-20,000 SF		

Source: KM Date

**General Recommendations.** Ambridge's affordability, decent housing stock, and excellent location puts it in a good position for growth and redevelopment. Ambridge is currently showing all the signs of a gentrifying/burgeoning community, with housing rehab-resale generating value, the growth of multiple businesses in downtown, and presence of the arts and special attractions such as the theater, farmers' markets and Jambridge.

Continued energy to expand night-time and music venues, high quality restaurants, and specialty businesses should pay off. It will be helpful for the Borough to find sources for support of rehab of properties belonging to seniors, assistance with do-it-yourself repairs, and property tax relief to enable existing residents to stay in place as the Borough gentrifies.

**Housing Recommendations.** The strongest support is for one-story, cluster or garden homes with 3 bedrooms and/or 2 bedrooms and one office, suitable for empty nesters and professionals without children. Townhomes (2-stories) are less supported but may be worth piloting in a second phase, since young professional demand in Ambridge is likely to expand and they would fit well into downtown infill properties.

Single family homes remain strong and will need at least .20 acres lot for a yard. Location on the hill above Ambridge's downtown will support the highest prices for the near term (in the long term, prices/values in downtown may expand with gentrification).

Graduate student housing will be a stretch since so many students at Trinity need family housing; but renovated upstairs apartments on Merchant/Duss and vicinity would be worth an experiment for the minority who are singles and desire better quality (but still very affordable) housing.

Senior LIHTC demand is mostly met but there could be room for one other small project as Ambridge residents age and values/property taxes on their owner-occupied homes increases. Single-person-household low-income housing is in high demand but rents must meet 30-50% AMHI thresholds, which would require substantial subsidy and may not be feasible.

Rehab of existing homes in Ambridge is worth doing and will increase in value/feasibility over time as property values increase and comps proliferate; this will meet family and "missing middle" needs over time, as well as Trinity student families.

**Grocery Recommendations.** As is typical of any town in major metropolitan areas, General Merchandise surpluses threaten the strength of grocery demand within the 15-minute drive zone. However, Ambridge's 10-minute drive zone demonstrates leakage in both grocery and general merchandise, indicating a window for some grocery presence, especially if the Giant Eagle should close.



Source: Google

Higher-income shoppers from surrounding communities are already demonstrating willingness to come to Ambridge for restaurants and specialty businesses, and could be expected to patronize a business offering specialty-type grocery, for which they now travel to Cranberry and Moon. Monroy's Supermarket and the farmer's market provide some fresh produce, but quality, specialty and variety are lacking in other goods.

Trader Joe's and similar upscale national chains are not supported in the Ambridge area due to substantially smaller household income capacity within 20 minutes' drive.

The burgeoning Merchant Street and downtown business environment would be complemented by a market hall approach giving local businesses and micro-restaurants an edge in meeting demand for specialty foods and grocery. Some examples of Market Halls include the Van Aken Market Hall, Shaker Heights OH (21,000 SF); the Federal Galley in Pittsburgh (14,000 SF), and the R. House in Baltimore (50,000 SF).

### **Caveats and Limitations**

No market study can anticipate all conditions needed for success in development: business acumen, entrepreneurial vision, marketing strategy, capital resources, economic change all are far more important in determining outcome of any project. No guarantee is made through this study, which is intended to highlight potential opportunity. Developers are strongly encouraged to do their own market analysis based on their target market and market, business, and finance strategy.



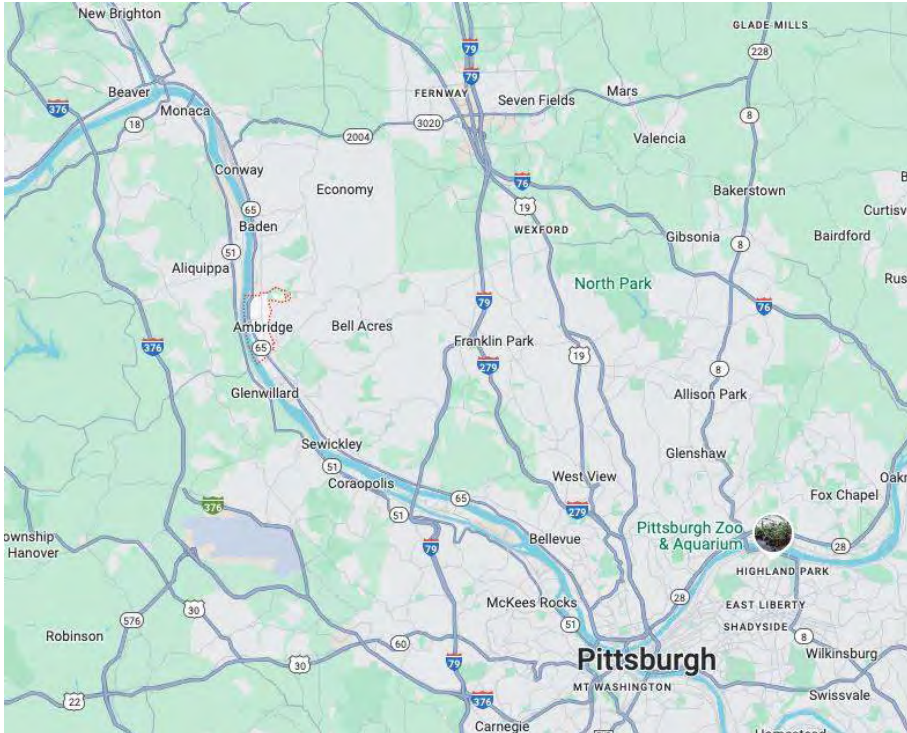
*Borough of Ambridge*

## INTRODUCTION

### **Borough of Ambridge Overview**

The Borough of Ambridge, Pennsylvania is a small town on the Ohio River 30 minutes north of Pittsburgh. Formerly a thriving industrial town of 20,000 people, it experienced decline after the 1940's, with a current population of 6,900, and about 3,200 households. The Town retains its original compact, walkable character, with high quality buildings and housing that have stood the test of time. Key assets, in addition to easy access from and to Pittsburgh via route 65 along the Ohio River, include excellent access to the Pittsburgh International Airport, and job centers in Cranberry and Moon. Its oldest historic area centers around Old Economy Village, the site of the original town, on the northern end of Merchant Street, and is well integrated with the rest of the downtown. The still-affordable cost of land, property and housing in Ambridge, along with its historic/walkable character, make it a trending focus of new businesses and rehabilitation of homes and commercial buildings.

The community's population as of 2023 is 6,875, with 3,191 households. While population in Ambridge and the Counties of Beaver and adjacent Allegheny, is relatively flat, the community is younger than its surrounding communities and is seeing change in age cohorts as older members pass away or sell their homes, and younger people move in and rehabilitate housing. Growing professional and white collar jobs in Allegheny County, and blue collar jobs in Beaver County, offer opportunities to attract residents to Ambridge.



## Borough of Ambridge and Environs

Source: OHM, ESRI

### Background and Purpose of the Study

With burgeoning interest from businesses investing in the downtown, and housing renovation trending the value and cost of housing up, the Borough has engaged in recent efforts to plan for revitalization. In addition to renovation of the Merchant Street

streetscape to support revitalization of Ambridge’s main retail street, local government leadership has also obtained a 3-year \$500,000 grant from the US EPA, led by Stromberg-Garrigan Associates, to plan for rehabilitation of brownfields and a new future for the town. This study is undertaken as part of that grant, to define potential uses for properties to be redeveloped.

Specific research questions of this study include:

- What is the demand for housing of various types in Ambridge, especially market-rate?
- What is the demand for grocery in Ambridge, particularly Trader Joe’s and specialty foods?
- Provide a program outlining number of units, type, price point, and grocery square footage for use by the planning team in planning for targeted properties.

### Market Opportunity: Place, People, Employment, Redevelopment Environment

This study examines the potential attractiveness of Ambridge for redevelopment in housing and grocery. Both are driven by potential growth in households. Household demand is driven by two elements:

- 1) the quality of the place as a location to live, work, play, shop, and study
- 2) the availability of jobs and employment

In addition, the characteristics of people and households, in particular their income, education and mobility, will drive their interest in certain types and price points of housing. Finally, the redevelopment environment is crucial to the success of any redevelopment efforts. Key market

factors explored include lease and sale rates, absorption, competitors existing, in progress and under construction, and real estate market activity. In particular, an assessment of comparable sales enables us to verify the success of different types of development at different price points. In the process of conducting our analysis, we typically interview key stakeholders to verify the data indications, and further understand the importance and perceptions of Ambridge and its redevelopment.

As a final step, we quantify the demand for different types of housing as well as grocery, and then compare it to the supply available. Understanding the demand, supply, and gaps in supply allow us to draw conclusions about the potential market for different types of housing and grocery.

### **Outline of this report**

After this Introduction, we closely examine the characteristics of Place, People/Households, Employment, and the Redevelopment Environment in Ambridge. We then drill down on Housing, assessing Ambridge’s existing housing stock, and the Housing Market, comparing supply and demand. We similarly assess the Grocery Market, and then draw Conclusions that can be utilized by the project planners to evaluate redevelopment opportunity on target sites.



*Source: Borough of Ambridge*

## **PLACE**

As the saying goes, “Location, Location, Location.” The character of place is one of the critical factors in evaluating a housing market. More and more, redevelopers are finding that people choose where they will live based on a place’s vibrancy, walkability, quality of life, and ability to foster community. In evaluating Ambridge as a Place, we ask, what draws people to live and work here? How does this sense of place position Ambridge for opportunity and growth? How Ambridge is positioned in relation to its surrounding communities? - the answer to these

questions help us to understand the attraction to various demographics, and also help us to define Ambridge's market area, and the households this market area serves.

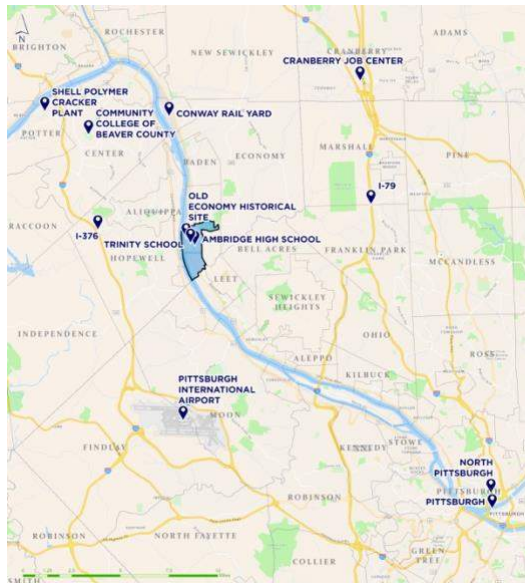
### The Borough of Ambridge

A small town on the Ohio River with a rich history, the Borough was settled in 1824 by the Harmony Society, as a religious community, who named it Okonomy. In 1905, the harmony Society dissolved, and the American Bridge Company opened its manufacturing plant there. Attracted by easy rail and river access to points north and south, and connections to the east coast, the Great Lakes, and all the way to the Mississippi River and the Gulf of Mexico, the company renamed the town Ambridge. The Borough was incorporated and became a company town, peaking in a population of about 20,000 in the 1930's and 1940's. Ambridge's narrow shape between the Ohio River and the slope to the east meant that everyone could walk to their employment, schools and churches, and easily access shops along the main streets, Merchant Street and Duss Avenue.

The historic area built by the Harmony Society remains at the northern end of the downtown and Merchant Street, its brick buildings forming a cultural education site known as Old Economy, which has been run by the Commonwealth of Pennsylvania as a state historic site since 1916. Surrounding brick buildings also remain and are in the process of being rehabilitated by entrepreneurs for commercial use. While the original Ambridge factory building was recently demolished, the quality of brick housing and commercial buildings and streets remaining throughout the town are among Ambridge's assets.

### Location

#### Ambridge Location and Key Assets



Source: OHM, ESRI

Ambridge is in an excellent location, just 16 miles (30 minutes) north of Pittsburgh, with a direct route along the Ohio River via Ohio River Boulevard (PA Route 65). Access to major freeways is 15 minutes south and east to I-79, and 10 minutes west to I-376. The airport is just 20 minutes way via I-376. The town is on an active Norfolk Southern rail line which runs through its industrial area, paralleling the Ohio River between Ohio River Boulevard and the river. The Ambridge-Aliquippa Bridge leads directly from Ambridge's center to Constitution Boulevard (PA

Route 51) and communities on the west side of the Ohio River.

Education is readily available, with the Ambridge High School and Trinity Seminary right in downtown. The Community College of Beaver County, Penn State Beaver, and

Perhaps most importantly, Ambridge is very close to major job centers in Cranberry (20 minutes), the Shell Cracker Plant in Monaca (20 minutes), the north side of Pittsburgh (30 minutes) and Moon Township (25 minutes). With its lower cost of housing, this excellent location means that Ambridge is attractive as a place to live for commuters.

### **Community Assets and Opportunities**

Key community assets include Ambridge's historic character and walkability, its small town community, specific points of interest, and recent business and property investment in the downtown. Designated a Preserve America community in 2007, the Borough and its property owners have placed a priority on preserving historic character and reuse of original structures, lending the town a traditional small town feeling. This priority has been enabled by the high quality of the original brick construction of many buildings.

Located right in downtown, the Trinity Anglican Seminary serves 250 graduate students; 100 of them come to Ambridge for 1- and 2-year stints from around the world. Recent investment has renovated an adjacent church for Seminary use, while creating a conference facility that others can utilize as well. The Seminary owns a range of property in downtown including housing for students.

### **Burgeoning Downtown Investment**

Most indicative of change in Ambridge is the growing number of businesses investing in downtown, Merchant Street in particular. There are 56 businesses of note in the downtown, 36 of them on Merchant Street. 25 of them have opened since 2020, 16 of them on Merchant Street. Offerings include 17 restaurants, a wine bar, two breweries, landmark pizza places, three new cafes, a latino grocery, latino barbershop, yoga and gaming. Seven of the restaurants are landmark restaurants which opened before 1970, and the regionally well-known Stangl's Bakery dates to 1920.

Business investment has been greatly supported by the Borough's investment and leveraging of federal, state and local funds for redevelopment projects and planning. The Borough is actively involved in business recruitment, with impressive results over the last 5 years. Recent investment in the downtown streetscape totals \$5.1 million in two phases; plus the 2023 Brownfields grant of \$.5 million. The Borough has invested \$1.5 million in the last 4 years, which has leveraged over \$7 million in community improvement grants from federal, state and county sources. Private investment leveraged has not yet been calculated but should be substantial given the number of new businesses with renovated spaces, and ongoing purchase/renovation in the downtown.

## Ambridge Downtown Businesses, Grouped by Year of Opening



Source: KM Date, Borough of Ambridge, OHM

## The Arts in Ambridge



The presence of the arts is important to community vibrancy and quality of life, which attract new investment, residents and businesses. In Ambridge, arts presence and participation is strong and growing.

The Iron Horse Community Theatre renovated a building on Maplewood Avenue and opened its 62-seat intimate theater in 2017. The Theatre offers 28 performances a year, plus six children’s performances and an annual two-week summer theater camp for youth, serving over 2,000 patrons. Plays and musicals include both well-known offerings and locally-written works. Of interest, patrons come from nearby affluent communities in Sewickley, Moon, Cranberry, and Pittsburgh, as well as from Ambridge and elsewhere in Beaver, Allegheny and Butler counties.

In recent years, the downtown is home to several new murals and decorative crosswalks, thanks to the efforts of Ambridge High School’s art department, and the Genesis Collective, a local arts collaborative. The Genesis Collective has worked together with the Borough to bring in a \$100,000 grant, which will expand murals and art works in the downtown over the next five years. In addition, the Genesis Collective sponsors concerts and music programs in Ambridge and Aliquippa.

The Jambridge music festival brought music acts to the downtown for a day of outdoor concerts and community celebration in the summers of 2022 and 2023. Very successful, attracting upwards of 4000 people each year, the festival has taken a 2-year hiatus for the Merchant Street streetscape renovation, and intends to re-open in 2026.

### Specialty Foods Assets and Opportunities



#### *Ambridge Farmer’s Market*

The presence of fresh and specialty foods also contributes to the vibrancy of a place, and helps to attract new residents and businesses. In Ambridge, specialty foods include several new cafes, the longstanding Stangl’s bakery, and a latino grocery, along with a range of breweries, a winery, and restaurants. A new biergarten slated to open in 2025 should expand the offerings.

Of particular note, the Beaver Farmer’s Market in Ambridge is one of the oldest in the region, dating to 1987, and is the second largest farmer’s market in Beaver County. A traditional agricultural market located right in downtown, it is led by local producers and requires goods to be Beaver-County grown. About 20 vendors regularly attract over 100 shoppers every Thursday from 4 to 7 from May to December; even more participate on the weeks that EBT/SNAP benefits are distributed, which are accepted at the market.

### Home Rehab in Ambridge

Home rehabs in Ambridge are becoming more prevalent and are a clear indicator of a changing housing market. Ambridge’s affordable housing market, along with good quality housing stock, is yielding benefits to family buyers and local landlords, as well as investors. As prices continue to rise, more favorable comparable properties “comps”, should support better quality rehabilitation through stronger rehabilitation lending.



2017: \$36,000



2024: \$220,000



2023: \$70,000



2024: \$206,000

We evaluated 38 sales of existing single family homes in Ambridge from March 2023 to March 2024, ranging in price from \$94,000 to \$220,000. Another 39 home sales in Harmony and Economy ranged from \$93,000 to \$299,000.

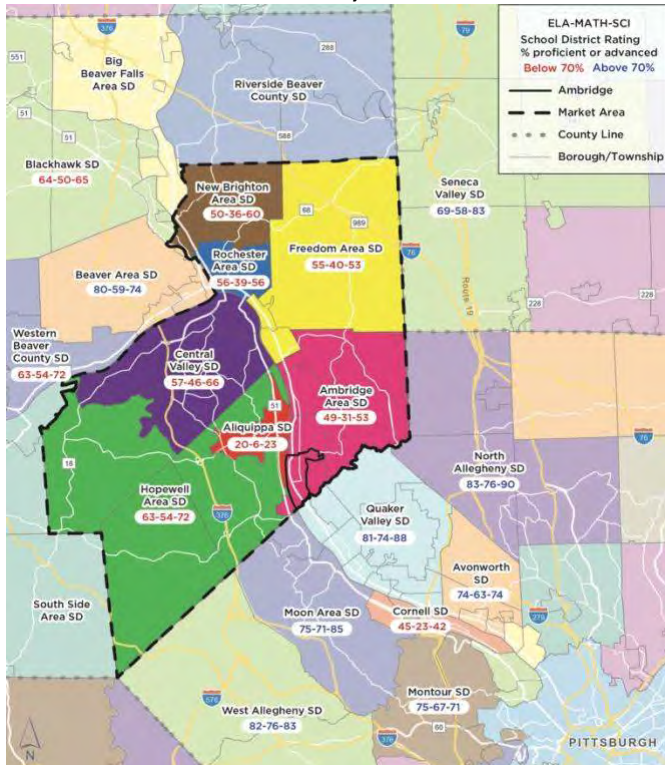
### School District



#### Ambridge High School

Ambridge is home to a small town school district, which serves 2500 students from Ambridge and adjacent Baden Borough, Economy Borough, Harmony Township, and South Heights Borough. Community pride is strong, and the location of Ambridge High School in the downtown reinforces that effect. The original high school was built in 1914, and was replaced with a new school in 2008. The high school is supported by one junior high school and three elementary schools.

### School District Test Scores, 2024



Source: PA Dept of Education, KM Date, OHM

We evaluated data from the Pennsylvania Department of Education on test scores for communities surrounding Ambridge. Lacking an overall rating for districts, we created one by highlighting test scores for percent passing state level tests in English, Math and Science. Those with less than a 70% pass rate for at least one subject were colored red, and pass rates over 70% were colored blue. This allowed us to see that there is a band around Ambridge of school districts with similar test scores. School districts in adjacent Allegheny and Butler communities, and Beaver area, were higher.

In interviews, we discussed school district quality as an attracting factor with stakeholders, and found that people who were familiar with Ambridge and grew up here or nearby were very comfortable with the quality of the schools in Ambridge. The small town nature of the school district and pride in its sports teams and school spirit, along with the availability of Advanced Placement and other programs for high-achieving students, were the priority factors for interviewees. They did note that empty nesters, professionals without children, and families who placed their children in parochial schools, also are attracted to the Ambridge area.

### **Place: Findings and Opportunities**

Ambridge is a gentrifying/changing economy as indicated by business growth and investment in the downtown, and rising property values. The town provides affordable living and home values, and the good quality housing stock yields good value in renovating, with improved comparables accumulating especially the last three to five years.

Nearby industries and employment centers attract residents, who can find good value in housing and community assets in Ambridge. The Downtown, particularly Merchant Street/Duss Ave main street, with expanding vibrant new businesses, are attractive to visitors and potential residents.

The town's excellent location near the airport, freeways and key routes, along with proximity to higher-income communities including Sewickley, Cranberry and Moon Township as well as Pittsburgh, offer potential for business strength as well as community vibrancy. Savvy business and property owners with a vision for businesses with a "coolness" factor, a burgeoning arts community, the Old Economy historic area, and Trinity Seminary contribute to this vibrancy. Finally, the Borough has proven its enterprising spirit with a strong investment history and interest in new development.



## **PEOPLE**

People and the households they live in are the cornerstone of housing and grocery demand. It is important to understand their characteristics and buying power, and potential for bringing new ideas and activity to the community. Key research questions include:

- What are the patterns in number, age, race and ethnicity?
- Are there trends for growth?
- What are the trends in household income and buying power?
- How does the daytime worker population contribute to Ambridge’s opportunity?
- What are Ambridge’s strengths and challenges in relation to surrounding communities?

We examined the basic characteristics of population and households in Ambridge and in surrounding communities of Aliquippa, Conway, Hopewell, Sewickley and Beaver County. Further information will be provided on Ambridge and its surrounding communities in the housing market analysis section.

### Population and Households

At a population of 6,937 (2022 American Communities Survey), Ambridge comprises 4.1% of the total population of Beaver County. It has the lowest median home value in the area, in line with Aliquippa and Hopewell. The poverty level is right in the middle of surrounding communities; note the large disparity with adjacent Sewickley Heights, in median household income, percent in poverty, and median home value.

### Population and Households, Ambridge and Surrounding Communities

Population & Households						
Place	Total Pop.	Total HH	Avg. HH Size	Median HH Income	% Pop. In Poverty	Median Home Value
Beaver County	167,629	71,999	2.3	\$67,194	10.4%	\$170,900
Aliquippa City	9,198	4,555	2.0	\$42,601	23.5%	\$90,000
<b>Ambridge Borough</b>	<b>6,937</b>	<b>3,130</b>	<b>2.2</b>	<b>\$46,059</b>	<b>16.3%</b>	<b>\$88,700</b>
Conway Borough	2,105	1,056	2.0	\$61,582	9.5%	\$175,100
Hopewell Borough	142	66	2.2	\$28,750	19.0%	\$90,800
Sewickley Borough	3,873	1,663	2.3	\$77,454	9.7%	\$447,600
Sewickley Heights	762	317	2.4	\$195,750	2.3%	\$1,024,500

Source: U.S. Census Bureau, 2022 ACS 5-Year Estimates Data Profiles

Population growth within the 10, 20 and 30-minute drive time radii is essentially flat, and - continued decline is projected. However, the number of households within a 30 minute drive is increasing despite population declines. There are over 300,000 workers within a 30 minute drive of

Ambridge.

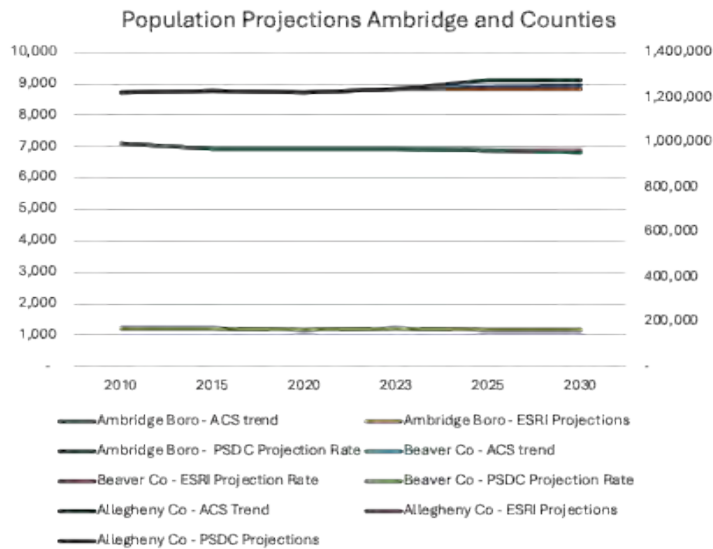
## Population and Households, Drive Time Radius

Population within Drive Time Radius				
		10 minutes	20 minutes	30 minutes
Population	2010	30,259	142,299	444,394
	2020	30,193	144,987	466,574
	2024	29,946	143,094	464,450
	2029	29,588	141,142	462,216
Households	2010	13,375	61,004	188,648
	2020	13,274	62,559	200,641
	2024	13,207	62,117	200,495
	2029	13,187	61,944	201,309
Workers	2024	19,817	71,917	317,762

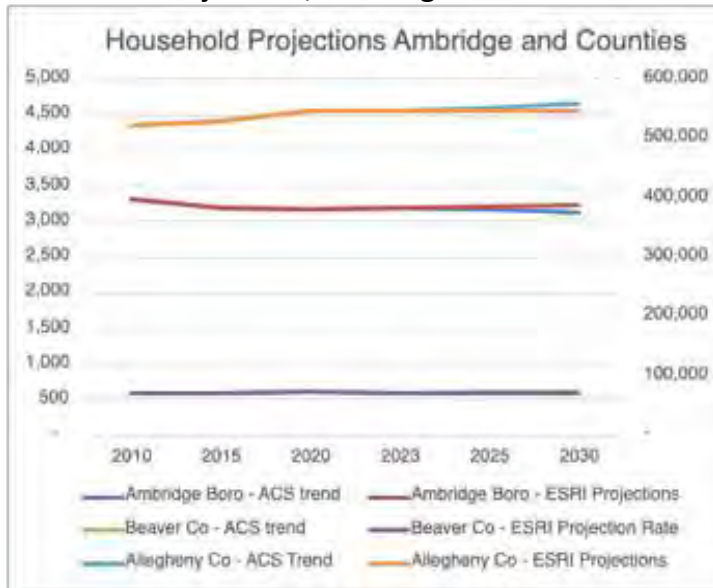
Source: ESRI Business Analyst

Three different sources were evaluated for population projection trends: US Census ACS, ESRI, and PSDC (PA State Data Center).. All show both population and household growth as essentially flat, with population rates of change ranging from -.36%/year (ESRI) to -.005%/year (PSDC). The American Communities Survey for population did show +.11%/year rate for Allegheny County. Households were somewhat better with a range of -.31%/year (ACS, Ambridge) to +.35%/year (ACS, Allegheny), +.18%/year (ACS, Beaver).

## Population Projections, Ambridge and Counties



### Household Projections, Ambridge and Counties

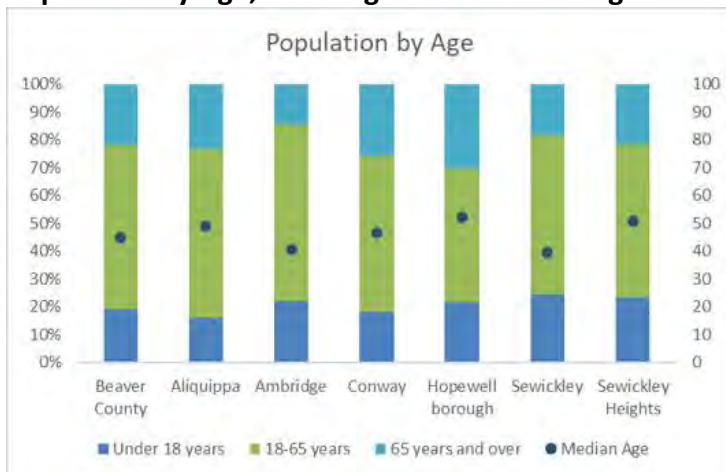


### Age, Race and Ethnicity

Ambridge has a slightly younger median age and smaller portion of the population over the age of 65 than nearby communities. Ambridge is more diverse than most nearby places, and more diverse than the county overall.

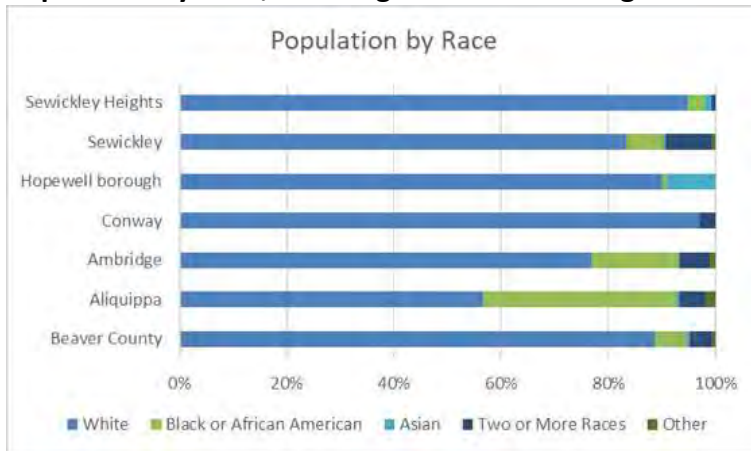
The Hispanic/Latino population in Allegheny and Beaver Counties is steadily increasing, and the Hispanic/Latino population in Ambridge has fluctuated but is currently on the rise. In interviews, informants noted that the Hispanic population in Ambridge has contributed to the vibrancy of the community and the local economy, opening and patronizing new businesses, rehabilitating property, and becoming local-based landlords. Changes could be seen in 2025-2028, paralleling changes in 2016-2018.

### Population by Age, Ambridge and Surrounding Communities



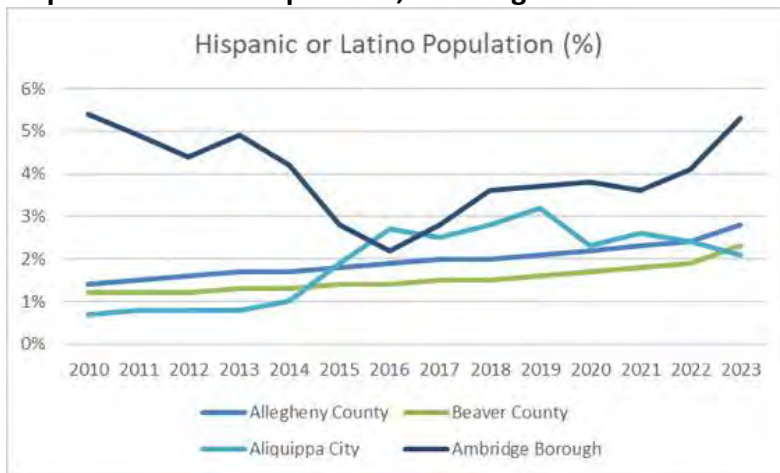
Source: ACS 2023 5-year estimates, OHM

## Population by Race, Ambridge and Surrounding Communities



Source: ACS 2023 5-year estimates, OHM

## Hispanic or Latino Population, Ambridge and Counties



Source: ACS 5-year estimates, OHM

## Resident Education and Employment

Ambridge has slightly lower educational attainment rates than the surrounding boroughs. Ambridge's labor participation rate is higher than surrounding communities, indicating that higher proportions of people in Ambridge are working or looking for work.

## Resident Education and Employment, Ambridge and Surrounding Communities

Education & Employment							
Place	Labor Force	Unem- ployment Rate	Labor Force Participation Rate	Educational Attainment (% population over the age of 18)			
				Less than HS	High School	Some college	Bachelor's or higher
Beaver County	85,062	3.4%	61.2%	6%	37%	32%	25%
Aliquippa City	4,352	4.6%	55.2%	9%	40%	33%	18%
<b>Ambridge Borough</b>	<b>3,874</b>	<b>7.2%</b>	<b>68.5%</b>	<b>6%</b>	<b>42%</b>	<b>31%</b>	<b>21%</b>
Conway Borough	1,058	3.7%	60.0%	7%	39%	30%	24%
Hopewell Borough	51	1.8%	44.7%	23%	37%	35%	5%
Sewickley Borough	2,055	5%	67.3%	2%	16%	26%	56%
Sewickley Heights	352	1.5%	57.1%	3%	12%	19%	66%

Source: U.S. Census Bureau, 2022 ACS 5-Year Estimates

### Migration Trends

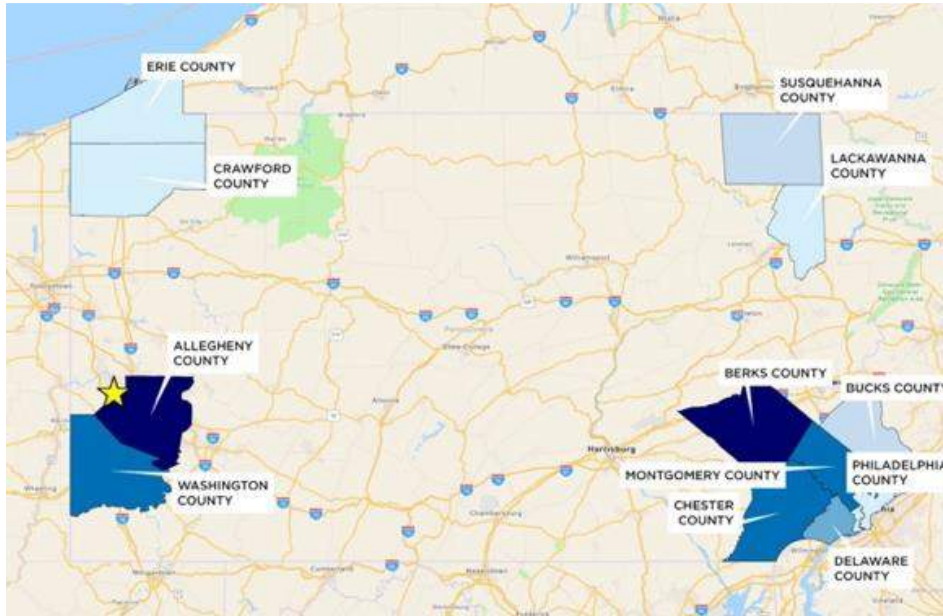
Migration trends are tracked by county in government data, to protect the privacy of individuals and households. Over the four years from 2018 to 2022, in-migration to Beaver County from other counties has outstripped out-migration by far. Allegheny County was the greatest source of in-migration, with a total net migration of 5800 people during that time, and an annual net migration of about 1,170 people. Interestingly, counties around Philadelphia were the next highest sources of in-migration, with a net annual in-migration of 1,140 from Berks County and 772 from Chester County, and similar high rates from Montgomery, Bucks and Delaware Counties. In the Pittsburgh area, the only other county that contributes significant numbers of new residents to Beaver County is Washington County, with a net annual in-migration of 3,791.

### Migration Trends, Beaver County and Top 12 Source Counties, 2018-2022

State/Country	Inflow to Beaver County	Outflow from Beaver County	Total Net Migration	Average Annual Net Migration
<b>Pennsylvania</b>	<b>27,838</b>	<b>-4,272</b>		
Allegheny County	9,546	-3,695	5,851	1,170
Berks County	5,698	0	5,698	1,140
Chester County	3,860	0	3,860	772
Washington County	4,245	-454	3,791	758
Montgomery County	3,020	0	3,020	604
Delaware County	1,337	0	1,337	267
Bucks County	1,022	0	1,022	204
Susquehanna County	881	0	881	176
Lackawanna County	591	0	591	118
Crawford County	501	0	501	100
Philadelphia County	450	0	450	90
Erie County	559	-123	436	87

Source: US Census

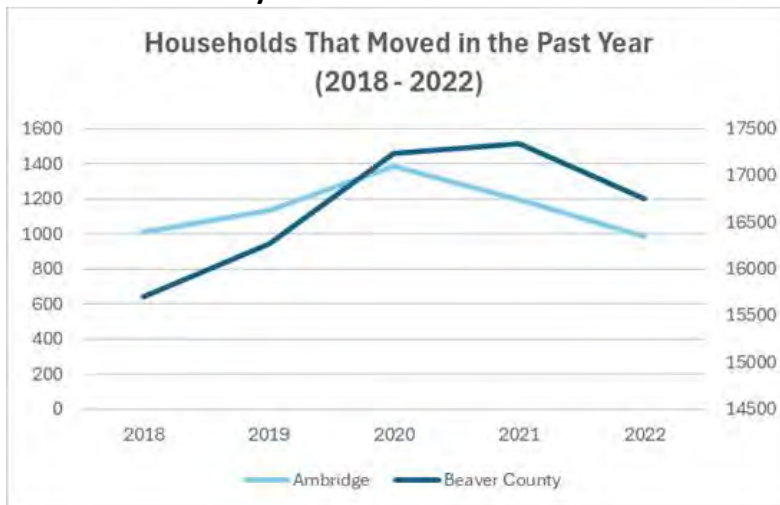
## Migration Trends Map, Beaver County and Top 12 Source Counties, 2018-2022



Source: US Census

At its peak in 2020, **1,383 households in Ambridge** moved. On average, **17% of the population is moving** any given year. At its peak in 2021, **17,335 households in Beaver County** moved. On average, **10% of the population is moving** any given year. Household moves slowed down toward the latest year of available data, 2022.

### Household Mobility

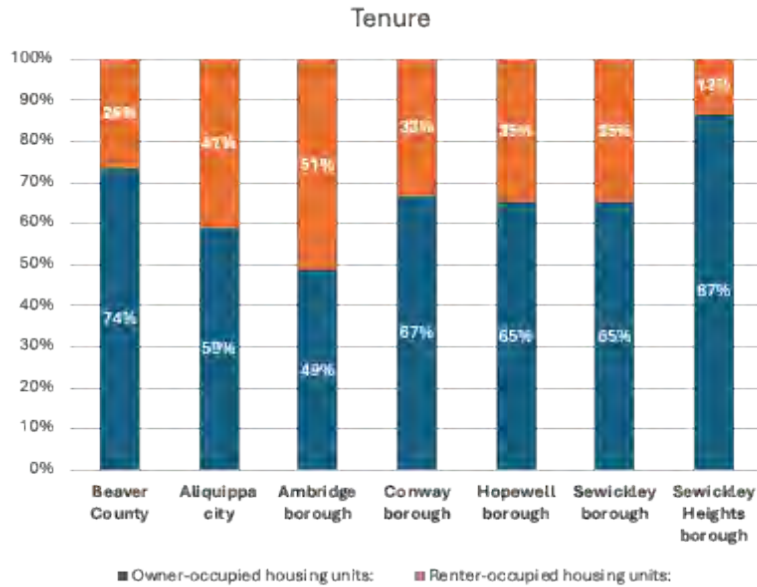


Source: ACS 2022 5-year estimates

### Household Tenure and Income

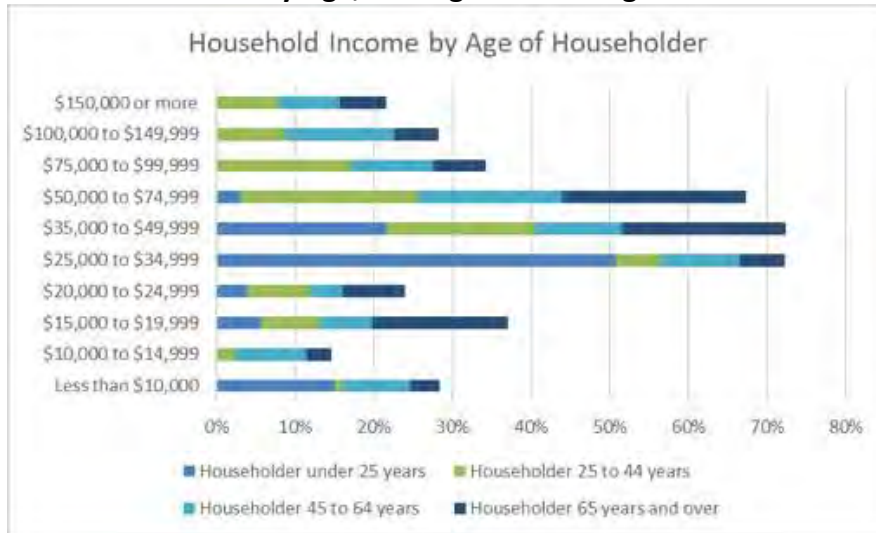
Ambridge's households are about half owners, half renters, the highest proportion of renters in the area. Over half of senior households have incomes of \$25,000 to \$75,000. Over half of householders aged under 25 have household incomes of \$25,000 to \$35,000. About 10% of senior households have incomes over \$100,000.

### Household Tenure, Ambridge and Surrounding Communities



Source: ACS 2023 5-year estimates

### Household Income by Age, Borough of Ambridge



Source: ACS 2023 5-year estimates

## People: Findings

The Hispanic/Latino population has been a growing factor in the housing market, renting properties and buying/renovating/leasing properties. This may change due to current trends. As many people migrated into Beaver County from the Philadelphia area in the last 5 years as from the Pittsburgh area, upwards of 1,000 people a year. Ambridge's population is younger and more diverse than surrounding communities, with a higher labor participation rate. There are over 300,000 workers employed within 30 minutes' drive of Ambridge, and 72,000 within 20 minutes. While overall population growth in both Allegheny and Beaver Counties is roughly flat, the number of households is growing at a slow pace.



## EMPLOYMENT

In evaluating market opportunity, we also look at patterns in employment. Employees and jobs are the drivers of demand for households to locate in a certain place, affecting the market for housing and retail, office and industrial growth. Where those jobs are located drives demand in specific locations. Employment trends tend to be driven on the regional or county level, affecting movement and location of households within that region. Questions we ask:

- Where is job growth, and what kinds of jobs are growing?
- What are the daily commute patterns – where do people live and work?
- How does Ambridge compare to Beaver County as a whole in employment patterns?
- How can employment in Allegheny and Butler counties drive demand in Ambridge?

### Ambridge Employment Trends

The US database Longitudinal Employment-Household dynamics reflects workers' places of residence and place of employment. Looking at inflow and outflow of workers in Ambridge, we find that a small share of Ambridge residents (7.8%) are employed within their community. It is clear that Ambridge is a residential community. Most residents (92.2%) commute to jobs elsewhere.

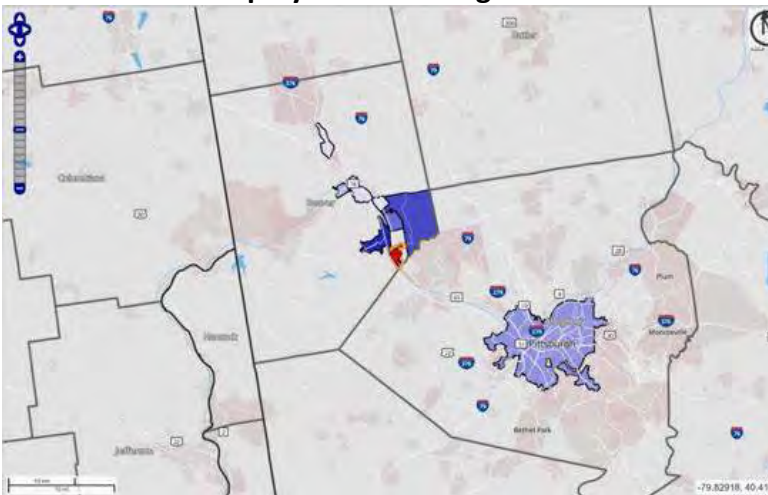
## Ambridge Worker Inflow-Outflow



	Count	Share
Living and Employed in Ambridge	223	7.8%
Living in Ambridge but Employed Outside	2,636	92.2%
Employed in Ambridge but Living Elsewhere	1,719	88.5%

Source: LEHD On the Map, 2022 data

## Where Workers Employed in Ambridge Live

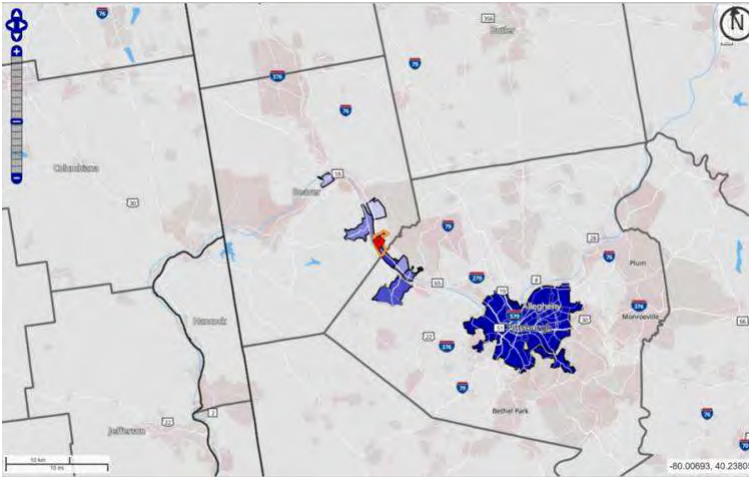


	Count	Share
Ambridge borough, PA	223	11.5%
Aliquippa city, PA	113	5.8%
Economy borough, PA	99	5.1%
Baden borough, PA	76	3.9%
Pittsburgh city, PA	46	2.4%
Beaver borough, PA	29	1.5%
Beaver Falls city, PA	23	1.2%
Conway borough, PA	23	1.2%
Monaca borough, PA	23	1.2%
Rochester borough, PA	23	1.2%
All Other Locations	1,264	65.1%

Source: LEHD On the Map, 2022 data

Most workers live relatively close to Ambridge. Some workers commute as far as from **Pittsburgh** to work in Ambridge.

## Where Ambridge residents are employed



	Count	Share
Pittsburgh City, PA	235	8.2%
Ambridge borough, PA	223	7.8%
Leetsdale borough, PA	144	5.0%
Carnot-Moon CDP, PA	75	2.6%
Sewickley borough, PA	67	2.3%
Aliquippa city, PA	52	1.8%
Edgeworth borough, PA	36	1.3%
Beaver borough, PA	28	1.0%
Baden borough, PA	25	0.9%
New Castle city, PA	24	0.8%
All Other Locations	1,950	68.2%

Source: LEHD On the Map, 2022 data

Almost as many Ambridge residents work in Ambridge as in Pittsburgh, the economic center of the region. However, the majority of Ambridge residents are employed in other nearby communities.

## Industries and Employers in Ambridge

Jobs by NAICS Industry Sector (2021)			
NAICS Code	NAICS Code Description	Count	Share
62	Health Care and Social Assistance	355	18.3%
44 - 45	Retail Trade	256	13.2%
31 - 33	Manufacturing	235	12.1%
42	Wholesale Trade	233	12.0%
61	Educational Services	171	8.8%
72	Accommodation and Food Services	153	7.9%
	Administration & Support, Waste Management and Remediation	123	6.3%
56			
23	Construction	68	3.5%
52	Finance and Insurance	68	3.5%
92	Public Administration	65	3.3%
81	Other Services (excluding Public Administration)	58	3.0%
48 - 49	Transportation and Warehousing	46	2.4%
54	Professional, Scientific, and Technical Services	43	2.2%
22	Utilities	40	2.1%
53	Real Estate and Rental and Leasing	15	0.8%
71	Arts, Entertainment, and Recreation	8	0.4%
51	Information	5	0.3%
11	Agriculture, Forestry, Fishing and Hunting	0	0.0%
21	Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
55	Management of Companies and Enterprises	0	0.0%
	<b>Total</b>	<b>1,942</b>	

Source: OnTheMap

Source: LEHD On the Map, 2022 data

The top 3 Industries in Ambridge, in terms of number of jobs provided, are Health Care and Social Assistance, retail trade, and manufacturing. Having manufacturing in the top 3 is a plus,

as these tend to be high-quality, good-paying jobs. Many communities have education in its place; in Ambridge, education is only in 5th place, after Wholesale Trade.

## Beaver County Employment Trends

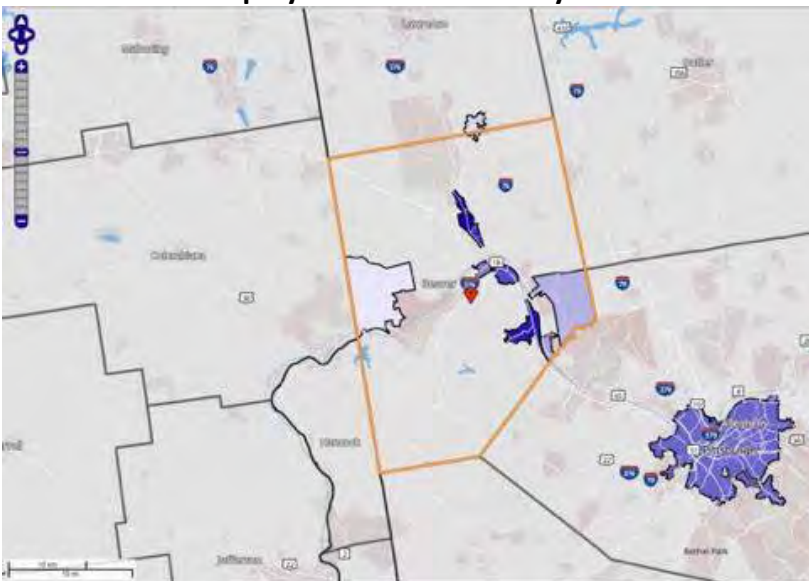
### Inflow and Outflow of Workers in Beaver County



	Count	Share
Living and Employed in Beaver County	26,946	36.5%
Living in Beaver County but Employed Outside	45,536	62.5%
Employed in Beaver County but Living Elsewhere	27,092	47.7%

About half of people working in Beaver County **live outside the County** (47.7%). 62.5% of Beaver County residents commute **outside of the County for employment**. A little over a third both live and work in Beaver County.

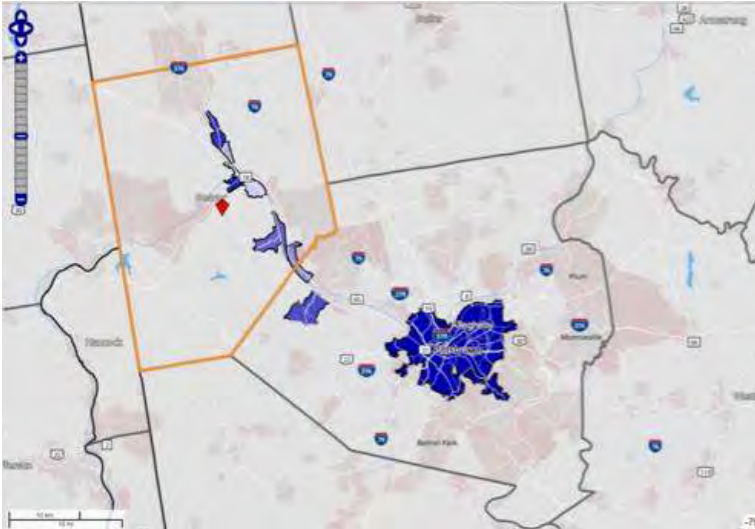
### Where workers employed in Beaver County live



	Count	Sh
Beaver Falls city, PA	1,587	3
Aliquippa city, PA	1,401	2
New Brighton borough, PA	1,125	2
Monaca borough, PA	1,091	2
Pittsburgh city, PA	959	1
Beaver borough, PA	920	1
Ambridge borough, PA	854	1
Economy borough, PA	825	1
Ellwood City borough, PA	811	1
Ohioville borough, PA	771	1
All Other Locations	41,675	80

The highest concentrations of Beaver County employees live in **Beaver** and neighboring **Lawrence and Allegheny Counties**. In general, Beaver County workers are spread in low concentrations across many locations in the region.

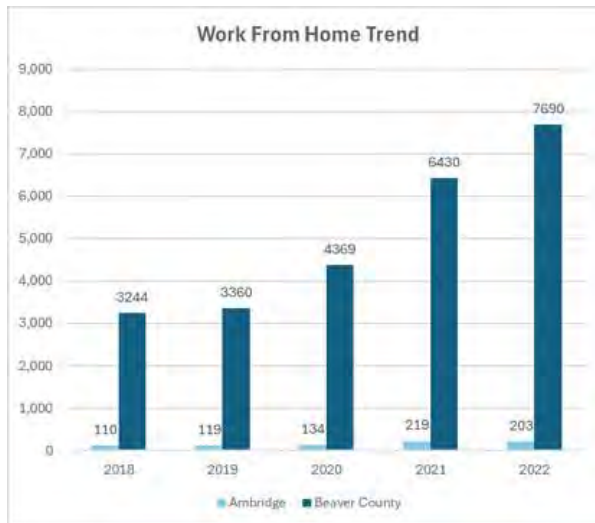
## Where residents of Beaver County are employed



	Count	Sha
Pittsburgh City, PA	5,354	7.
Beaver borough, PA	1,988	2.
Beaver Falls city, PA	1,614	2.
Carnot-Moon CDP, PA	1,426	
Aliquippa city, PA	1,225	1.
Ambridge borough, PA	1,030	1.
Leetsdale borough, PA	863	1.
New Brighton borough, PA	839	1.
Monaca borough, PA	790	1.
Bridgewater borough, PA	616	0.
All Other Locations	56,737	78.

Many Beaver County residents are employed in Pittsburgh. Towns within Beaver County where residents are employed include **Ambridge, Beaver Falls, New Brighton, Monaca, Aliquippa, and Beaver**. However, with 78% employed elsewhere in amounts smaller than 1%, there is still a strong pattern of employment spread across the region.

## Work from Home Trends



Source: ACS 2022 5-year estimates

Since 2018, working from home has nearly doubled in Ambridge and Beaver County. 7,690 Beaver County workers at home in 2022 represented about 10% of Beaver County's 72,000 employed residents. Through 2022, the number of employed residents in Beaver County who work from home is steadily growing, with about 1,000 additional residents working from home

each year, or 1-1/2%. It will be interesting to follow this trend into the next few years and see how the trend evolves.

### Beaver County Employment Trends Over Time

NAICS Code	Meaning of NAICS Code	Growth 2012-2022	2022 Number of Employees	2017 Number of Employees	2012 Number of Employees
237	Heavy and civil engineering construction	1,685	2,107	2,081	422
238	Specialty trade contractors	1,098	1,472	1,897	375
221	Utilities	1,042	1,101	1,362	60
325	Chemical manufacturing	918	927	938	10
327	Nonmetallic mineral product manufacturing	726	785	733	60
624	Social assistance	484	2,397	2,513	1,913
611	Educational services	455	2,272	2,081	1,817
326	Plastics and rubber products manufacturing	451	1,096	970	645
323	Printing and related support activities	346	405	641	60
321	Wood product manufacturing	260	319	256	60

Source: County Business Patterns 2012-2022

Construction, utilities, and manufacturing led the county in growth of employment (number of jobs) over the last 10 years. These are typically well-paying blue-collar jobs.

### Allegheny County Employment Trends

#### Allegheny County Employment Trends Over Time

NAICS Code	Meaning of NAICS Code	Growth 2012-2022	2022 Number of Employees	2017 Number of Employees	2012 Number of Employees
551	Management of companies and enterprises	12,191	51,663	50,052	39,472
621	Ambulatory health care services	9,530	55,093	50,258	45,563
622	Hospitals	5,590	47,411	40,921	41,821
524	Insurance carriers and related activities	5,240	24,169	22,109	18,929
624	Social assistance	4,410	21,960	19,970	17,550
522	Credit intermediation and related activities	3,309	19,326	19,690	16,017
541	Professional, scientific, and technical services	2,477	60,994	60,251	58,517
236	Construction of buildings	1,633	7,871	6,919	6,238
493	Warehousing and storage	1,513	2,920	2,372	1,407
484	Truck transportation	1,462	5,417	4,204	3,955

Source: County Business Patterns 2012-2022

Industries experiencing the highest growth in employment (number of jobs) in Allegheny County included management, health care, insurance/credit, and professional services, social

assistance, construction, and logistics-related industries. Many of these are white-collar jobs, and could be a source of in-migration for a better value in housing near employment.

### **Employment: Findings**

Workers in Ambridge and Beaver County reside in a widely spread region around their places of work. In Beaver County, 75% live outside the County; in Ambridge, 88% live outside the Borough. Concentrations of worker residences are no more than 5 to 7% in any one community. Only 2% of Ambridge workers live in Pittsburgh, as do a similar percentage across Beaver County. Communities with higher proportions of workers resident are more local, including Aliquippa, Monaca, Beaver, Beaver Falls, and New Brighton.

Residents of Ambridge and Beaver County tend to work in Pittsburgh in somewhat higher proportions, with 8% of Ambridge residents who work employed in Pittsburgh, and 7% of Beaver County residents who work employed there. 7% of Ambridge residents working in Ambridge provide the next-highest concentration of residents' places of employment. However once again, most residents' places of employment are spread out across the region. In Beaver County, there are no more than 3% in any community outside of Pittsburgh, with the highest concentrations in Aliquippa. In Ambridge, concentrations are slightly higher, with about 5% of residents each employed in Ambridge and Leetsdale, beyond the 8% in Pittsburgh. There are no more than 3% in any other community, with the highest concentrations in Moon, Sewickly and Aliquippa.

In 2022, residents of Beaver County who work from home represented about 10% of employed residents in the County, and that pattern was increasing at a rate of about 1.5% per year. It will be interesting to follow this trend into the next few years to see how it evolves.

In Beaver County, job growth highlights manufacturing, utilities and construction, all well-paying blue-collar jobs with potential for "missing middle" housing needs.

Professional/technical employment is the single largest group in Allegheny County and growing, with 60,000 people employed; is likely a significant possibility for the housing market. Health care, management and other white-collar jobs lead the county in job growth as well (number of jobs).

While population growth is flat in both counties, job growth is steady and expanding with good quality jobs that can contribute to housing demand, and engaged economic development organizations that should continue to generate new employment.



## REDEVELOPMENT ENVIRONMENT

Understanding trends in the redevelopment environment is an important part of assessing the market. Household demand is only one part of the market equation – the cost of construction, profitability of price points, availability of financing, and many other factors contribute to the potential feasibility of redevelopment. Key questions we address in this section include:

- What are the trends in the real estate environment in Ambridge and the market area?
- What is the competition, and what are typical sale prices, lease rates, vacancy and absorption?
- What are peoples' perceptions about the community and development opportunity?
- How do land use, zoning, regulation and taxation affect development?
- What sites are available for development?

Later in this report we will examine specific comparable properties for our areas of interest – housing and grocery. In this section we set the overall context for redevelopment.

### Real Estate Trends

Ambridge is part of the overall Pittsburgh real estate market. In this section, we summarize overall market trends in the submarkets surrounding and containing Ambridge. Trends in multi-family housing sector directly affect the housing market. However, trends in the industrial and office sectors affect potential mixed uses and employment patterns. Market-level trends in retail are less place-specific, as long as retail is available to housing, so we don't evaluate broadly. We will look at grocery specifically in the grocery market section of this report. Data below was provided by Task Team Real Estate Advisors from various sources, in January of 2025.

## General real estate submarkets in the Ambridge Area



Source: OHM Advisors and Task Team

As noted in red on the map, Ambridge is at the intersection of three real estate submarkets, although the Allegheny-Beaver County boundary is a strong separator. For all the sectors examined, Beaver County is its own submarket. For Allegheny County, the boundaries shown are for multi-family housing. These boundaries roughly parallel submarkets for industrial, commercial and office as well.

### Real Estate Trends, Multi-Family Rental Sector

**Beaver County Submarket.** There are 2,681 rental units in database available. Average rents are \$1,118 per month, \$1.12 per square foot on average, ranging from \$0.97 to \$1.20 per SF per month. Vacancy averages 6.6% , trending slightly down over the last 12 months. Rent growth is around 1.4%, and projected to increase. Net absorption is flat. There have been no units delivered since mid-2020, and none are under construction.

**South and North Allegheny Submarkets.** The South Allegheny submarket has 28,000 units in database, with almost 250 units delivered over the last 12 months. Net absorption is 500+ units over the last year, 8% of them for 4/5 star properties. The North Allegheny submarket has 13,000 units in database, with no units delivered in last 12 months. Across both, the average rent is \$1280/month, \$1.44 per SF per month, ranging up to up to \$1700, \$1.67 per SF per month, for 4/5 star properties. Vacancy is 5% and trending down. Rent growth varies widely but is projected to rise to 2-4% over the next 5 years. There are 1200 units under construction, 900 of them 4/5 star.

### Real Estate Trends for the Industrial, Warehousing and Logistics Sector

**Beaver County Submarket.** There are 16.9 million square feet of industrial/logistics total in the database, 43% of it in flex/specialized industrial spaces. As of January 2025, 860,000 square feet was available, about 5%. Vacancy is projected to hover at this typically healthy level. There have been no new deliveries reported in the last 12 months, and none currently under

construction. An additional 1 million square feet is projected over the next 2 years, mostly likely in logistics. Recent absorption and rent growth have tended to the negative.

North and West Pittsburgh Submarkets. North Pittsburgh reports 19 million square feet total, with 26% in flex/specialized industrial. 200,000 Square feet has been delivered in the last 2 years, with 326,000 square feet proposed for the next 2 years. In West Pittsburgh, 13 million square feet are reported in inventory, with 39% in flex/specialized industrial. 475,000 square feet has been delivered in the last 2 years, with 436,000 square feet proposed for the coming two years. Both markets reflect a 6% vacancy, with almost flat rent growth and net absorption.

### **Real Estate Trends for the Office Sector**

**Beaver County Submarket.** Beaver County has 3 million square feet of office inventory, of which none is 4/5 star, and 66% is 1 or 2 star. The market is very slow, with net absorption flat to negative, no deliveries in the last 2 years, and no construction projected in the next 2 years. However the vacancy rate is only 5.7%, pretty good for office; it does range up to 11% for 3 star properties.

### **Real Estate Trends: Findings**

Although growth appears to be flat in office and industrial, this contributes to the area's affordability – which is a prerequisite for the early stages of revitalization and gentrification. Multi-family is growing in the adjacent Allegheny County submarkets with rents going up, if slowly, in the Beaver market – low vacancy in Beaver is trending down, another good sign of support for future multi-family development. Multi-family in Beaver remains much more affordable compared to Allegheny County.

### **Stakeholder Interviews**

To test findings and shape our picture of Ambridge's opportunity, we conducted 18 telephone interviews with Ambridge leaders, business owners, developers, realtors and residents. Questions were asked about the housing, employment, real estate and grocery markets, as well as business growth and development in Ambridge. To ensure confidentiality, responses to all questions were aggregated and no individual's statements are identified. For a list of interviewees, see the Appendix.

### **Interview Findings – Housing Market**

A common thread throughout all of the interviews was that the housing market in Ambridge is attractive.

- Houses are more affordable than surrounding areas, while still being close to Wexford/McCandless/Cranberry and the north side of Pittsburgh (both major job and commercial centers)
- Home prices/values are on the rise in the heights above Ambridge and in the downtown – many homes are being rehabbed and resold for higher prices, yielding value to rehabbers,

homeowners and property owners. New homes are being built and sold in Economy and Harmony, on the heights above Ambridge, and in the same school district.

- Existing housing stock is in generally good condition with large and small single-family homes, and small rental buildings, making them worthwhile rehabilitating and contributing to the potential future quality of the community.
- Rents downtown are solidly moderate (\$800-\$1300 for apartments, \$1500 for a decent single-family home), lower than in Allegheny County markets nearby.
- Renters tend to be blue collar and service workers (pink collar)
- The Latino population is a significant factor in Ambridge's recent housing history

There is agreement that Ambridge's new businesses and home renovation/resale trends signify a changing/gentrifying community in its early stages.

- House flipping is common along with other signs of a changing housing market
- The appraisal gap does currently affect the quality of rehabilitation that can be financed; however, continually rising property values should generate comparable sales that will support better rehab in the future.

We asked about school district influence as a significant factor. As shown in the data, the Ambridge School District is not high-scoring on state tests.

- Interviewees noted that the school district influence for family housing decisions depends on where you are from. Locals like the small-town, familiar school district and are just fine with raising their children there.
- The School District's facilities are seen as good quality, including sports facilities.
- Real estate agents report that buyers without school concerns include younger professionals, solo professionals, and empty nesters
- Many families who do choose Ambridge send their children to Baden Academy for the lower grades (K-8).

Additional thoughts on housing include:

- Property taxes are perceived to be high in Ambridge compared to surrounding communities (but low housing cost the level of taxes low)
- Seminary housing needs are generally met, with opportunity and a need for higher quality; most students need single family housing with a yard as they tend to be mid-career, and bring their families with them.

### **Interview Findings - Grocery**

Specialty grocery in the downtown is desirable for a future walkable Ambridge. Trader Joe's is highly desired but may not be feasible, yet is much talked about. Small format groceries in the area are independent and beloved, such as Beaver Super and Safran's Supermarket in Sewickley. There is no small-format grocery chain in the Pittsburgh area; independent groceries still dominate this market.

Ambridge residents must drive to Giant Eagle, ShopNSave, or further, for basics. There is a possibility that the Giant Eagle may be closing. The Latino grocery has good produce but lacks basic American goods. Sewickley and higher end customers drive to Moon and Cranberry for better selection and specialty foods.

The Ambridge Farmer's Market is one of the earliest in the region (1984), and a true agricultural market serving upwards of 100 customers and 22 local vendors during the summer months

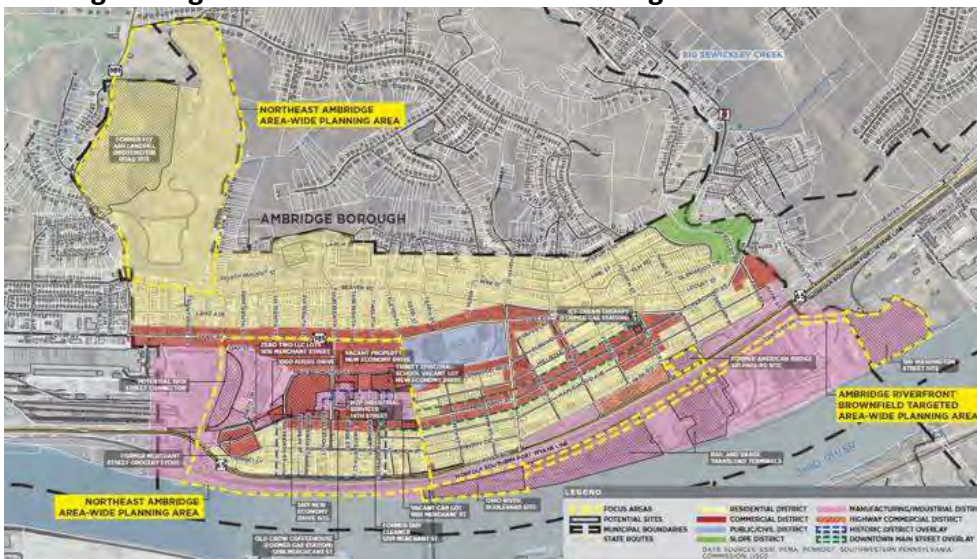
## Land Use and Zoning

### Land Use and Brownfields Areas in Ambridge



Source: SGA Associates

### Existing Zoning and Brownfields Areas in Ambridge

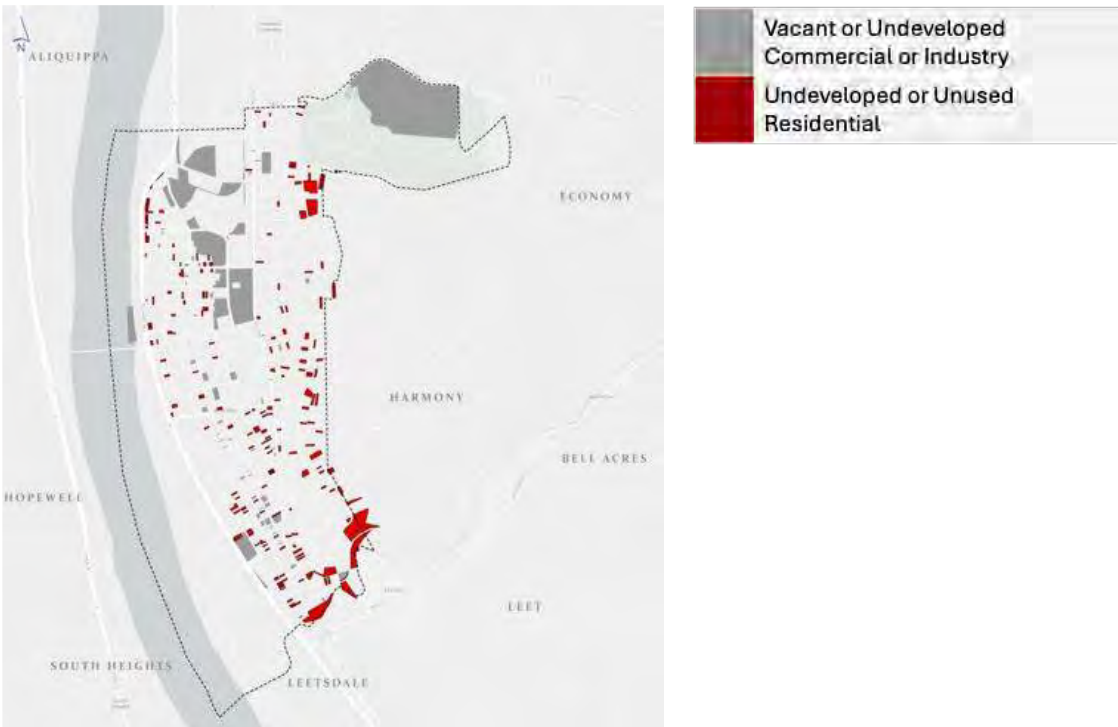


Source: SGA Associates

Existing zoning is generally divided into residential, commercial and industrial districts. Further analysis is needed to evaluate the need for zoning revisions to accommodate the desired residential uses. Land uses roughly parallel the zoning districts and should be compatible with a range of housing types, as well as grocery and mixed-use in the downtown commercial areas.

### Available Vacant Land

Vacant residential land in Ambridge tends to be small properties suited for individual infill, but larger parcels exist at the northern and southern ends of the Borough. However, several large vacant or available commercial/industrial parcels exist and are the target of this redevelopment effort. Housing could be built as standalone, or as part of mixed use, on any of these properties. Site evaluation for housing suitability is in progress and is needed to confirm the suitability and feasibility of this use.



Source: Beaver County, OHM

### Findings: Redevelopment Environment

Ambridge has several signs of an early gentrifying environment, with lower prices that are rising with rehabilitation; a growing quantity of new and planned businesses in the downtown, especially on Merchant Street; and longtime existing businesses that are surviving.

While little is happening in Beaver County now, economic development is active and likely to yield new employment in the long run that could contribute both blue and white collar jobs to

the area. Allegheny County's continually growing white-collar job market, along with higher price pressures, put Beaver County, especially communities that are easily accessible such as Ambridge, in a good position to attract residents and businesses.

Ambridge is an investment and home purchase value, with values and prices, especially for rehabbed property, trending up. Single family purchase-rehab-resale is an active market. Housing conditions are good and encourage rehab and resale.

Demand for new housing in the Ambridge School District should be most attractive to households with connections to the area; young professionals without children; and empty nesters.

There is vacant land available for industrial, flex, maker, residential multi-family sectors, and there is property available to support more retail and restaurant investment in the downtown.



## EXISTING HOUSING IN AMBRIDGE

The character of existing housing in Ambridge affects the demand for new housing, and the value of all housing overall. Rehabbed housing can complement new housing to meet "missing middle" demand at more affordable prices. In this section we look briefly at Ambridge's existing housing stock and rehab needs and trends: type, age, value, rents, condition, and ownership, to set the context for new development and redevelopment efforts.

## Number and Tenure

### Ambridge Housing Overview

Housing Summary	
Total Housing Units	3,861
Percent Occupied	81.1%
Owner Occupied	48.7%
Renter Occupied	51.3%
Homeowner Vacancy Rate	4.8%
Rental Vacancy Rate	12.1%

Source: U.S. Census Bureau, 2022 ACS 5-Year Estimates Data Profiles

There are 3,861 total housing units in Ambridge, 81% occupied, with a 19% overall vacancy rate. Occupation of housing in Ambridge is close to 50-50 owners and renters. 27% of owners are earning over \$100,000 per year; 6% of renters (100 households) are earning over \$100,000 a year.

## Housing Type

### Ambridge Housing by Type

Housing Type	Number of Units	Percent of Housing Stock
1-unit, detached	2,228	57.70%
1-unit, attached	229	5.90%
2 units	393	10.20%
3 or 4 units	398	10.30%
5 to 9 units	329	8.50%
10 to 19 units	30	0.80%
20 or more units	208	5.40%
Mobile home	46	1.20%

*Source: ACS 2022 5-year estimates*

58% (about 2,200) of the housing units in Ambridge are single family detached. 25% (about 1,000) units are attached or in multi-family structures with 1 to 4 units – potential missing-middle housing if rehabbed.

## Housing Value

### Ambridge Owner-Occupied Housing by Value

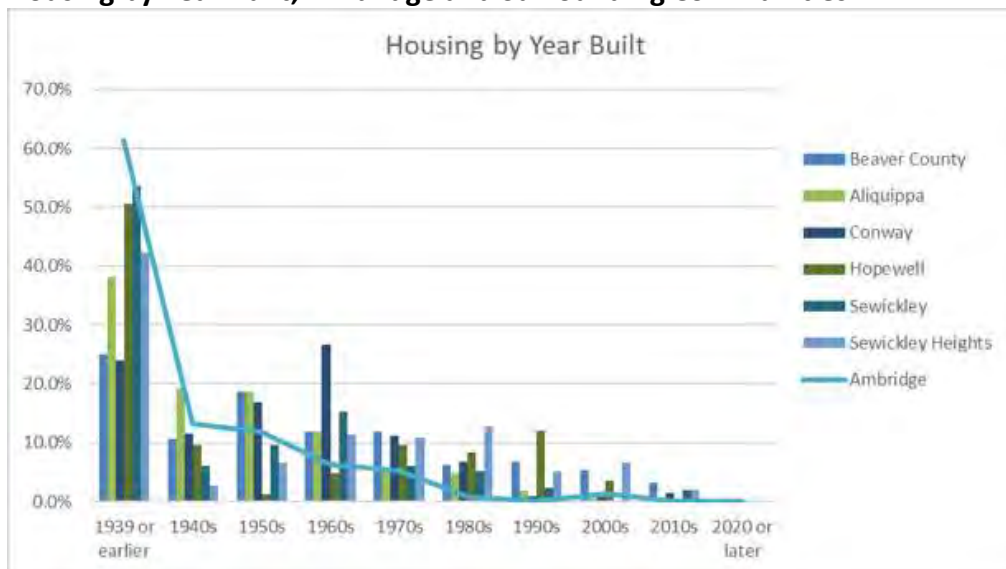


Source: ACS 2022 5-year estimates

More than 50% of the owner-occupied housing in Ambridge is valued between \$50,000 and \$99,000. All of the remainder is valued less than \$300,000. Ambridge is generally affordable compared to surrounding communities except for Aliquippa and Hopewell; note the proportionally higher values in Sewickley and Sewickley Heights.

## Housing Age

### Housing by Year Built, Ambridge and Surrounding Communities



Source: ACS 2022 5-year estimates

More than 60% of housing in Ambridge was built before 1940, and no new housing has been built since the early 2000's. This pattern is generally in line with Beaver County as a whole.

### Residential Property Condition

County Assessor's offices evaluate property condition as they assess properties to determine their value for tax purposes. This data usually classifies properties into five categories: A (excellent), B (good), C (average or fair), D (poor) or F (very poor). Assessors are charged with assigning condition ratings to each property within a neighborhood relative to the other houses in the neighborhood, generally aligning with a bell curve. While this data is therefore relative, for housing analysis purposes, it does give us a good idea of the quantity of housing that is high risk for further deterioration and in need of intervention. In Ambridge, 92% of housing structures are rated "Average" and 1% are rated "Good". None are rated "F" (Very Poor) or "A" (Excellent). Of interest, 172 are rated "D" or poor. These homes are in need of rehabilitation in the near future to prevent their further deterioration to "Very Poor". Because this is County data, the addresses of these properties are identified, and this data can be used to apply for blight remediation and home improvement grant and loan assistance.

### Property Condition in Ambridge



Property Grade	Count	Percent
A	0	0%
B	32	1.3%
C	2,230	91.6%
D	172	7%
F	0	0%

Source: Beaver County, OHM

## Residential Property Ownership

### Residential Property Ownership, Ambridge



Ownership	Count	Percent
Owner Occupied	1,124	58.7%
Not Owner Occupied	790	41.3%
Elsewhere In Ambridge	226	11.8%
Elsewhere in County or Adjacent County	405	21.2%
Elsewhere in PA	21	1.1%
Elsewhere in US, out of state	138	7.2%

Source: Beaver County, OHM

County parcel-level data can be used to assess the location of property owners relative to the property address, and the likely ownership by out-of-town landlords.

In Ambridge, our assessment indicates that 59% (about 1,124) of properties in the Borough are owner-occupied, and 41% are likely rental properties. 12% are owned by landlords who live in Ambridge, and another 21% are owned by landlords in Beaver County or an adjacent county. Properties owned by local landlords who are within easy driving distance are more likely to be better maintained and be able to respond within a reasonable time frame to tenant complaints. Many small landlords are doing a good job, are building family wealth and keeping that wealth within the immediate area.

By contrast, 8.3% of property owners are landlords who are likely located outside of adjacent counties elsewhere in Pennsylvania, or out of state. Representing about 160 properties, these are at risk for poor quality rental unit maintenance and poorer communication with tenants.

There are several tools available that are used by more and more communities to “level the playing field”, encouraging better maintenance and better tenant communication on the part of all landlords, both local and distant. These include rental registries and inspection programs, requiring distant landlords to designate local agents who are legally responsible for communication and meeting codes, good landlord programs providing lower fees and fewer inspections for those who comply in good faith, vacancy registration, and similar measures.

### **Housing in Ambridge: Findings**

Paralleling trends in Beaver County as a whole, more than 60% of Ambridge's housing was built before 1940. Virtually no housing has been built in Ambridge since the 2000's.

85% of residential structures in Ambridge are single-family detached, with 13% two-family structures. Housing in Ambridge is generally well-built and worth rehabbing, with many brick structures.

7% (172 residential structures) are rated "D", or "poor", and warrant immediate attention; 91% are rated "average" and will likely need rehab over time. 59% of residential structures are owner-occupied; 8.3% (159) residential structures are owned by out-of-state landlords or landlords not in adjacent counties, and warrant monitoring for adequate property maintenance. 33% (631) residential structures are owned by landlords in Ambridge, Beaver County, and adjacent counties, and include many small landlords who are building family wealth and “keeping it local”.



## **THE HOUSING MARKET IN AMBRIDGE**

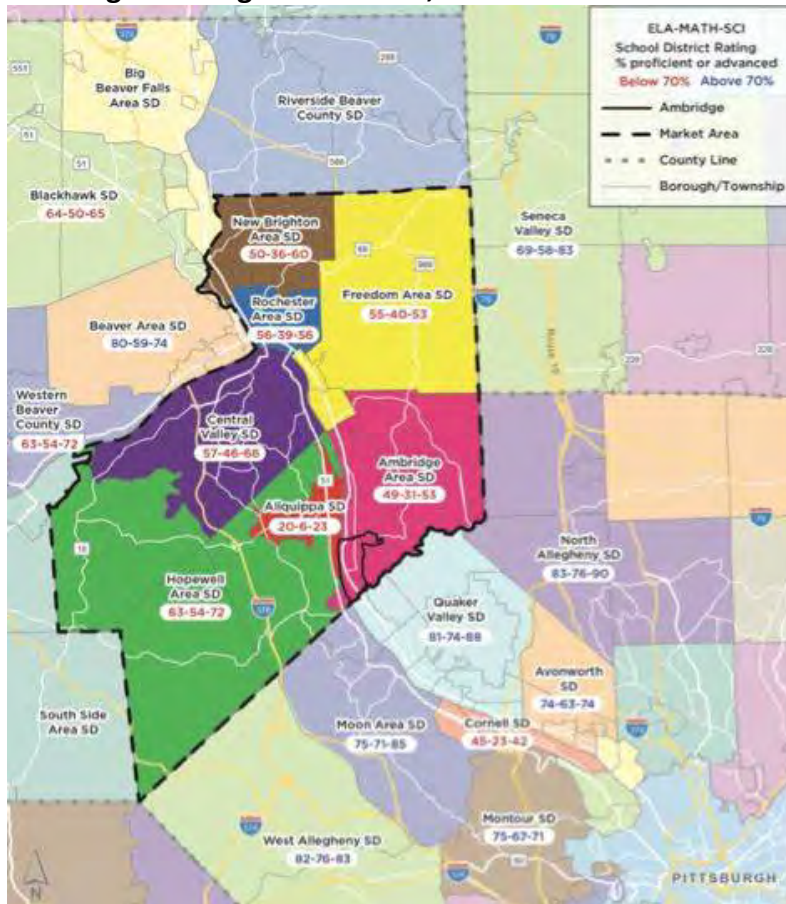
In order to characterize the housing market for Ambridge in quantitative terms, we define a likely market area, and then compare the demand within that area to the available supply. One of the critical factors is housing affordability – how well the housing supply in the area matches the incomes of the households within the area. We also look specifically at housing demand

and supply for seniors, since they are a significant potential market. Finally, comparable properties can be useful in defining what types of housing could be successful in the area.

### Defining the Housing Market Area

In many communities, the most likely market area for housing is the surrounding county. Not all potential residents will come from within the county, but many will, relocating for family, job or downsizing/upsizing reasons, while staying within their county. However, Ambridge is a special case, since it lies on the border of Beaver and Allegheny counties. Ambridge also has an attractive lower cost of housing compared to its adjacent communities. A final factor is the complicated status of its school district – ranking with lower scores, which may not attract some households within a 20 minute drive time, yet attractive to local households who know the school district and are proud of it.

### Ambridge Housing Market Area, Based on School Districts



Source: PA Department of Education, KM Date, OHM

We recognize the strong draw that school districts provide in housing choice. With these factors in mind, we evaluated the status of school districts in Ambridge and its surrounding communities. We found that there is a ring of communities around Ambridge with similar test scores. We hypothesize that housing that sells well in this area will sell well in Ambridge.

Based on input during interviews, local households - empty nesters and families - will be more interested in relocating to Ambridge. Therefore, we are conservative if we focus on this area. Ambridge’s growing “coolness factor” will likely pull in additional households of young professionals without children, over and above what we define as local market demand.

As shown on the map, the Ambridge Market Area is defined by school districts surrounding Ambridge with test scores that fall below a 70% pass rate. This level was chosen as a natural break between high-level school districts surrounding Ambridge, and those in the immediate Ambridge area. The housing market area for Ambridge therefore includes the Ambridge Area, Aliquippa, Hopewell Area, Central Valley, Freedom Area, Rochester Area, and New Brighton Area School Districts. We use this boundary to understand housing affordability, supply and demand “fit”, and the pattern of sales and rentals that could be successful in Ambridge.

### Characterizing the Market Area

The following table compares basic characteristics for both the Borough of Ambridge and the Market Area.

#### Ambridge Market Area Characteristics, 2024

Market Area Comparison, 2024		
Item	Borough of Ambridge	Ambridge Market Area
Resident Population	6,969	96,379
Workers	2,290	39,000
Children Under Age 18	23%	18%
Seniors Over Age 65	15%	24%
Households	3,199	42,881
Housing Units	3,876	47,356
Occupied Housing Units	83%	91%
Vacant Housing Units	18%	9%
Owners – Percent of Occupied	46%	73%
Renters – Percent of Occupied	54%	27%
Average Household Income	\$66,988	\$90,001
Average Home Value	\$180,796	\$252,973

Source: ESRI Business Analyst

Households in the market area together are generally older and wealthier than Ambridge, with an average household income that is 50% higher. The market area has half the vacancy rate as Ambridge, and 73% household homeownership compared to 46% in Ambridge. The average home value in the market area is \$253,000, compared to Ambridge’s \$181,000, although we note that Ambridge’s housing values are trending up.

### Housing Affordability Analysis

We can test housing affordability in the market area if we assume the US Department of Housing and Urban Development’s affordability threshold of 30% of household income. That is, a household should be able to afford housing costs (including rent and/or mortgage payment, and utilities) representing 30% of their gross income, before taxes. In order to be conservative, our model adds in additional housing costs such as property tax, insurance, and maintenance. We add 25% to the monthly mortgage payment, and 10% to the rent, to allow for these additional costs within the 30% threshold. Finally, in order to calculate the likely mortgage payments based on housing value, we assume a typical 30-year mortgage with 5% interest. For a conservative approach, we assume the payment will be based on the entire cost of the home, not reduced for down payments.

In addition, we note with caution that upper-income households typically do not spend 30% of their income on housing. With higher incomes, they have much more discretion to spend their income on items such as travel, luxury goods, and education for children. Affordability analysis will almost always show a gap in available housing for these higher-spending households, and must be taken conservatively in light of the wide range of owner choice on housing pricing.

We look at four scenarios: Owner-occupied housing in both Ambridge and the market area; and for-rent housing in both Ambridge and the Market Area. The following tables show surpluses in black, and gaps (or needs) in red.

#### Housing Affordability: Ambridge Owner-Occupied

Ambridge				
Owner-Occupied Housing Value	No. Units	Affordability Income Level	No. HH	Surplus (Gap)
Less than \$50,000	219	Less than \$10,000	37	<b>181</b>
\$50,000 to \$99,999	684	\$10,000 to \$34,999	301	<b>383</b>
\$100,000 to \$149,999	372	\$35,000 to \$49,999	150	<b>222</b>
\$150,000 to \$199,999	147	\$50,000 to \$74,999	332	<b>(185)</b>
\$200,000 to \$299,999	33	\$75,000 to \$99,999	174	<b>(141)</b>
\$300,000 to \$499,999	6	\$100,000 to \$149,999	317	<b>(311)</b>
\$500,000 or more	12	\$150,000 or more	161	<b>(149)</b>

Source: ACS 2019-2023 5-year estimates, KM Date Planning

In Ambridge, the gaps all fall at the mid-priced and higher end housing. Surpluses are in the lower end. This means that many households are spending much less than they can afford for housing. We also find that there are plenty of lower-cost homes under \$50,000 in value.

### Housing Affordability: Market Area Owner-Occupied

Market Area				
Owner-Occupied Housing Value	No. Units	Affordability Income Level	No. HH	Surplus (Gap)
Less than \$50,000	2,119	Less than \$10,000	784	1,335
\$50,000 to \$99,999	5,247	\$10,000 to \$34,999	4,355	892
\$100,000 to \$149,999	5,707	\$35,000 to \$49,999	3,433	2,274
\$150,000 to \$199,999	5,706	\$50,000 to \$74,999	6,313	(553)
\$200,000 to \$299,999	7,376	\$75,000 to \$99,999	4,697	2,679
\$300,000 to \$499,999	3,906	\$100,000 to \$149,999	6,334	(2,428)
\$500,000 or more	1,291	\$150,000 or more	5,490	(4,199)

Source: ACS 2019-2023 5-year estimates, KM Date Planning

In the market area, there are substantial gaps at the upper-priced level, while still a surplus of lower-end housing. The smaller gap in the \$150,000 to \$199,999 housing value band is likely absorbed by households choosing less expensive housing than they can afford.

### Housing Affordability: Ambridge For-Rent Housing

For Rent – Ambridge				
Gross Rent	No. Units	Affordability Income Level	No. HH	Surplus (Gap)
Less than \$500	159	Less than \$15,000	356	(197)
\$500 to \$999	722	\$15,000 to \$34,999	381	341
\$1,000 to \$1,499	639	\$35,000 to \$49,999	313	326
\$1,500 to \$1,999	95	\$50,000 to \$74,999	328	(233)
\$2,000 to \$2,499	55	\$75,000 to \$99,999	91	(36)
\$2,500 to \$2,999	20	\$100,000 to \$149,999	132	(112)
\$3,000 or more	0	\$150,000 or more	118	(118)

Source: ACS 2019-2023 5-year estimates, KM Date Planning

Gaps in rental housing in Ambridge are smaller, but indicate a proportionally significant group of cost-burdened households at the lowest level (less than \$500 per month). Reasonable gaps in housing over \$1500 per month in rent could be met with new housing.

## Housing Affordability: Market Area For-Rent Housing

For Rent – Market Area				
Gross Rent	No. Units	Affordability Income Level	No. HH	Surplus (Gap)
Less than \$500	1,727	Less than \$15,000	2,136	(409)
\$500 to \$999	4,668	\$15,000 to \$34,999	3,025	1,643
\$1,000 to \$1,499	3,226	\$35,000 to \$49,999	1,910	1,316
\$1,500 to \$1,999	629	\$50,000 to \$74,999	2,027	(1,398)
\$2,000 to \$2,499	513	\$75,000 to \$99,999	962	(449)
\$2,500 to \$2,999	20	\$100,000 to \$149,999	918	(898)
\$3,000 or more	17	\$150,000 or more	555	(538)

Source: ACS 2019-2023 5-year estimates, KM Date Planning

The pattern for the market area is similar to the Ambridge pattern, with a gap in affordable housing for very low-income households with less than \$15,000 income (less than \$500 per month rent); and reasonable gaps over \$1,500 per month. The surpluses for rents \$500 to \$1500 per month are likely supplying very affordable housing to those with incomes above \$50,000. A gap of approximately 1400 units serving households with incomes over \$100,000 could be met with new housing.

### Low-Income Housing

To assess the supply and demand for low-income housing, we compare an inventory of low-income housing available through the Department of Housing and Urban Development (HUD), commercial real estate databases, and web search of sites such as Zillow and Apartments.com. Gaps for all lower-income levels are typical. The following summarizes the gaps in low-income households that are led by seniors, non-senior households, and all low-income households.

### Low Income Housing Supply and Demand

Age and Income	Beaver County	Market Area	Ambridge
<b>Low-Income Senior Households</b>	<b>9,420</b>	<b>5,495</b>	<b>339</b>
<b>Low-Income Senior Units</b>	<b>1,167</b>	<b>2,067</b>	<b>154</b>
<b>GAP</b>	<b>8,253</b>	<b>4,590</b>	<b>185</b>
Low-Income Non-Senior Households	10,821	7,181	806
Low-Income Non-Senior Units	1,747	1,162	179
<b>GAP</b>	<b>9,074</b>	<b>6,019</b>	<b>627</b>
<b>All Low-Income Households</b>	<b>20,241</b>	<b>12,676</b>	<b>1,145</b>
<b>All Low-Income Units</b>	<b>2,914</b>	<b>2,067</b>	<b>333</b>
<b>GAP</b>	<b>17,327</b>	<b>10,609</b>	<b>812</b>

Source: HUD, commercial databases, rental housing web sites; ESRI

In order to estimate the number of low-income households, we were conservative, utilizing income limits data on 1-person households for seniors, and 2-person households for non-senior households. It is likely that there are more low-income households than these, but these quantities give us a sense of the minimum housing gaps that might exist.

As shown there are significant gaps in low-income housing for all low-income households. Interviews noted that even within this supply, many are LIHTC properties which serve households at an income level of 60% of Area Median Family Income (HUD AMFI), while there are substantial numbers of households who would find these units unaffordable.

### **The Housing Market: Findings**

A summary of the findings of this analysis is as follows:

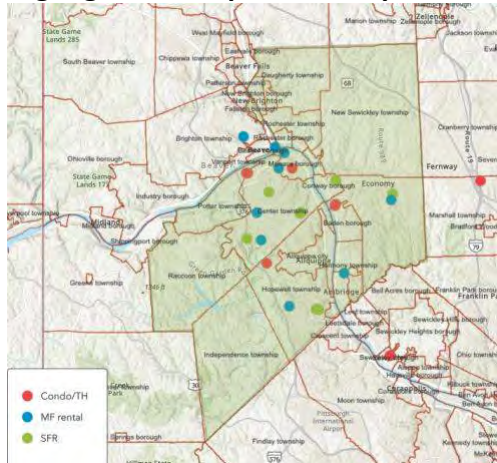
- There is a gap of 4,000 owner-occupied units over \$200,000 in the market area, 600 of them in Ambridge; 2% of these would be 80 units and seems quite reasonable as a conservative estimate of demand
- In the market area, there is a surplus of about 2,000 for "missing middle" owner-occupied housing, suitable for blue-collar and pink-collar workers with incomes \$50,000 to \$100,000 (values \$150,000 to \$300,000)
- "missing middle" housing is a gap of ~225 units in Ambridge that is balanced by the surplus in the market area – could indicate that people will move out as Ambridge gentrifies
- There is a gap of 3,000 renter occupied units over \$1,500 in the market area, about 500 of them in Ambridge; 2% of these would be 60 units
- Affordable rental units under \$500 monthly rent remain in the gap zone, with 400 units needed in the market area, 200 of them in Ambridge
- This is confirmed with low-income inventory analysis, which conservatively estimates that 185 units for seniors, and 627 for non-senior, units are needed in Ambridge, backed up by larger gaps in the market area and the County.
- The Housing Authority of Beaver County tells us that subsidized units for single-person, non-senior, non-disabled households are in the greatest demand across the county, with waiting lists of up to 18 months.

## **COMPARABLE RESIDENTIAL PROPERTIES**

KM Date Community Planning and Task Team Real Estate Advisors have collected information on comparable properties for rent and for-sale that are typical of the type of new development that could be supported in Ambridge. Over two hundred properties were examined in four categories. They are all located within the market area or immediately nearby. For-sale properties were built within the last 5 years and sold within the last two; for-rent properties within the last 10 years. Finally, we examined existing housing that has sold within Ambridge, to understand the trends in existing home prices over the last 2 years. Many of these properties have clearly been rehabbed and resold at a much higher price.

Just one example from each category is included here; the full collection and inventory can be found in Appendix B.

### Highlighted Comparable Properties – New Construction



Source: KM Date

### New Construction, Multi-Family Rental

Multi-family rental properties were examined that were built in the last 10 years, and were within the market area and nearby. This category has the fewest number of newly constructed properties, hence the longer time frame. No recently-rehabbed properties were found which were historic building, office or other conversions of quality. No recently-rehabbed properties were found which were upstairs of main street businesses, and were of quality construction.

### Eagle’s Landing at Mateer Farms, 220 Marshall Road, Center Township



This 124-unit property was built in 2019. It includes a mix of one- and two-bedroom apartments ranging from 847 to 1165 square feet, with an average of 1013 square feet. Rents range from \$1100 to \$1375 per month, with an average asking price of \$1.35 per square foot per month. As of March 2025, it was reporting an 11.6% vacancy, which is a little above normal range of 5 to 10%.

## New Construction, For-Sale Condominiums and Townhomes

### New Construction, For-Sale Townhomes and Condos, Sold 3/2020 to 11/2024

City/Bedrooms	Number of Units	Sale Price Minimum	Sale Price Maximum
<b>Center Twp</b>			
3	19	\$201,430	\$340,000
<b>Economy Boro</b>			
2	4	\$305,000	\$347,808
3	10	\$310,000	\$450,000
<b>Hopewell Twp</b>			
2	1	\$375,000	\$375,000
3	3	\$375,000	\$375,000
<b>Monaca Boro</b>			
2	6	\$279,900	\$339,500
<b>Potter Twp</b>			
3	4	\$239,645	\$329,900
<b>Total</b>	<b>47</b>	<b>\$201,430</b>	<b>\$450,000</b>

Source: KM Date, Task Team

Properties were examined which were sold in the last five years. A total of 47 properties were found, all 2- and 3-bedroom units. Prices ranged from \$201,000 to \$450,000.

### 435 River Glen Drive, Baden, Economy Borough



This 2371 Square-foot property was built in 2020 and sold in November of 2024 for \$360,000. It has 3 bedrooms and 2.5 baths. It is half of a duplex, and is one of 31 homes in the Economy Villas development, adjacent to the older Shady River Boulevard condominiums built 2013-2020. Most of the homes in the development are duplexes, with a few singles.

## New Construction, For-Sale Single Family Homes

City/ Bedrooms	Number of Units	Minimum Sale Price	Maximum Sale Price
Center Twp			
3	2	\$354,000	\$445,000
5	1	\$724,950	\$724,950
Conway Borough			
3	1	\$459,900	\$459,900
Hopewell Twp			
3	1	\$416,900	\$416,900
TOTAL	5	\$354,000	\$724,950

Source: KM Date, Task Team

Properties were examined which sold in 2024, of a total sample of 31 sold between 2020 and 2024. All were within the market area. Single family homes of 3 to 5 bedrooms are selling for upwards of \$350,000 in the market area, most over \$400,000. Sales from 2020-2023 include many 4-bedroom homes as well. A 5-

bedroom home in Center Township sold for \$724,950.

### 1070 Chapel Road, Monaca, Center Township



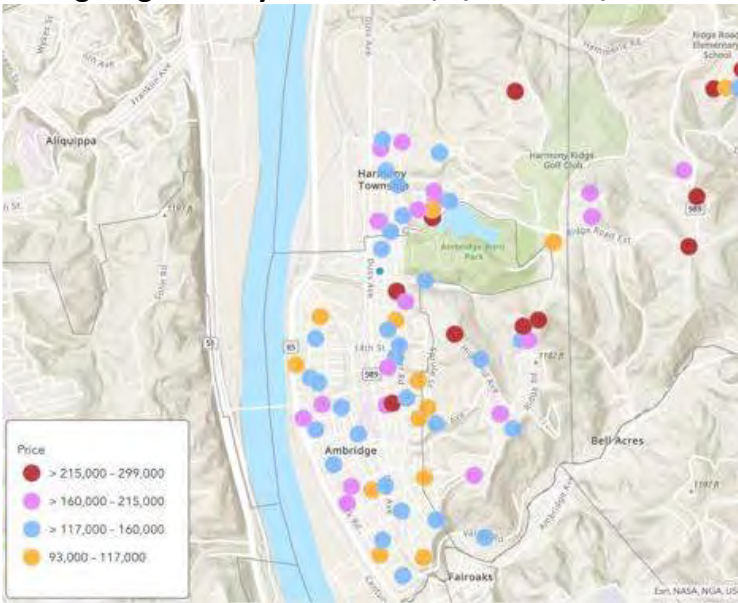
This 2400 Square foot house sold in February of 2024 for \$354,000. Built in 2023, it has 3 bedrooms, 2.5 baths, and is situated on a 1/3 acre parcel. Sale price was \$148/square foot.

## Existing Construction and Rehabs, For-Sale Single Family Homes

We looked at sales of existing single-family homes in Ambridge and its environs, in order to better understand the changing housing market there, particularly in the downtown and the neighborhoods immediately around the Borough. A total of 79 sales were found in the 12 months between March of 2024 and March of 2025. Sales ranged from \$93,000 to \$220,000 within the Borough; and \$93,000 to \$299,000 in Economy Borough and Harmony Township, immediately adjacent to the Borough and in the upper hills area. It should be noted that both Economy Borough and Harmony Township are in the same Ambridge School District.

The map of properties, organized by color to show price ranges, indicates that the relationship of location to price is somewhat random. The price seems to be better related to the size, quality and character of the individual home.

## Existing Single Family Home Sales, 3/2024 to 3/2025



Source: KM Date, Task Team

Number of Bedrooms	Number of Homes Sold	Minimum Final Sale Price	Maximum Final Sale Price
<b>AMBRIDGE BOROUGH SALES</b>			
2	9	\$93,700	\$195,000
3	20	\$97,000	\$200,000
4	10	\$94,900	\$220,000
<b>ECONOMY BOROUGH AND HARMONY TOWNSHIP SALES</b>			
2	11	\$115,000	\$299,000
3	24	\$93,000	\$250,000
4	5	\$137,500	\$240,000
<b>ALL SALES</b>	<b>79</b>	<b>\$93,000</b>	<b>\$299,000</b>

### 808 10<sup>th</sup> Street, Ambridge Borough



This 4 Bedroom, 1 Bath property, 2000 Square feet, was built in 1923 and rehabbed in 2023/2024. Purchased in 2017 for \$36,000, it sold in July of 2024 for \$220,000. It has a partial basement and a full finished attic, and has hot water heat.

### Comparable Properties: Findings

The volume for new construction is low in the market area, particularly for rental properties, but there are several solid developments within the market area over the last 5 years, with market-rate sale and rental prices. According to interviews, there are currently no planned new projects.

There seems to be a pattern of condominiums being used as rental properties with success. We speculate that developers are building them and renting for now, with the intent of sale in the future. The amenities for condos/apartments are minimal and don't seem to be

mandatory. Most include a laundry room, fitness and game room, but there is no pool or other more expensive amenity.

Affordable housing remains a possibility for rentals, although construction costs may make this category prohibitive for the short term.

We examined comparable properties for upstairs rentals, but they seem to be lower-end rehabs, with lower quality construction.

Single family home sales are solidly trending up, especially for newly rehabbed homes; Economy and Harmony show about a \$50-75,000 premium for existing homes. Within the Ambridge School District area, the relationship of location to price is somewhat random. The price seems to be better related to the size, quality and character of the individual home.



## THE GROCERY MARKET IN AMBRIDGE

As part of our analysis, we were asked to address the question of grocery demand in Ambridge. Residents often express interest in recruiting a grocery to replace the once-convenient Bottom Dollar store at 11<sup>th</sup> and Duss Avenue which has now closed. The question of Trader Joe's as a specialty option comes up frequently. The existing ShopNSave and Giant Eagle stores are not only more than 10 minutes' drive away, they also lack the variety, quality and specialty goods that residents desire. As we heard in our interviews<sup>1</sup>, people would like to have more convenient grocery with quality goods that will help to drive revitalization in the downtown. Interviewees noted the beloved character of small-format grocery stores in Sewickley (Safran's Supermarket) and Beaver Falls (Beaver Super). Could such a store be supported in Ambridge as it revitalizes? While good quality produce is available at the Latino groceries and the Farmer's Market in the summer, people would like more variety in other food categories.

### Grocery Market Analysis

Our method followed a typical retail market analysis approach. We used 10-minute and 15-minute drive times from Ambridge's town hall as the market area, and evaluated supply and

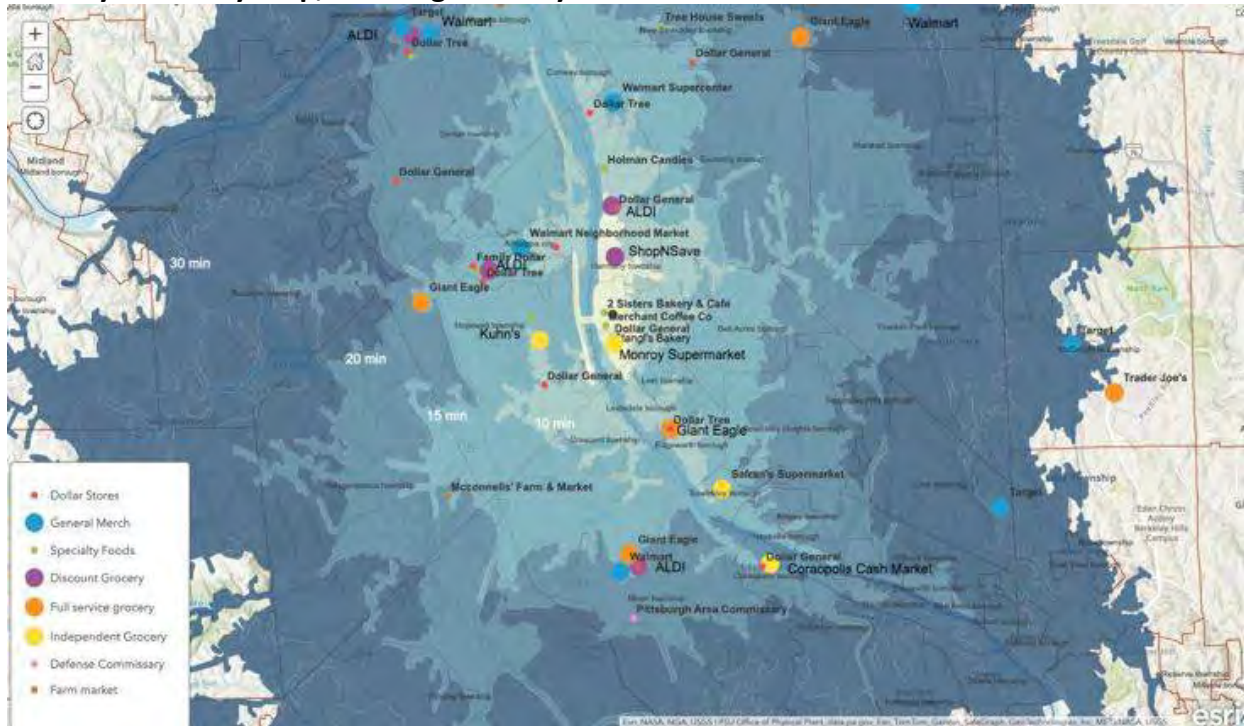
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<sup>1</sup> See the Interviews section of this report, under Redevelopment Environment.

demand for three standard types of grocery: full-service grocery, discount grocery, independent grocery; in addition, we looked at specialty foods stores such as bakeries and delis. We also evaluated general merchandise as a category, since big box stores such as Walmart, Target, and Dollar Stores often provide competition for grocery stores. Finally, we evaluated the potential for a Trader Joe's to be successful in Ambridge.

## Grocery Inventory in the Ambridge Market Area

### Grocery Inventory Map, Ambridge Vicinity



Source: KM Date, ESRI

The map shows grocery stores in the categories mentioned that are located within the 10- and 15- minute drive zones; Target, Walmart and Trader Joes' stores are also located within the 20- and 30-minute zones. As shown, Giant Eagles (Orange) and discount (Purple) frame the majority of the inventory, with Independent Grocery (Yellow) contributing significantly in the area. Note the Trader Joe's is located just outside of the 30-minute zone.

## Grocery Inventory Summary, Ambridge Area

Grocery Type	Square Footage – 10 minutes	Square Footage – 15 minutes	Example Stores
Discount Grocery	47,400	95,400	Aldi, ShopNSave
Full Service Grocery	62,000	205,000	Giant Eagle, Kroger, Trader Joe's
Independent Grocer	37,600	50,900	Kuhn's, Beaver Super
Specialty Foods	5,400	10,690	Retail Bakeries, Candies
<b>Total Grocery</b>	<b>90,400</b>	<b>361,990</b>	
General Merchandise	0	275,000	Walmart, Target
Dollar Stores	61,972	118,528	Various
<b>Total General Merchandise</b>	<b>61,972</b>	<b>393,528</b>	

Source: KM Date, Google Maps, ESRI

A Total of 90,400 square feet of grocery, and 62,000 square feet of general merchandise, was found within the 10-minute drive zone. Within the 15-minute drive zone, there is substantially more supply: 362,000 square feet in the 10-minute zone, and 393,000 in the 15-minute zone.

Note that the only general merchandise stores within the 10 minute zone are dollar stores.

## Characterizing the Market Area

Data on households within the market area enables us to understand the income available for purchasing groceries.

## Population and Households within the Ambridge Grocery Market Area

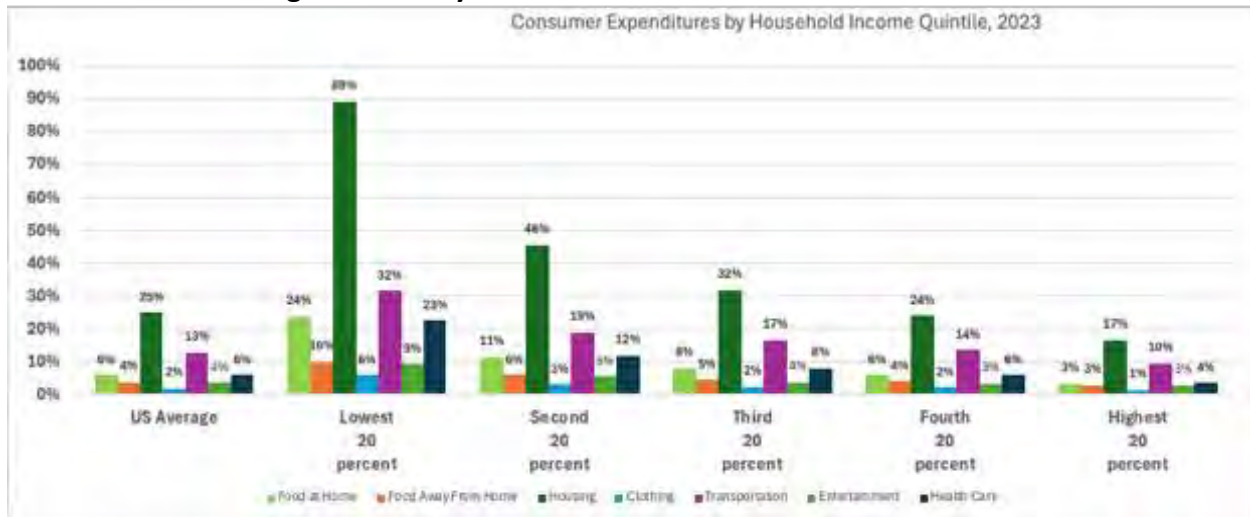
Population Characteristics within Drive Time Radius					
		10 minutes	15 minutes	20 minutes	30 minutes
<b>Population</b>	<b>2024</b>	29,946	81,289	143,094	464,450
	<b>2029</b>	29,588	80,135	141,142	462,216
<b>Households</b>	<b>2024</b>	13,207	35,893	62,117	200,495
	<b>2029</b>	13,187	35,800	61,944	201,309
<b>Mean HH Income</b>	<b>2024</b>	\$91,217	\$100,736	\$107,963	N/A
<b>Workers</b>	<b>2024</b>	17,402	33,439	66,498	317,762

Source: ESRI Business Analyst

30,000 people and 13,000 households live within the 10-minute drive zone. 81,000 people and 36,000 households live within the 15-minute drive zone. The mean household incomes are \$91,000 and \$101,000 respectively.

Therefore, total buying power (based on households and mean income) is \$1.2 bn and \$3.6 bn respectively. These are respectable numbers for attracting a wide range of chain businesses. In addition to residents, 17,000 workers are employed within the 10-minute drive zone, and 33,000 within the 15-minute drive zone.

## Household Purchasing in the US by Household Income Quintiles



Source: US Consumer Expenditures Survey

## Income Quintiles in the United States, 2023

Item	US Average	Lowest 20%	Second 20%	Third 20%	Fourth 20%	Highest 20%
Mean HH Income before Taxes	\$101,805	\$15,596	\$40,751	\$71,057	\$116,717	\$264,518
Lower Threshold for Quintile	N/A	N/A	\$28,262	\$54,553	\$90,239	\$148,682

Source: US Consumer Expenditures Survey

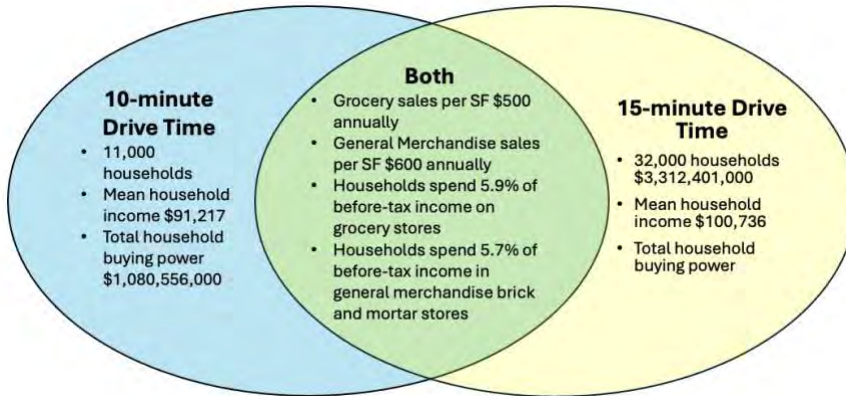
As household incomes vary widely across the US, so does household spending on basic goods. For example, the 3rd quintile ( mean household income ranging from \$54K to \$71K) spends 9% of annual income on food at home, compared to 6% for the average US household (mean income at \$101,805). In the Ambridge area, **10 and 15-minute drive zones fall within the 4th quintile**, with mean household incomes of \$91,000 and \$100,000 respectively. This is higher than expected in typical revitalizing communities, and is likely due to immediately surrounding communities with higher income households. It is a plus for Ambridge, as interviewees tell us that higher income residents in Sewickley, Moon, and Cranberry do patronize Ambridge stores, cultural events, and businesses. Fourth quintile households closely parallel purchasing patterns for average US households. Therefore, Ambridge area households are likely to spend about 6% of their annual income on food at home (grocery).

## Niche Analysis for Grocery

Based on certain assumptions, we can compare the demand for grocery with the supply, in both square footage of stores, and in millions of dollars available to spend. The Venn Diagram chart summarizes key assumptions made in conducting this analysis. In addition to the total buying power within each drive zone, and percent of that buying power that is used for food at home/grocery, we assume that grocery sales are about \$500 per square foot annually, and

general merchandise sales are \$600 per square foot. These are conservative sales figures based on our review of many cited sources.

### Grocery Niche Analysis Assumptions



Source: KM Date

Based on these assumptions, the results of our analysis are outlined in the table below.

### Grocery Supply and Demand Analysis Summary

Item	Total SF EXISTING	Gap (Surplus) - Calculated	SF Gap (Surplus) - Calculated
<b>15-minute Drive Zone</b>			
Food and Beverage Stores/			
Food at Home	351,300	\$ 19,781,668	39,563
General Merchandise	393,528	\$ (58,273,982)	(97,123)
<b>10-minute Drive Zone</b>			
Food and Beverage Stores/			
Food at Home	90,400	\$ 18,552,838	37,106
General Merchandise	61,972	\$ 20,831,883	34,720

Source: KM Date

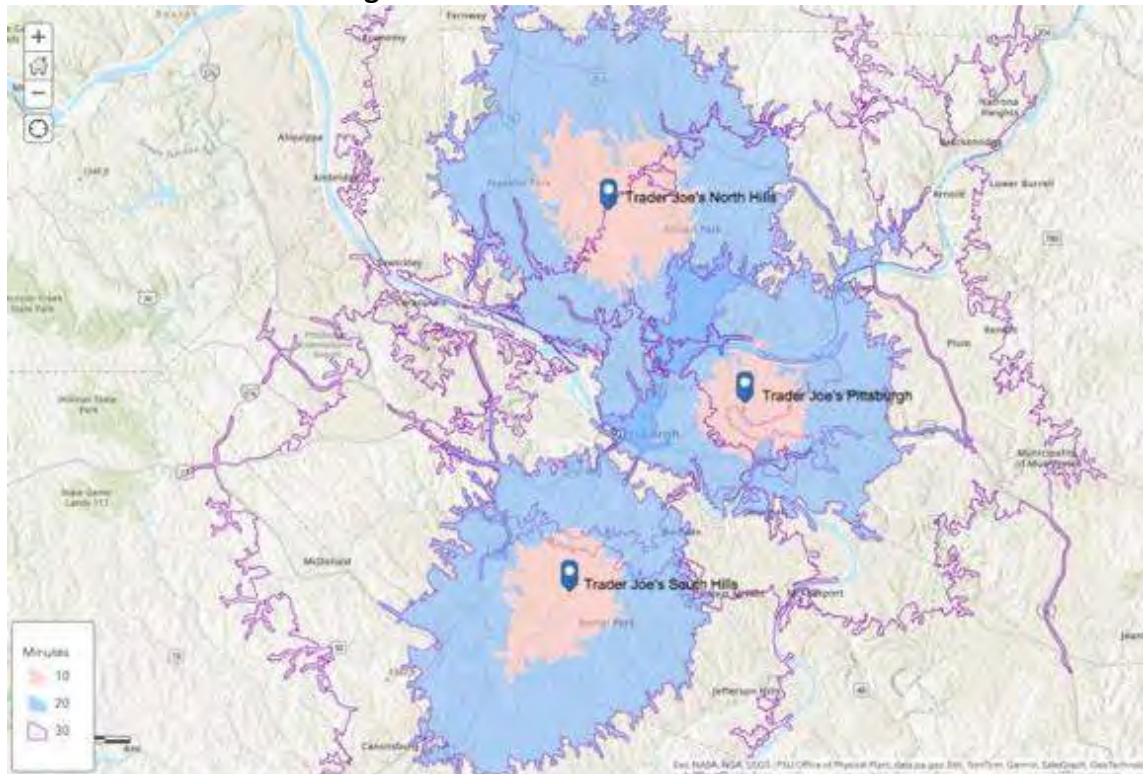
As shown in the table, there is a positive net demand gap of \$18.6 million in the 10-minute drive zone, and \$19.8 million in the 15-minute zone. This translates into 39,000 SF and 37,000 SF respectively. In the 15-minute zone, positive grocery demand needs to be taken in light of a 100,000 SF surplus in general merchandise, which sells many grocery products. However, in the 10-minute zone there is net positive demand for general merchandise as well. As reported in interviews, there is a possibility of Giant Eagle closing. If this were to happen, it would expand the support for grocery within 15 minutes.

A conservative approach to these gaps would support a market hall with specialty foods, tying in with the Main Street energy, demand among upscale shoppers in the vicinity, and filling gaps in high quality goods in the 10 and 15-minute zones. It is a stretch to consider competing with general merchandise with a full-service or independent grocery, but the gaps do indicate some support for specialty goods, which could be met with a market hall approach.

### Trader Joe's Analysis

As requested, we examined the demand for Trader Joe's in the Ambridge area. To do this, we mapped the three other Trader Joe's in the Pittsburgh area, and used drive zones to estimate their market areas. As shown on the map, the pink zones are 10-minute drives, the blue zones are 20-minute drives, and the purple lines are 30-minute drives.

### Trader Joe's in the Pittsburgh Area



Source: KM Date, ESRI

The 20-minute drive zones appear to be the target market area for corporate decisionmaking, given their almost-touching locations in the Pittsburgh area. The one area where there is overlap is bisected by the Allegheny River, which could be seen as a barrier, justifying the overlap.

Next, we utilized ESRI software to estimate the household buying power in each 20-minute drive zone, using the method described earlier, and compared it to Ambridge's 20-minute drive zone.

### Comparing characteristics of the Pittsburgh Trader Joe's and Ambridge 20-minute drive zones

	Number of Households	Mean HH Income	Median HH Income	Household Income - Total	Food at Home Expenditures
Driving time from Centerpoint	20 minutes	20 minutes	20 minutes	20 minutes	20 minutes
<b>Ambridge Borough Offices</b>	60,982	\$ 107,963	\$ 75,276	\$ 6,583,799,666	\$ 427,438,421
<b>Trader Joe's North Hills</b>	103,612	\$ 133,453	\$ 93,415	\$ 13,827,332,236	\$ 879,002,840
<b>Trader Joe's Pittsburgh</b>	157,838	\$ 99,048	\$ 63,028	\$ 15,633,538,224	\$ 1,048,233,290
<b>Trader Joe's South Hills</b>	120,870	\$ 123,091	\$ 88,581	\$ 14,878,009,170	\$ 945,561,291

Source: ESRI, KM Date

As shown above, household buying power within each of the 20-minute drive zones seems to hover between \$13 bn and \$15 bn. However, for the Ambridge 20-minute drive zone, it is about half that amount, at \$6.6 billion. This much lower figure is partially driven by the lower number of households and somewhat lower mean household income in this area, and also by the presence of the Ohio River, broad road rights-of-way on both sides, the industrial area along the river, and steep cliffs on the west side of the river, creating a large zone within the 20-minute zone where there are no households at all to draw from. We draw the conclusion that Ambridge would not be a candidate for Trader Joe's. A locally-driven specialty grocery is likely a better option.

#### Grocery in Ambridge: Findings

- There is leakage of \$37 million within the 10-minute drive zone, supporting about 37,000 Square Feet of grocery; this would be expanded if Giant Eagle at Quaker Village should close
- However, there is a net surplus of \$58 million (97,000 Square feet) in the 15-minute drive zone for General Merchandise, which will overlap with grocery in the area
- People still desire specialty goods, which complement main-street-type redevelopment
- High quality produce is available through Monroy's and the Farmers Market, but variety and quality are limited in other types of goods
- Trader Joe's is not supportable in Ambridge due to a substantially lower total household income profile within its 20-minute drive zone
- A conservative approach would recommend a market hall of 10,000 square feet (possibly expandable if successful) to provide specialty goods via small local retailers, as close to Merchant Street as possible.



## RECOMMENDATIONS AND CONCLUSIONS

### Summary of Recommendations

Type	Number of Units	Typical size in SF	Typical price point	Sale or Rent Price Point/SF
<b>MARKET RATE FOR-SALE</b>				
<b>40 to 60</b>				
<b>Single Family Cluster or Garden Homes</b>	25 to 40			<b>\$160-\$200</b>
3 BR/2 Ba, or 2 BR/1 office/2 Ba		1500-2300	\$280,000-\$375,000	
<b>Townhomes</b>	10 to 20			<b>\$160-\$200</b>
2 BR/2 BA		1400-1700	\$280,000-\$340,000	
3 BR/2 BA		1800-2000	\$300,000-\$360,000	
<b>Single-Family Detached Homes</b>				
3 BR	10 to 20	1500-2500 SF	\$350-450,000	<b>\$180-\$230</b>
<b>MARKET RATE FOR-RENT</b>				
<b>30-60</b>				
<b>Market Rate Apartments, 1-3 bedrooms</b>	<b>30 to 60</b>	<b>650-1500 SF</b>	<b>\$800-\$2600/month</b>	<b>\$1.25-\$2.00</b>
1 BR/1 BA	5-10	650-800	\$800-\$1600	
2 BR/2 BA	20-40	1200	\$1500-\$2400	
3 BR/2 BA	5-10	1500	\$2300-\$2600	
<b>Graduate student apartments, 3 bedroom</b>	<b>5</b>	<b>1200</b>	<b>\$500/bed, \$1500/month</b>	<b>\$1.75</b>
<b>AFFORDABLE FOR-RENT</b>				
<b>20-50</b>				
<b>Non-Senior LIHTC apartments, 1 bedroom</b>	<b>30</b>	<b>750 SF</b>	<b>subsidized</b>	
1 bedroom/1 BA	20	750		
<b>Senior LIHTC apartments, 1 bedroom</b>	<b>30</b>	<b>750 SF</b>	<b>subsidized</b>	
<b>GROCERY</b>				
<b>Specialty Grocery and Micro-Restaurant Market Hall</b>		<b>10-20,000 SF</b>		

### General Recommendations

- Ambridge's affordability, decent housing stock, and excellent location puts it in a good position for growth and redevelopment
- Ambridge is currently showing all the signs of a gentrifying/burgeoning community, with housing rehab-resale becoming commonplace and generating value, the growth of multiple businesses in downtown, and presence of the arts and special attractions such as the theater, farmers' markets and Jambridge

- Continued energy to expand night-time and music venues, high quality restaurants, and specialty businesses should pay off
- It will be helpful for the Borough to find sources for support of rehab of properties belonging to seniors, assistance with do-it-yourself repairs, and property tax relief to enable existing residents to stay in place

### Housing Recommendations

- The strongest support is for one-story, cluster or garden homes with 3 bedrooms and/or 2 bedrooms and one office, suitable for empty nesters and professionals without children
- Townhomes (2-stories) are less supported but may be worth piloting in a second phase, since young professional demand in Ambridge is likely to expand and they would fit well into downtown infill properties
- Single family homes remain strong and will need at least .20 acres lot for a yard
- Location on the hill above Ambridge's downtown will support the highest prices for the near term (in the long term, prices/values in downtown may expand with gentrification)
- Graduate student housing will be a stretch since so many students at Trinity need family housing; but renovated upstairs apartments on Merchant/Duss and vicinity would be worth an experiment for the minority who are singles and desire better quality (but still very affordable) housing
- Senior LIHTC demand is mostly met but there could be room for one other small project as Ambridge residents age and values/property taxes on their owner-occupied homes increases
- Single-person-household low-income housing is in high demand but rents must meet 30-50% AMHI thresholds, which would require substantial subsidy and may not be feasible
- Rehab of existing homes in Ambridge is worth doing and will increase in value/feasibility over time as property values increase and comps proliferate; this will meet family and "missing middle" needs over time, as well as Trinity student families

### Grocery Recommendations

- As is typical of any town in most counties in the US, General Merchandise surpluses threaten the strength of grocery demand within the 15-minute drive zone
- However, Ambridge's 10-minute drive zone demonstrates leakage in both grocery and general merchandise, indicating a window for some grocery presence, especially if the Giant Eagle should close
- Higher-income shoppers from surrounding communities are already demonstrating willingness to come to Ambridge for restaurants and specialty businesses
- Monroy's Supermarket and the farmer's market provide some fresh produce
- Trader Joe's and similar national chains are not supported in the Ambridge area due to substantially smaller household income capacity within 20 minutes' drive

- The burgeoning Merchant Street and downtown business environment would be complemented by a market hall approach giving local businesses and micro-restaurants an edge in meeting demand for specialty foods and grocery

Local Market and Food Halls that can be examples worth exploring:

- Van Aken Market Hall, Shaker Heights OH, 21,000 SF
- Federal Galley, Pittsburgh, 14,000 SF
- R.House, Baltimore, 50,000 SF



Van Aken Market Hall, Shaker Heights OH



R. House, Baltimore MD



Federal Galley, Pittsburgh



### **Caveats and Limitations**

No market study can anticipate all conditions needed for success in development: business acumen, entrepreneurial vision, marketing strategy, capital resources, and economic change all are far more important in determining the outcome of any project. No guarantee is made through this study, which is intended to only highlight potential opportunity. Developers are strongly encouraged to do their own market analysis based on their target market and market, business, leasing, and finance strategy.



## APPENDICES

### Appendix A – List of Interviewees

- Mario Leone, Borough Administrator
- Ryan Eichhorn, developer
- Steve Roberts, resident and property owner, Howard Hanna
- Hal Martin, Howard Hanna commercial
- Dr. Alaina James, business and property owner
- Christopher Mearn, District Real Estate Advisors (e-mail exchange)
- Anthony Leone, Coldwell Banker
- Hilary Kreschollek, Howard Hanna
- Justin Fisk, Trinity Seminary
- Janessa Fisk, Trinity Seminary
- Lew Vilotti, Beaver County Economic Development
- Trish Noss, Beaver County Farmer's Market
- Dan Distler and David Thompson, Beaver County Planning and Development
- Jim Joseph, property owner
- London Cain, Iron Horse Theater
- Nakeya Mosley, resident
- Pamela Rossi-Keen, Genesis Project
- Richard Dobrosielski, property owner and business owner

## **Appendix B – Comparable Properties**

On the following pages are the data collected by KM Date and Task Team Real Estate Advisors to support recommendations. Four Categories were explored: For-Sale Condominiums and Townhomes; Multi-Family Rentals; For-Sale New Single Family Homes; and For-Sale Existing Homes.



<b>STUDENT HOUSING MULTI-FAMILY</b>						
comps research for student housing 3/31/25						
Source: apartments.com - Beaver County area, advertised as student housing; ForRentUniversity.com						
<b>student housing</b>	<b>BR</b>	<b>Total rent</b>	<b>rent/bed</b>	<b>SF</b>	<b>Rent/SF</b>	
447 Merchant St	3	\$1,200	\$400		-	upstairs over shop
149 colonial oaks	1	\$900	\$900	605	\$ 1.49	
	4	\$1,695	\$424	1250	\$ 1.36	
	2	\$1,200		750	\$ 1.60	
	3	\$1,450	\$483	900	\$ 1.61	
Courtyards at Sewickley	1	\$920	\$920	520	\$ 1.77	
	2	\$1,020	\$510	720	\$ 1.42	
Moon Flats Apts	2	\$1,030	\$515	721	\$ 1.43	
NOTE: Trinity students generally are families and need single family homes with yards; need decent housing						

FOR-SALE CONDOS/TOWNHOMES AMBRIDGE AREA 2020-2024											
Address	City	Zip	Type	Price	Sale Date	Year Sold	Year Built	BR	Ba	SF	\$/SF
2010 Cade Dr	Center Twp	15061	Condo/TH	\$ 201,430	3/19/20	2020	2020	3	2.5	1280	\$ 157
425 River Glen Dr	Economy Boro	15005	Condo/TH	\$ 305,000	3/25/20	2020	2020	2	1.5	1293	\$ 236
437 River Glen Dr	Economy Boro	15005	Condo/TH	\$ 310,000	12/3/20	2020	2020	3	2.5	2371	\$ 131
113 Shady River Blvd	Economy Boro	15005	Condo/TH	\$ 351,600	12/29/20	2020	2020	3	2	1794	\$ 196
137 Shady River Blvd	Economy Boro	15005	Condo/TH	\$ 308,800	2/10/21	2021	2020	2	2	1493	\$ 207
2082 Cade Dr	Potter Twp	15061	Condo/TH	\$ 239,645	5/14/21	2021	2021	3	2.5	1280	\$ 187
4005 Abbie Ln	Hopewell Twp	15001	Condo/TH	\$ 375,000	7/1/21	2021	2021	2	2	1758	\$ 213
2003 Cade Dr	Center Twp	15061	Condo/TH	\$ 216,945	8/9/21	2021	2022	3	2.5	1280	\$ 169
2005 Cade Dr	Center Twp	15061	Condo/TH	\$ 206,622	8/18/21	2021	2022	3	2.5	1280	\$ 161
2007 Cade Dr	Center Twp	15061	Condo/TH	\$ 222,025	8/25/21	2021	2022	3	2.5	1280	\$ 173
2009 Cade Dr	Center Twp	15061	Condo/TH	\$ 208,663	8/31/21	2021	2022	3	2.5	1280	\$ 163
133 Shady River Blvd	Economy Boro	15005	Condo/TH	\$ 378,145	9/8/21	2021	2021	3	2.5	1856	\$ 204
2001 Cade Dr	Center Twp	15061	Condo/TH	\$ 250,000	9/15/21	2021	2022	3	2.5	1280	\$ 195
139 Shady River Blvd	Economy Boro	15005	Condo/TH	\$ 322,095	10/19/21	2021	2021	2	2	1457	\$ 221
6003 Atlin Ln	Center Twp	15061	Condo/TH	\$ 229,100	11/4/21	2021	2021	3	2.5	1280	\$ 179
420 River Glen Dr	Economy Boro	15005	Condo/TH	\$ 398,000	11/5/21	2021	2021	3	2.5	2312	\$ 172
6005 Atlin Ln	Center Twp	15061	Condo/TH	\$ 263,545	11/12/21	2021	2021	3	2.5	1280	\$ 206
6001 Atlin Ln	Center Twp	15061	Condo/TH	\$ 268,440	11/22/21	2021	2021	3	2.5	1280	\$ 210
4007 Abbie Ln	Hopewell Twp	15001	Condo/TH	\$ 375,000	12/6/21	2021	2021	3	2	1758	\$ 213
6011 Atlin LN	Center Twp	15061	Condo/TH	\$ 234,615	1/24/22	2022	2021	3	2.5	1280	\$ 183
6015 Atlin Ln	Center Twp	15062	Condo/TH	\$ 252,760	1/26/22	2022	2021	3	2.5	1280	\$ 197
6013 Atlin Ln	Center Twp	15061	Condo/TH	\$ 248,700	2/2/22	2022	2021	3	2.5	1280	\$ 194
6009 Atlin Ln	Center Twp	15061	Condo/TH	\$ 244,990	2/15/22	2022	2021	3	2.5	1280	\$ 191
6007 Atlin Ln	Center Twp	15061	Condo/TH	\$ 259,990	3/1/22	2022	2021	3	2.5	1280	\$ 203
4001 Abbie Ln	Hopewell Twp	15001	Condo/TH	\$ 375,000	3/9/22	2022	2022	3	2	1758	\$ 213
127 Shady River Blvd	Economy Boro	15005	Condo/TH	\$ 347,808	4/14/22	2022	2022	2	2	1424	\$ 244
431 River Glen Dr	Economy Boro	15005	Condo/TH	\$ 425,000	8/9/22	2022	2022	3	2.5	2539	\$ 167
111 Shady River Blvd	Economy Boro	15005	Condo/TH	\$ 398,900	9/12/22	2022	2022	3	2.5	1794	\$ 222
131 Shady River Blvd	Economy Boro	15005	Condo/TH	\$ 450,000	9/27/22	2022	2022	3	2.5	1856	\$ 242
433 River Glen Dr	Economy Boro	15005	Condo/TH	\$ 375,000	10/28/22	2022	2022	3	2.5	2371	\$ 158

Address	City	Zip	Type	Price	Sale Date	Year Sold	Year Built	BR	Ba	SF	\$/SF
2057 Cade Dr	Potter Twp	15061	Condo/TH	\$ 279,900	5/12/23	2023	2020	3	2.5	1672	\$ 167
2064 Cade Dr	Potter Twp	15061	Condo/TH	\$ 329,900	5/25/23	2023	2020	3	2.5	1848	\$ 179
4 Barrington Ct	Monaca Boro	15061	Condo/TH	\$ 300,000	5/31/23	2023	2022	2	1.5	1428	\$ 210
2021 Cade Dr	Center Twp	15061	Condo/TH	\$ 255,000	12/5/23	2023	2021	3	2.5	1280	\$ 199
10 Barrington Ct	Monaca Boro	15061	Condo/TH	\$ 279,900	12/28/23	2023	2022	2	1.5	1428	\$ 196
2060 Cade Dr	Potter Twp	15061	Condo/TH	\$ 313,000	1/26/24	2024	2021	3	2.5	1744	\$ 179
16 Barrington Ct	Monaca Boro	15061	Condo/TH	\$ 339,500	1/31/24	2024	2022	2	1.5	1428	\$ 238
2042 Cade Dr	Center Twp	15061	Condo/TH	\$ 307,000	3/6/24	2024	2020	3	2.5	1672	\$ 184
14 Barrington Ct	Monaca Boro	15061	Condo/TH	\$ 339,500	3/7/24	2024	2022	2	1.5	1428	\$ 238
12 Barrington Ct	Monaca Boro	15061	Condo/TH	\$ 279,900	3/8/24	2024	2022	2	1.5	1428	\$ 196
2046 Cade Dr	Center Twp	15061	Condo/TH	\$ 340,000	8/30/24	2024	2020	3	2.5	1848	\$ 184
435 River Glen Dr	Economy Boro	15005	Condo/TH	\$ 360,000	11/14/24	2024	2020	3	2.5	2371	\$ 152
Source: Task Team Real Estate Advisors											

<b>NEW SINGLE FAMILY - AMBRIDGE AREA SOLD 2020-2024</b>												
<b>Address</b>	<b>City</b>	<b>Zip</b>	<b>Type</b>	<b>Price</b>	<b>Sale Date</b>	<b>Sale Year</b>	<b>Year Built</b>	<b>BR</b>	<b>Ba</b>	<b>SF</b>	<b>Ac</b>	<b>\$/SF</b>
200 Doria Ann Dr	Center Twp	15061	SFR	\$ 724,950	10/9/24	2024	2022	5	4.5	3906	0.31	\$ 186
207 Canterbury Dr	Center Twp	15001	SFR	\$ 445,000	10/7/24	2024	2021	3	2.5	2023	0.44	\$ 220
1010 Tee Line Dr	Hopewell Twp	15005	SFR	\$ 416,900	9/24/24	2024	2020	3	2.5	1768	0.18	\$ 236
1920 Aspen Ct	Conway Boro	15027	SFR	\$ 459,900	7/3/24	2024	2022	3	2	2008	1.01	\$ 229
1070 Chapel Rd	Center Twp	15061	SFR	\$ 354,000	2/8/24	2024	2023	3	2.5	2392	0.34	\$ 148
3022 Clairmont Ct	Hopewell Twp	15001	SFR	\$ 399,900	6/2/22	2022	2022	4	2.5	2112	0.34	\$ 189
210 Dogwood Cir	Economy Boro	15005	SFR	\$ 392,000	9/27/21	2021	2018	4	2.5	2250	0.53	\$ 174
205 Doria Ann Dr	Center Twp	15061	SFR	\$ 479,000	5/31/22	2022	2022	4	2.5	2080	0.32	\$ 230
109 Canterbury	Center Twp	15001	SFR	\$ 250,000	9/1/20	2020	2020	2	2	1282		\$ 195
111 Canterbury	Center Twp	15001	SFR	\$ 305,500	6/28/21	2021	2021	2	2	1224		\$ 250
3010 Clairmont Ct	Hopewell Twp	15001	SFR	\$ 292,000	7/7/20	2020	2020	4	2.5	2112		\$ 138
3023 Clairmont Ct	Hopewell Twp	15001	SFR	\$ 326,262	3/25/21	2021	2021	4	2.5	2312		\$ 141
3024 Clairmont Ct	Hopewell Twp	15001	SFR	\$ 365,337	10/15/21	2021	2021	4	2.5	2560		\$ 143
100 Doria Ann Dr	Center Twp	15061	SFR	\$ 486,254	6/2/21	2021	2021	4	2.5	2992		\$ 163
101 Doria Ann Dr	Center Twp	15061	SFR	\$ 485,000	4/1/20	2020	2021	4	2.5	3092		\$ 157
203 Doria Ann Dr	Center Twp	15061	SFR	\$ 497,615	9/30/22	2022	2022	5	4	2800		\$ 178
208 Doria Ann Dr	Center Twp	15061	SFR	\$ 437,627	7/26/22	2022	2022	4	2.5	2184		\$ 200
210 Doria Ann Dr	Center Twp	15061	SFR	\$ 445,000	6/7/23	2023	2020	4	2.5	2136		\$ 208
214 Doria ann Dr	Center Twp	15061	SFR	\$ 518,188	8/19/21	2021	2021	4	2.5	3092		\$ 168
301 Doria Ann Dr	Center Twp	15061	SFR	\$ 364,890	7/9/20	2020	2020	3	3	1832		\$ 199
303 Doria Ann Dr	Center Twp	15061	SFR	\$ 340,237	10/4/21	2021	2021	4	2.5	2060		\$ 165
304 Doria Ann Dr	Center Twp	15061	SFR	\$ 408,169	10/27/20	2020	2020	4	3.5	2992		\$ 136
305 Doria Ann Dr	Center Twp	15061	SFR	\$ 509,254	9/23/20	2020	2020	4	3.5	3462		\$ 147
Source: Task Team Real Estate Advisors												











AMBRIDGE EXISTING SINGLE FAMILY PRICING 3/2024-3/2025													
Address	City	Zip	Price	Date	Bedrom	Bath	Living_SF	lot_SF	Built_yr	Cost/SF	Lot_a_c	older sale	older sale price
808 10th St	Ambridge	15003	\$ 220,000	7/24/24	4	1	1989	5,227	1925	111	0.12	2017	\$36,500
1036 Maplewood	Ambridge	15003	\$ 206,000	5/16/24	4	2	1397	2,614	1924	147	0.06	2023	70000
2606 Mayfield Ave	Ambridge	15003	\$ 200,000	10/18/24	3	2	1289	4,356	1936	155	0.10		
604 Maplewood Ave	Ambridge	15003	\$ 195,000	6/20/24	2	1	1918	3,049	1920	102	0.07		
798 10th St	Ambridge	15003	\$ 181,900	8/28/24	2	1	1145	7,405	1914	159	0.17		
532 Park Rd	Ambridge	15003	\$ 170,000	1/24/25	4	2	1878	5,227	1905	91	0.12		
1012 Ohioview Ave	Ambridge	15003	\$ 170,000	8/6/24	3	1	1040	3,049	1943	163	0.07		
1713 N Walnut St	Ambridge	15003	\$ 170,000	9/18/24	4	1	1111	4,792	1949	153	0.11		
805 12th St	Ambridge	15003	\$ 170,000	1/7/25	4	2	1104	6,970	1967	154	0.16		
2630 Mayfield Ave	Ambridge	15003	\$ 168,000	2/12/25	2	1	1120	6,098	1940	150	0.14		
1010 Melrose Ave	Ambridge	15003	\$ 159,900	10/2/24	3	1	1218	2,615	1935	131	0.06		
1012 Melrose Ave	Ambridge	15003	\$ 158,500	4/14/24	4	2	1694	2,614	1930	94	0.06		
915 10th St	Ambridge	15003	\$ 154,000	12/5/24	2	2	1056	4,356	1957	146	0.10		
526 Glenwood Ave	Ambridge	15003	\$ 153,000	5/7/24	3	1	1008	2,178	1916	152	0.05		
924 Kennedy Dr	Ambridge	15003	\$ 150,000	12/31/24	3	1	1040	3,920	1943	144	0.09		
2514 Woodland Rd	Ambridge	15003	\$ 150,000	6/6/24	2	1	1377	8,712	1947	109	0.20		
305 Wilson Ave	Ambridge	15003	\$ 150,000	5/3/24	3	1	1440	3,049	1950	104	0.07		
723 Maplewood Ave	Ambridge	15003	\$ 149,900	3/12/24	4	1	1908	3,485	1907	79	0.08		
836 Glenwood Ave	Ambridge	15003	\$ 148,900	5/29/24	3	1	1600	3,049	1959	93	0.07		
320 Maplewood Ave	Ambridge	15003	\$ 146,000	4/12/24	3	1	1272	2,178	1926	115	0.05		
805 15th St	Ambridge	15003	\$ 145,000	9/20/24	2	1	1196	3,485	1951	121	0.08		
1146 Maplewood Ave	Ambridge	15003	\$ 142,000	10/16/24	3	1	1320	2,614	1927	108	0.06		
1148 Maplewood Ave	Ambridge	15003	\$ 140,500	5/30/24	4	1	1320	2,614	1929	106	0.06		
186 12th St	Ambridge	15003	\$ 138,500	6/25/24	3	1	1536	1,742	1830	90	0.04		
128 Maplewood Ave	Ambridge	15003	\$ 135,000	7/8/24	3	1	1264	2,614	1910	107	0.06		
825 13th St	Ambridge	15003	\$ 135,000	3/22/24	3	1	1570	3,485	1925	86	0.08		
274 15th St	Ambridge	15003	\$ 135,000	6/27/24	2	1	1400	2,614	1946	96	0.06		
961 Hazel Ave	Ambridge	15003	\$ 135,000	3/12/24	3	2	1040	871	1966	130	0.02		
412 Glenwood Dr	Ambridge	15003	\$ 129,900	4/1/24	3	1	1334	5,227	1916	97	0.12		























835 14th St	Ambridge	15003	\$ 127,500	5/22/24	4	1	1644	4,356	1925	78	0.10		
724 23rd St	Ambridge	15003	\$ 125,999	12/4/24	3	1	1040	3,920	1935	121	0.09		
142 Glenwood Dr	Ambridge	15003	\$ 117,000	1/24/25	3	2	1230	#####	1915	95	0.24		
2521 Mayfield Ave	Ambridge	15003	\$ 115,308	2/18/25	2	1	1056	4,356	1939	109	0.10		
1617 Merchant St	Ambridge	15003	\$ 115,000	11/15/24	3	1	1040	3,049	1925	111	0.07		
1010 11th St	Ambridge	15003	\$ 103,000	12/30/24	3	2	1980	3,049	1926	52	0.07		
1226 Ohioview Ave	Ambridge	15003	\$ 100,000	9/3/24	3	1	1288	4,792	1915	78	0.11		
529 Melrose Ave	Ambridge	15003	\$ 97,000	11/13/24	3	1	1280	2,614	1912	76	0.06		
246 Park Rd	Ambridge	15003	\$ 94,900	8/30/24	4	1	1600	3,485	1920	59	0.08		
1026 Ivy St	Ambridge	15003	\$ 93,700	8/6/24	2	1	1116	7,405	1928	84	0.17		
<b>Address</b>	<b>City</b>	<b>Zip</b>	<b>Price</b>	<b>Date</b>	<b>Bedroo</b>	<b>Bath</b>	<b>Living</b>	<b>lot_SF</b>	<b>Built_yr</b>	<b>Cost/S</b>	<b>Lot_ac</b>	<b>older sale</b>	
1795 Zehnder Rd	Economy Bo	15003	\$ 299,000	5/21/24	3	1	1302	8,712	1958	230	0.20		
1769 Woodside Dr	Economy Bo	15003	\$ 293,000	4/12/24	2	1	1008	#####	1957	291	1.2		
1955 Ridge Rd Ext	Economy Bo	15003	\$ 250,000	4/5/24	3	1	1642	#####	1930	152	0.7		
1800 Overlook Dr	Economy Bo	15003	\$ 235,000	7/29/24	2	1	1008	#####	1960	233	0.53		
1891 Concord Dr	Economy Bo	15003	\$ 230,000	9/12/24	3	1	1977	#####	1961	116	0.3		
133 Perry Ln	Economy Bo	15003	\$ 215,000	8/8/24	3	1	1140	#####	1966	189	0.7		
92 Fairview Ave	Economy Bo	15003	\$ 199,900	6/7/24	2	1	1008	8,712	1953	198	0.20		
114 Fairview Ave	Economy Bo	15003	\$ 167,750	9/20/24	2	1	1302	#####	1955	129	0.4		
1718 Woodside Dr	Economy Bo	15003	\$ 130,000	7/11/24	2	1	1531	8,712	1958	85	0.20		
1766 Lynn Dr	Economy Bo	15003	\$ 115,000	1/24/25	2	2	1008	8,712	1957	114	0.20		
1327 Highland Ave	Harmony Tw	15003	\$ 275,000	12/19/24	2	1	1314	#####	1953	209	0.5		
1472 Oakridge Dr	Harmony Tw	15003	\$ 250,000	6/27/24	3	2	1416	#####	1974	177	0.25		
3060 woodland rd	Harmony Tw	15003	\$ 245,000	8/15/24	3	1	1828	#####	1935	134	1.99		
1816 Beaver Rd	Harmony Tw	15003	\$ 240,000	1/22/25	4	2	1728	3,920	1940	139	0.09		
1019 Shadyside Ave	Harmony Tw	15003	\$ 240,000	1/21/25	4	2	1817	4,356	1940	132	0.10		
1210 Ridge Rd	Harmony Tw	15003	\$ 222,000	6/3/24	3	1	1680	#####	1945	132	1.65		
2526 Grandview Ave	Harmony Tw	15003	\$ 211,000	3/13/24	4	1	1465	4,356	1942	144	0.10		
1139 Carlson Dr	Harmony Tw	15003	\$ 205,000	8/30/24	3	1	1286	#####	1964	159	0.5		
1050 NORWOOD AVE	Harmony Tw	15003	\$ 194,900	8/29/24	2	1	1705	8,712	1938	114	0.20		
2819 Pioneer Dr	Harmony Tw	15003	\$ 185,000	6/24/24	3	1	1041	4,356	1944	178	0.10		
2830 Beaver Rd	Harmony Tw	15003	\$ 172,000	7/9/24	2	1	1040	#####	1958	165	0.3		












719 25th St	Harmony Tw	15003	\$ 170,000	9/6/24	3	2	1344	4,356	1952	126	0.10		
573 Ridge Rd	Harmony Tw	15003	\$ 166,500	3/18/24	3	2	1564	8,712	1948	106	0.20		
1111 Rice Ave	Harmony Tw	15003	\$ 160,000	9/5/24	3	1	1025	#####	1979	156	0.7		
809 24th St	Harmony Tw	15003	\$ 155,000	1/16/25	3	1	1570	4,356	1927	99	0.10		
2651 Beaver Rd	Harmony Tw	15003	\$ 155,000	5/22/24	3	1	1041	4,356	1944	149	0.10		
1218 Highland Ave	Harmony Tw	15003	\$ 154,267	6/11/24	2	2	1485	8,712	1966	104	0.20		
8 Lenzman Ct	Harmony Tw	15003	\$ 150,000	6/5/24	3	1	1144	4,356	1944	131	0.10		
2634 School St	Harmony Tw	15003	\$ 150,000	5/13/24	3	1	1501	8,712	1957	100	0.20		
721 25th St	Harmony Tw	15003	\$ 149,900	9/5/24	2	2	1346	4,356	1951	111	0.10		
2518 Beaver Rd	Harmony Tw	15003	\$ 148,000	1/28/25	3	1	1126	8,712	1940	131	0.20		
2805 Pioneer Dr	Harmony Tw	15003	\$ 139,900	11/4/24	3	1	1041	4,356	1944	134	0.10		
756 Valley Rd	Harmony Tw	15003	\$ 139,500	1/6/25	4	2	1960	#####	1924	71	0.3		
1808 Beaver Rd	Harmony Tw	15003	\$ 137,500	11/27/24	4	2	1987	4,356	1929	69	0.10		
1470 Carlson Dr	Harmony Tw	15003	\$ 129,000	10/10/24	3	1	1244	#####	1952	104	0.4		
858 Ridge Rd	Harmony Tw	15003	\$ 125,000	3/20/24	3	2	1627	#####	1950	77	0.5		
1527 Beaver Rd	Harmony Tw	15003	\$ 115,000	9/27/24	3	1	1416	9,148	1914	81	0.21		
955 Spruce St	Harmony Tw	15003	\$ 109,500	9/13/24	3	2	1596	4,356	1949	69	0.10		
1480 Ridge Rd	Harmony Tw	15003	\$ 93,900	8/14/24	3	1	1400	#####	1951	67	0.55		
1000 5th St Ext	Harmony Tw	15003	\$ 93,000	12/31/24	3	1	1041	8,712	1925	89	0.20		












# CONDOS/TOWNHOMES SOLD 2020-2024












## Ambridge surrounding












	Status	Type	Price   Date	Address	Beds	Baths	Sqft	Lot Size	Year Built	\$/sqft
	Closed	CONDO-TH	<b>\$375,000</b> 3/9/22	4001 Abbie Ln Aliquippa, PA 15001	-	-	-	-	2022	-
	Closed	CONDO-TH	<b>\$375,000</b> 12/6/21	4007 Abbie Ln Aliquippa, PA 15001	-	-	-	-	2021	-
	Closed	CONDO-TH	<b>\$268,440</b> 11/22/21	6001 Atlin Ln Monaca, PA 15061	-	-	-	5,663 Sq Ft	2021	-
	Closed	CONDO-TH	<b>\$229,100</b> 11/4/21	6003 Atlin Ln Monaca, PA 15061	-	-	-	2,178 Sq Ft	2021	-
	Closed	CONDO-TH	<b>\$263,545</b> 11/12/21	6005 Atlin Ln Monaca, PA 15061	-	-	-	0.78 Acres	2021	-
	Closed	CONDO-TH	<b>\$259,990</b> 3/1/22	6007 Atlin Ln Monaca, PA 15061	-	-	-	3,049 Sq Ft	2021	-
	Closed	CONDO-TH	<b>\$244,990</b> 2/15/22	6009 Atlin Ln Monaca, PA 15061	-	-	-	2,178 Sq Ft	2021	-
	Closed	CONDO-TH	<b>\$234,615</b> 1/24/22	6011 Atlin Ln Monaca, PA 15061	-	-	-	2,178 Sq Ft	2021	-
	Closed	CONDO-TH	<b>\$248,700</b> 2/2/22	6013 Atlin Ln Monaca, PA 15061	-	-	-	2,178 Sq Ft	2021	-
	Closed	CONDO-TH	<b>\$252,760</b> 1/26/22	6015 Atlin Ln Monaca, PA 15061	-	-	-	3,049 Sq Ft	2021	-























	 Closed	CONDO-TH	<b>\$300,000</b> 5/31/23	4 Barrington Ct Monaca, PA 15061	-	-	-	-	2022	-
	 Closed	CONDO-TH	<b>\$279,900</b> 12/28/23	10 Barrington Ct Monaca, PA 15061	-	-	-	-	2022	-
	 Closed	CONDO-TH	<b>\$279,900</b> 3/8/24	12 Barrington Ct Monaca, PA 15061	-	-	-	-	2022	-
	 Closed	CONDO-TH	<b>\$339,500</b> 3/7/24	14 Barrington Ct Monaca, PA 15061	-	-	-	-	2022	-
	 Closed	CONDO-TH	<b>\$339,500</b> 1/31/24	16 Barrington Ct Monaca, PA 15061	-	-	-	-	2022	-
	 Closed	CONDO-TH	<b>\$250,000</b> 9/15/21	2001 Cade Dr Monaca, PA 15061	-	-	-	3,485 Sq Ft	2022	-
	 Closed	CONDO-TH	<b>\$216,945</b> 8/9/21	2003 Cade Dr Monaca, PA 15061	-	-	-	3,485 Sq Ft	2022	-
	 Closed	CONDO-TH	<b>\$206,622</b> 8/18/21	2005 Cade Dr Monaca, PA 15061	-	-	-	2,614 Sq Ft	2022	-
	 Closed	CONDO-TH	<b>\$222,025</b> 8/25/21	2007 Cade Dr Monaca, PA 15061	-	-	-	2,614 Sq Ft	2022	-
	 Closed	CONDO-TH	<b>\$208,663</b> 8/31/21	2009 Cade Dr Monaca, PA 15061	-	-	-	2,614 Sq Ft	2022	-
	 Closed	CONDO-TH	<b>\$201,430</b> 3/19/20	2010 Cade Dr Monaca, PA 15061	-	-	-	0.89 Acres	2020	-

	Closed	CONDO-TH	<b>\$235,850</b> 8/30/21	2011 Cade Dr Monaca, PA 15061	-	-	-	4,356 Sq Ft	2022	-
	Closed	CONDO-TH	<b>\$201,430</b> 3/19/20	2012 Cade Dr Monaca, PA 15061	-	-	-	-	2020	-
	Closed	CONDO-TH	<b>\$215,550</b> 3/25/20	2014 Cade Dr Monaca, PA 15061	-	-	-	1,742 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$210,135</b> 6/29/21	2015 Cade Dr Monaca, PA 15061	-	-	-	1,742 Sq Ft	2021	-
	Closed	CONDO-TH	<b>\$193,495</b> 4/24/20	2016 Cade Dr Monaca, PA 15061	-	-	-	0.46 Acres	2020	-
	Closed	CONDO-TH	<b>\$280,000</b> 2/2/22	2018 Cade Dr Monaca, PA 15061	-	-	-	0.91 Acres	2020	-
	Closed	CONDO-TH	<b>\$228,550</b> 6/21/21	2019 Cade Dr Monaca, PA 15061	-	-	-	1,742 Sq Ft	2021	-
	Closed	CONDO-TH	<b>\$239,305</b> 1/14/21	2020 Cade Dr Monaca, PA 15061	-	-	-	3,049 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$255,000</b> 12/5/23	2021 Cade Dr Monaca, PA 15061	-	-	-	3,485 Sq Ft	2021	-
	Closed	CONDO-TH	<b>\$224,235</b> 12/29/20	2022 Cade Dr Monaca, PA 15061	-	-	-	2,178 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$139,000</b> 9/13/22	2024 Cade Dr Monaca, PA 15061	-	-	-	2,178 Sq Ft	2020	-

	Closed	CONDO-TH	<b>\$206,445</b> 12/16/20	2026 Cade Dr Monaca, PA 15061	-	-	-	2,178 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$196,680</b> 12/4/20	2028 Cade Dr Monaca, PA 15061	-	-	-	2,178 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$224,270</b> 12/10/20	2030 Cade Dr Monaca, PA 15061	-	-	-	3,049 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$282,675</b> 12/23/21	2031 Cade Dr Monaca, PA 15061	-	-	-	4,356 Sq Ft	2021	-
	Closed	CONDO-TH	<b>\$235,910</b> 12/29/21	2033 Cade Dr Monaca, PA 15061	-	-	-	2,614 Sq Ft	2021	-
	Closed	CONDO-TH	<b>\$279,900</b> 9/12/23	2035 Cade Dr Monaca, PA 15061	-	-	-	2,614 Sq Ft	2021	-
	Closed	CONDO-TH	<b>\$263,990</b> 1/7/22	2037 Cade Dr Monaca, PA 15061	-	-	-	2,614 Sq Ft	2021	-
	Closed	CONDO-TH	<b>\$238,425</b> 10/15/20	2038 Cade Dr Monaca, PA 15061	-	-	-	3,485 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$228,800</b> 11/2/20	2040 Cade Dr Monaca, PA 15061	-	-	-	2,614 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$307,000</b> 3/6/24	2042 Cade Dr Monaca, PA 15061	-	-	-	2,614 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$249,900</b> 6/25/20	2043 Cade Dr Monaca, PA 15061	-	-	-	5,663 Sq Ft	2020	-

	Closed	CONDO-TH	<b>\$270,005</b> 10/30/20	2044 Cade Dr Monaca, PA 15061	-	-	-	2,614 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$257,000</b> 4/17/23	2045 Cade Dr Monaca, PA 15061	-	-	-	3,049 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$340,000</b> 8/30/24	2046 Cade Dr Monaca, PA 15061	-	-	-	3,485 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$249,000</b> 7/2/20	2047 Cade Dr Monaca, PA 15061	-	-	-	3,049 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$255,265</b> 8/12/20	2049 Cade Dr Monaca, PA 15061	-	-	-	5,227 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$256,665</b> 1/30/20	2051 Cade Dr Monaca, PA 15061	-	-	-	4,356 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$234,320</b> 1/9/20	2053 Cade Dr Monaca, PA 15061	-	-	-	2,614 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$265,480</b> 7/19/21	2054 Cade Dr Monaca, PA 15061	-	-	-	0.36 Acres	2021	-
	Closed	CONDO-TH	<b>\$244,400</b> 2/14/20	2055 Cade Dr Monaca, PA 15061	-	-	-	2,614 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$279,900</b> 5/12/23	2057 Cade Dr Monaca, PA 15061	-	-	-	2,614 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$257,090</b> 8/5/21	2058 Cade Dr Monaca, PA 15061	-	-	-	2,614 Sq Ft	2021	-

	Closed	CONDO-TH	<b>\$233,780</b> 2/5/20	2059 Cade Dr Monaca, PA 15061	-	-	-	4,356 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$313,000</b> 1/26/24	2060 Cade Dr Monaca, PA 15061	-	-	-	2,614 Sq Ft	2021	-
	Closed	CONDO-TH	<b>\$254,555</b> 7/30/21	2062 Cade Dr Monaca, PA 15061	-	-	-	3,485 Sq Ft	2021	-
	Closed	CONDO-TH	<b>\$329,900</b> 5/25/23	2064 Cade Dr Monaca, PA 15061	-	-	-	3,920 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$207,345</b> 5/7/20	2066 Cade Dr Monaca, PA 15061	-	-	-	2,614 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$225,680</b> 6/4/20	2068 Cade Dr Monaca, PA 15061	-	-	-	2,614 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$249,900</b> 5/11/20	2070 Cade Dr Monaca, PA 15061	-	-	-	2,614 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$239,665</b> 5/4/20	2072 Cade Dr Monaca, PA 15061	-	-	-	3,920 Sq Ft	2020	-
	Closed	CONDO-TH	<b>\$235,015</b> 5/21/21	2074 Cade Dr Monaca, PA 15061	-	-	-	3,485 Sq Ft	2021	-
	Closed	CONDO-TH	<b>\$213,880</b> 5/19/21	2076 Cade Dr Monaca, PA 15061	-	-	-	2,178 Sq Ft	2021	-
	Closed	CONDO-TH	<b>\$240,355</b> 5/18/21	2078 Cade Dr Monaca, PA 15061	-	-	-	2,178 Sq Ft	2021	-

	 Closed	CONDO-TH	<b>\$211,365</b> 5/19/21	2080 Cade Dr Monaca, PA 15061	-	-	-	2,178 Sq Ft	2021	-
	 Closed	<b>CONDO-TH</b>	<b>\$239,645</b> 5/14/21	2082 Cade Dr Monaca, PA 15061	-	-	-	3,049 Sq Ft	2021	-
	 Closed	CONDO-TH	<b>\$398,000</b> 11/5/21	420 River Glen Dr Baden, PA 15005	-	-	-	4,792 Sq Ft	2021	-
	 Closed	CONDO-TH	<b>\$305,000</b> 3/25/20	425 River Glen Dr Baden, PA 15005	-	-	-	5,227 Sq Ft	2020	-
	 Closed	CONDO-TH	<b>\$425,000</b> 8/9/22	431 River Glen Dr Baden, PA 15005	-	-	-	4,356 Sq Ft	2022	-
	 Closed	CONDO-TH	<b>\$375,000</b> 10/28/22	433 River Glen Dr Baden, PA 15005	-	-	-	4,356 Sq Ft	2022	-
	 Closed <b>Recently Closed</b>	CONDO-TH	<b>\$360,000</b> 11/14/24	435 River Glen Dr Baden, PA 15005	-	-	-	3,920 Sq Ft	2020	-
	 Closed	CONDO-TH	<b>\$310,000</b> 12/3/20	437 River Glen Dr Baden, PA 15005	-	-	-	4,792 Sq Ft	2020	-
	 Closed	CONDO-TH	<b>\$398,900</b> 9/12/22	111 Shady River Blvd Baden, PA 15005	-	-	-	4,792 Sq Ft	2022	-
	 Closed	CONDO-TH	<b>\$351,600</b> 12/29/20	113 Shady River Blvd Baden, PA 15005	-	-	-	5,227 Sq Ft	2020	-
	 Closed	CONDO-TH	<b>\$347,808</b> 4/14/22	127 Shady River Blvd Baden, PA 15005	-	-	-	3,920 Sq Ft	2022	-



Closed

CONDO-TH

**\$450,000**  
9/27/22

131 Shady River Blvd  
Baden, PA 15005

- - -

6,534 Sq  
Ft

2022

-



Closed

CONDO-TH

**\$378,145**  
9/8/21

133 Shady River Blvd  
Baden, PA 15005

- - -

6,970 Sq  
Ft

2021

-



Closed

CONDO-TH

**\$308,800**  
2/10/21

137 Shady River Blvd  
Baden, PA 15005

- - -

4,792 Sq  
Ft

2020

-



Closed

CONDO-TH

**\$322,095**  
10/19/21

139 Shady River Blvd  
Baden, PA 15005

- - -

4,356 Sq  
Ft









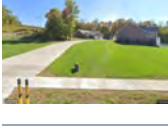

2021












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# New Single Family 2020-2024

**BERKSHIRE HATHAWAY** | PROFESSIONAL REALTY  
HOMESERVICES










## Ambridge surrounding











	Status	Type	Price   Date	Address	Beds	Baths	Sqft	Lot Size	Year Built	\$/sqft
	Closed	SFR	<b>\$165,000</b> 1/12/21	71 4th Ave Freedom, PA 15042	-	-	-	3,920 Sq Ft	2021	-
	Closed	SFR	<b>\$375,000</b> 7/1/21	4005 Abbie Ln Aliquippa, PA 15001	-	-	-	-	2021	-
	Closed	SFR	<b>\$40,750</b> 5/13/21	1904 Aspen Ct Conway, PA 15027	-	-	-	0.66 Acres	2022	-
	Closed	SFR	<b>\$459,900</b> 7/3/24	1920 Aspen Ct Conway, PA 15027	-	-	-	1.01 Acres	2022	-
	Closed	SFR	<b>\$15,500</b> 2/8/21	504 Atlantic Ave Monaca, PA 15061	-	-	-	3,920 Sq Ft	2022	-
	Closed	SFR	<b>\$95,000</b> 2/4/20	270 Biskup Ln Monaca, PA 15061	-	-	-	6 Acres	2022	-
	Closed	SFR	<b>\$250,000</b> 9/1/20	109 Canterbury Dr Aliquippa, PA 15001	-	-	-	0.6 Acres	2020	-
	Closed	SFR	<b>\$305,500</b> 6/28/21	111 Canterbury Dr Aliquippa, PA 15001	-	-	-	0.96 Acres	2021	-
	Closed	SFR	<b>\$30,000</b> 8/12/21	201 Canterbury Dr Aliquippa, PA 15001	-	-	-	0.4 Acres	2022	-
	Closed	SFR	<b>\$445,000</b> 10/7/24	207 Canterbury Dr Aliquippa, PA 15001	-	-	-	0.44 Acres	2021	-

	Closed	SFR	<b>\$40,000</b> 2/25/21	1400 Center Rd Monaca, PA 15061	-	-	-	1 Acre	2022	-
	Closed	SFR	<b>\$354,000</b> 2/8/24	1070 Chapel Rd Monaca, PA 15061	-	-	-	0.34 Acres	2023	-
	Closed	SFR	<b>\$292,000</b> 7/7/20	3010 Clairmont Ct Aliquippa, PA 15001	-	-	-	7,841 Sq Ft	2020	-
	Closed	SFR	<b>\$399,900</b> 6/2/22	3022 Clairmont Ct Aliquippa, PA 15001	-	-	-	0.34 Acres	2022	-
	Closed	SFR	<b>\$326,262</b> 3/25/21	3023 Clairmont Ct Aliquippa, PA 15001	-	-	-	7,841 Sq Ft	2021	-
	Closed	SFR	<b>\$365,337</b> 10/15/21	3024 Clairmont Ct Aliquippa, PA 15001	-	-	-	9,148 Sq Ft	2021	-
	Closed	SFR	<b>\$20,000</b> 8/17/20	1147 Clinton Frankfort Rd Clinton, PA 15026	-	-	-	4.87 Acres	2022	-
	Closed	SFR	<b>\$392,000</b> 9/27/21	210 Dogwood Cir Baden, PA 15005	-	-	-	0.53 Acres	2021	-
	Closed	SFR	<b>\$486,254</b> 6/2/21	100 Doria Ann Dr Monaca, PA 15061	-	-	-	0.29 Acres	2021	-
	Closed	SFR	<b>\$485,000</b> 4/1/20	101 Doria Ann Dr Monaca, PA 15061	-	-	-	0.42 Acres	2021	-
	Closed	SFR	<b>\$646,231</b> 11/3/22	200 Doria Ann Dr Monaca, PA 15061	-	-	-	0.31 Acres	2022	-

	Closed	SFR	<b>\$497,615</b> 9/30/22	203 Doria Ann Dr Monaca, PA 15061	-	-	-	0.29 Acres	2022	-
	Closed	SFR	<b>\$479,900</b> 5/31/22	205 Doria Ann Dr Monaca, PA 15061	-	-	-	0.32 Acres	2022	-
	Closed	SFR	<b>\$437,627</b> 7/26/22	208 Doria Ann Dr Monaca, PA 15061	-	-	-	0.38 Acres	2022	-
	Closed	SFR	<b>\$445,000</b> 6/7/23	210 Doria Ann Dr Monaca, PA 15061	-	-	-	0.28 Acres	2020	-
	Closed	SFR	<b>\$518,188</b> 8/19/21	214 Doria Ann Dr Monaca, PA 15061	-	-	-	0.38 Acres	2021	-
	Closed	SFR	<b>\$364,890</b> 7/9/20	301 Doria Ann Dr Monaca, PA 15061	-	-	-	0.28 Acres	2020	-
	Closed	SFR	<b>\$340,237</b> 10/4/21	303 Doria Ann Dr Monaca, PA 15061	-	-	-	0.28 Acres	2021	-
	Closed	SFR	<b>\$408,169</b> 10/27/20	304 Doria Ann Dr Monaca, PA 15061	-	-	-	0.89 Acres	2020	-
	Closed	SFR	<b>\$509,254</b> 9/23/20	305 Doria Ann Dr Monaca, PA 15061	-	-	-	0.28 Acres	2020	-

## Ambridge, Pennsylvania

Status	Type	Price   Date	Address	Beds	Baths	Sqft	Lot Size	Year Built	\$/sqft
 <b>Closed</b>	SFR	<b>\$299,000</b> 5/21/24	1795 Zehnder Rd Ambridge, PA 15003	3	1	1,302	8,712 Sq Ft	1958	\$230
 <b>Closed</b>	SFR	<b>\$293,000</b> 4/12/24	1769 Woodside Dr Ambridge, PA 15003	2	1	1,008	1.2 Acres	1957	\$291
 <b>Closed</b> Recently Closed	SFR	<b>\$275,000</b> 12/19/24	1327 Highland Ave Ambridge, PA 15003	2	1	1,314	0.5 Acres	1953	\$209
 <b>Closed</b>	SFR	<b>\$250,000</b> 6/27/24	1472 Oakridge Dr Ambridge, PA 15003	3	2	1,416	0.25 Acres	1974	\$177
 <b>Closed</b>	SFR	<b>\$250,000</b> 4/5/24	1955 Ridge Road Ext Ambridge, PA 15003	3	1	1,642	0.7 Acres	1930	\$152
 <b>Closed</b>	SFR	<b>\$245,000</b> 8/15/24	3060 Woodland Rd Ambridge, PA 15003	3	1	1,828	1.99 Acres	1935	\$134
 <b>Closed</b> Recently Closed	SFR	<b>\$240,000</b> 1/22/25	1816 Beaver Rd Ambridge, PA 15003	4	2	1,728	3,920 Sq Ft	1940	\$139
 <b>Closed</b>	SFR	<b>\$240,000</b> 8/16/24	1920 Ridge Road Ext Ambridge, PA 15003	4	2	1,736	0.53 Acres	1942	\$138
 <b>Closed</b> Recently Closed	SFR	<b>\$240,000</b> 1/21/25	1019 Shadyside Ave Ambridge, PA 15003	4	2	1,817	4,356 Sq Ft	1940	\$132

	Closed	SFR	<b>\$235,000</b> 7/29/24	1800 Overlook Dr Ambridge, PA 15003	2	1	1,008	0.53 Acres	1960	\$233
	Closed	SFR	<b>\$230,000</b> 9/12/24	1891 Concord Dr Ambridge, PA 15003	3	1	1,977	0.3 Acres	1961	\$116
	Closed	SFR	<b>\$222,000</b> 6/3/24	1210 Ridge Rd Ambridge, PA 15003	3	1	1,680	1.65 Acres	1945	\$132
	Closed	SFR	<b>\$220,000</b> 7/25/24	808 10th St Ambridge, PA 15003	4	1	1,989	5,227 Sq Ft	1925	\$111
	Closed	SFR	<b>\$215,000</b> 8/8/24	133 Perry Ln Ambridge, PA 15003	3	1	1,140	0.7 Acres	1966	\$189
	Closed	SFR	<b>\$211,000</b> 3/13/24	2526 Grandview Ave Ambridge, PA 15003	4	1	1,465	4,356 Sq Ft	1942	\$144
	Closed	SFR	<b>\$206,000</b> 5/16/24	1036 Maplewood Ave Ambridge, PA 15003	4	2	1,397	2,614 Sq Ft	1924	\$147
	Closed	SFR	<b>\$205,000</b> 8/30/24	1139 Carlson Dr Ambridge, PA 15003	3	1	1,286	0.5 Acres	-	\$159
	Closed	SFR	<b>\$200,000</b> 10/18/24	2606 Mayfield Ave Ambridge, PA 15003	3	2	1,289	4,356 Sq Ft	1936	\$155
	Closed	SFR	<b>\$199,900</b> 6/7/24	92 Fairview Ave Ambridge, PA 15003	2	1	1,008	8,712 Sq Ft	1953	\$198



Closed

SFR

**\$195,000**  
6/20/24

604 Maplewood Ave  
Ambridge, PA 15003

2

1

1,918

3,049 Sq  
Ft

1920

\$102



Closed

SFR

**\$194,900**  
8/29/24

1050 Norwood Ave  
Ambridge, PA 15003

2

1

1,705

8,712 Sq  
Ft

1938

\$114



Closed

SFR

**\$185,000**  
6/24/24

2819 Pioneer Dr  
Ambridge, PA 15003

3

1

1,041

4,356 Sq  
Ft

1944

\$178



Closed

SFR

**\$181,900**  
8/28/24

798 10th St  
Ambridge, PA 15003

2

1

1,145

7,405 Sq  
Ft

1915

\$159



Closed

SFR

**\$172,000**  
7/9/24

2830 Beaver Rd  
Ambridge, PA 15003

2

1

1,040

0.3 Acres

1958

\$165



Closed

SFR

Recently Closed

**\$170,000**  
1/7/25

805 12th St  
Ambridge, PA 15003

4

2

1,104

6,970 Sq  
Ft

1967

\$154



Closed

SFR

**\$170,000**  
9/6/24

719 25th St  
Ambridge, PA 15003

3

2

1,344

4,356 Sq  
Ft

1952

\$126



Closed

SFR

**\$170,000**  
8/6/24

1012 Ohioview Ave  
Ambridge, PA 15003

3

1

1,040

3,049 Sq  
Ft

1943

\$163



Closed

SFR

Recently Closed

**\$170,000**  
1/24/25

532 Park Rd  
Ambridge, PA 15003

4

2

1,878

5,227 Sq  
Ft

1905

\$91



Closed

SFR

**\$170,000**  
9/18/24

1713 N Walnut St  
Ambridge, PA 15003

4

1

1,111

4,792 Sq  
Ft

1949

\$153



**Closed** SFR  
Recently Closed

**\$168,000**  
2/12/25

2630 Mayfield Ave  
Ambridge, PA 15003

2

1

1,120

6,098 Sq  
Ft

1940

\$150



Closed SFR

**\$167,750**  
9/20/24

114 Fairview Ave  
Ambridge, PA 15003

2

1

1,302

0.4 Acres

1955

\$129



Closed SFR

**\$166,500**  
3/18/24

573 Ridge Rd  
Ambridge, PA 15003

3

2

1,564

8,712 Sq  
Ft

1948

\$106



Closed SFR

**\$160,000**  
9/5/24

1111 Rice Ave  
Ambridge, PA 15003

3

1

1,025

0.7 Acres

1979

\$156



Closed SFR

**\$159,900**  
10/2/24

1010 Melrose Ave  
Ambridge, PA 15003

3

1

1,218

2,614 Sq  
Ft

1935

\$131



**Closed** SFR

**\$158,500**  
4/15/24

1012 Melrose Ave  
Ambridge, PA 15003

4

2

1,694

2,614 Sq  
Ft

1930

\$94



Closed SFR  
Recently Closed

**\$155,000**  
1/16/25

809 24th St  
Ambridge, PA 15003

3

1

1,570

4,356 Sq  
Ft

1927

\$99



Closed SFR

**\$155,000**  
5/22/24

2651 Beaver Rd  
Ambridge, PA 15003

3

1

1,041

4,356 Sq  
Ft

1944

\$149



Closed SFR

**\$154,267**  
6/11/24

1218 Highland Ave  
Ambridge, PA 15003

2

2

1,485

8,712 Sq  
Ft

1966

\$104



**Closed** SFR

**\$154,000**  
12/5/24

915 10th St  
Ambridge, PA 15003

2

2











1,056

4,356 Sq  
Ft

1957

\$146



	Closed	SFR	<b>\$146,000</b> 4/12/24	320 Maplewood Ave Ambridge, PA 15003	3	1	1,272	2,178 Sq Ft	1926	\$115
	Closed	SFR	<b>\$145,000</b> 9/20/24	805 15th St Ambridge, PA 15003	2	1	1,196	3,485 Sq Ft	1951	\$121
	Closed	SFR	<b>\$142,000</b> 10/16/24	1146 Maplewood Ave Ambridge, PA 15003	3	1	1,320	2,614 Sq Ft	1927	\$108
	Closed	SFR	<b>\$140,500</b> 5/30/24	1148 Maplewood Ave Ambridge, PA 15003	4	1	1,320	2,614 Sq Ft	1929	\$106
	Closed	SFR	<b>\$139,900</b> 11/4/24	2805 Pioneer Dr Ambridge, PA 15003	3	1	1,041	4,356 Sq Ft	1944	\$134
	Closed Recently Closed	SFR	<b>\$139,500</b> 1/6/25	756 Valley Rd Ambridge, PA 15003	4	2	1,960	0.3 Acres	1924	\$71
	Closed	SFR	<b>\$138,500</b> 6/25/24	186 12th St Ambridge, PA 15003	3	1	1,536	1,742 Sq Ft	1830	\$90
	Closed	SFR	<b>\$137,500</b> 11/27/24	1808 Beaver Rd Ambridge, PA 15003	4	2	1,987	4,356 Sq Ft	1929	\$69
	Closed	SFR	<b>\$135,000</b> 3/22/24	825 13th St Ambridge, PA 15003	3	1	1,570	3,485 Sq Ft	1925	\$86
	Closed	SFR	<b>\$135,000</b> 6/27/24	274 15th St Ambridge, PA 15003	2	1	1,400	2,614 Sq Ft	1946	\$96



Closed SFR **\$135,000** 961 Hazel Ave  
3/12/24 Ambridge, PA 15003 3 2 1,040 871 Sq Ft 1966 \$130



Closed SFR **\$135,000** 128 Maplewood Ave  
7/8/24 Ambridge, PA 15003 3 1 1,264 2,614 Sq Ft 1910 \$107



Closed SFR **\$130,000** 1718 Woodside Dr  
7/11/24 Ambridge, PA 15003 2 1 1,531 8,712 Sq Ft 1958 \$85



Closed SFR **\$129,900** 412 Glenwood Dr  
4/1/24 Ambridge, PA 15003 3 1 1,334 5,227 Sq Ft 1916 \$97



Closed SFR **\$129,000** 1470 Carlson Dr  
10/10/24 Ambridge, PA 15003 3 1 1,244 0.4 Acres 1952 \$104



Closed SFR **\$127,500** 835 14th St  
5/22/24 Ambridge, PA 15003 4 1 1,644 4,356 Sq Ft 1925 \$78



Closed SFR **\$125,999** 724 23rd St  
12/4/24 Ambridge, PA 15003 3 1 1,040 3,920 Sq Ft 1935 \$121



Closed SFR **\$125,000** 858 Ridge Rd  
3/20/24 Ambridge, PA 15003 3 2 1,627 0.5 Acres 1950 \$77



Closed SFR **\$117,000** 142 Glenwood Dr  
1/24/25 Ambridge, PA 15003 3 2 1,230 10,454 Sq Ft 1915 \$95  
Recently Closed



Closed SFR **\$115,308** 2521 Mayfield Ave  
2/18/25 Ambridge, PA 15003 2 1 1,056 4,356 Sq Ft 1939 \$109  
Recently Closed



Closed

SFR

**\$115,000**  
9/27/24

1527 Beaver Rd  
Ambridge, PA 15003

3

1

1,416

9,148 Sq  
Ft

1914

\$81



Closed

SFR

Recently Closed

**\$115,000**  
1/24/25

1766 Lynn Dr  
Ambridge, PA 15003

2

2

1,008

8,712 Sq  
Ft

1957

\$114



Closed

SFR

**\$115,000**  
11/15/24

1617 Merchant St  
Ambridge, PA 15003

3

1

1,040

3,049 Sq  
Ft

1925

\$111



Closed

SFR

**\$109,500**  
9/13/24

955 Spruce St  
Ambridge, PA 15003

3

2

1,596

4,356 Sq  
Ft

1949

\$69



Closed

SFR

Recently Closed

**\$103,000**  
12/30/24

1010 11th St  
Ambridge, PA 15003

3

2

1,980

3,049 Sq  
Ft

1926

\$52



Closed

SFR

**\$100,000**  
9/3/24

1226 Ohioview Ave  
Ambridge, PA 15003

3

1

1,288

4,792 Sq  
Ft

1915

\$78



Closed

SFR

**\$97,000**  
11/13/24

529 Melrose Ave  
Ambridge, PA 15003

3

1

1,280

2,614 Sq  
Ft

1912

\$76



Closed

SFR

**\$94,900**  
8/30/24

246 Park Rd  
Ambridge, PA 15003

4

1

1,600

3,485 Sq  
Ft

1920

\$59



Closed

SFR

**\$93,900**  
8/14/24

1480 Ridge Rd  
Ambridge, PA 15003

3

1

1,400

0.55 Acres

1951

\$67



Closed

SFR

**\$93,700**  
8/6/24

1026 Ivy St  
Ambridge, PA 15003

2

1

1,116

7,405 Sq  
Ft

1928

\$84



Closed SFR  
Recently Closed

**\$93,000**  
12/31/24

1000 5th Street Ext  
Ambridge, PA 15003

3

1

1,041

8,712 Sq  
Ft

1925

\$89