

Piatt | Sotheby's
INTERNATIONAL REALTY

Aubre
stacknick
REAL ESTATE PROFESSIONAL

Won't You
Be Our Neighbor?

Pittsburgh, PA

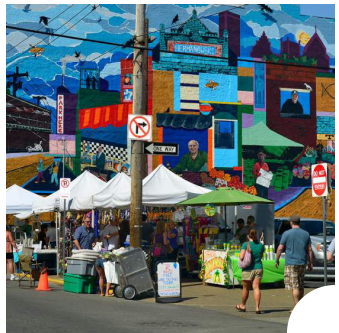
Welcome to the *Steel City*

Welcome to Pittsburgh, a city where innovation meets tradition, offering the perfect blend of urban energy and suburban comfort.

With 90 charming and unique neighborhoods, there's a place for everyone to call home. The rich history of Pittsburgh has shaped these areas into their own distinct personalities—ranging from the hip and trendy to the quiet and secluded.

Whether you're exploring the city's diverse food scene, enjoying outdoor adventures along the rivers, or immersing yourself in its thriving arts and culture, Pittsburgh has something for everyone. Affordable living, a strong sense of community, and endless opportunities await you in this vibrant city.





Neighborhoods



Sewickley

This upscale yet intimate village town is an ideal place to raise a family. The suburb boasts safe neighborhoods, first-class private and public schools, several scenic parks and riverfronts, and bustling streets and shops.



Wexford

Often recognized as one of the best places to live in the United States, this thriving suburban community is known for its top-rated public schools, excellent amenities, and exceptional quality of life.



Shadyside

A vibrant and trendy neighborhood known for its mix of historic charm and modern flair. With tree-lined streets, boutique shops, cafes, and art galleries, it's a popular area for both young professionals and families.



Beaver

Nestled along the Ohio River, this welcoming town is the place to be for great shopping, cozy restaurants, and a walkable downtown area. With well-attended community events, this town is perfect for families and visitors.

for more information on Pittsburgh and its surrounding neighborhoods, please visit piattsothebysrealty.com



South Side

Minutes away from Downtown Pittsburgh and Station Square, this riverside neighborhood is stocked with lively bars, trendy restaurants, great shopping, community events, affordable housing, and vibrant parks.



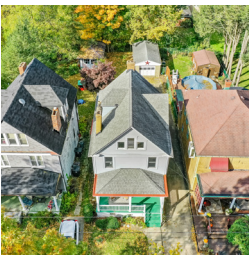
Upper Saint Clair

This family-orientated community is an all-around attractive place to live with a nationally-acclaimed school district, high-ranking safety and hospitality, and over 700 acres of parks and recreational facilities.



Fox Chapel

This affluent borough remains in a league of its own, continually garnering national recognition. It is also home to award winning schools, beautiful parks, accessible shopping, and a great selection of local restaurants.



Oakmont

This quaint and walkable town is best known for the nearby Oakmont Country Club, a premier golf course. Other highlights include the award-winning Oakmont Bakery, as well as its highly-rated school district.

Neighborhoods



Peters Township

Known for its highly rated school district and well-maintained suburbs, this area features numerous recreational facilities. These include the scenic Peterswood Park and Montour Trail, offering plenty of outdoor opportunities.



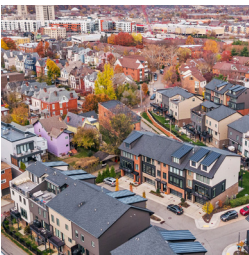
Mount Lebanon

Nestled just south of the city, this suburb boasts top-rated schools and well-maintained parks. With tree-lined streets and a family-oriented environment, it stands out as a peaceful yet convenient place to call home.



Mount Washington

Featuring the most breathtaking views in Pittsburgh, this area overlooks the downtown skyline from its steep hills. It houses some of the area's best dining opportunities and features plenty of attractions, like the Duquesne Incline.



Highland Park

This historic neighborhood encompasses the beautiful park of the same name, featuring a large lake and several trails. It also houses plenty of attractions, like the Pittsburgh Zoo & PPG Aquarium.

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Carnegie

A small town just outside Pittsburgh with a rich history and vibrant community. It features a mix of historic homes, local businesses, and parks, offering a perfect blend of small-town charm and city convenience.



Hampton Township

A suburban community north of the city that is known for its top-rated schools and family-friendly atmosphere. With plenty of parks, trails, and recreational facilities, it offers a peaceful, outdoor-focused lifestyle.



Moon Township

In close proximity to the airport, this suburban community blends residential neighborhoods, parks, recreational areas, and local businesses, making it an ideal place to live for families and commuters alike.



Franklin Park

A suburb of Pittsburgh, this scenic community offers spacious parks, green spaces, and a family-friendly atmosphere. With plenty of outdoor activities and easy city access, it's a great spot for both relaxation and recreation.

Education

Greater Pittsburgh offers a dynamic education landscape, featuring renowned institutions like Carnegie Mellon University and the University of Pittsburgh. The region is also home to highly ranked public and charter schools, along with community organizations dedicated to student success. Supporting this commitment is The Pittsburgh Promise®, a program that helps Pittsburgh Public Schools students plan, prepare, and pay for post-secondary education. Since its launch in 2008, the program has awarded scholarships to more than 10,000 students, empowering them to pursue higher education and build successful futures.

Top Rated School Districts

North Allegheny School District
Mount Lebanon School District
Fox Chapel School District
Quaker Valley School District
Upper Saint Clair School District
Hampton Township School District

Top Colleges & Universities

Carnegie Mellon University
University of Pittsburgh
Duquesne University
Washington & Jefferson College
Chatham University
Saint Vincent College
Geneva College
Robert Morris University
La Roche University
Penn State Beaver
Point Park University
Carlow University



Food & Entertainment —

Pittsburgh's vibrant culinary scene continues to earn national and international acclaim. In 2019, BBC Good Food named Pittsburgh one of the top 10 foodie destinations globally — the only U.S. city on the list. The city also boasts more than a dozen James Beard Award semifinalists, including Nik Forsberg of fet-fisk, Kate Lasky and Tomasz Skowronski of Apteka, and Wei Zhu of Chengdu Gourmet. fet-fisk was also named one of the best restaurants in America by The New York Times in 2024. Other notable spots receiving national acclaim include Pitaland, gi-jin, DiAnoia's, and Pigeon Bagels.

Museums & Attractions

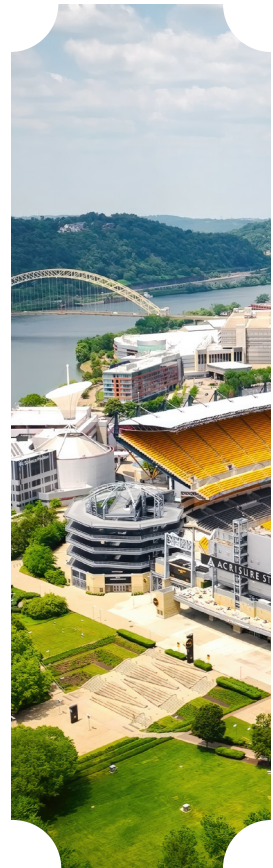
Carnegie Museum of Natural History
Carnegie Museum of Art
Children's Museum of Pittsburgh
The Andy Warhol Museum
The Heinz History Center
The Frick
Phipps Conservatory
Pittsburgh Zoo & Aquarium
Kennywood Amusement Park

Sport & Music Venues

Acrisure Stadium
PNC Park
PPG Paints Arena
Stage AE
Mr. Smalls Theater

Theaters

Benedum Center
Byham Theater
Heinz Hall
O'Reilly Theater
August Wilson African American Cultural Center
Greer Cabaret Theater



Local Roots

Founded in 1957 by Jack B. Piatt, Millcraft began as a recognized leader in industrial fabrication and steel manufacturing. In the 1970's, the company parted from the steel industry and began focusing 100% of its efforts toward commercial real estate. Millcraft, now Piatt Companies, has since become a recognized leader throughout Western Pennsylvania for its development and redevelopment of properties.

Following the success of its residential developments, Millcraft began looking at residential brokerages to align its services with. In 2017, Lucas Piatt, Founder and CEO, launched Piatt Sotheby's International Realty with the goal of bringing top-notch service, unparalleled marketing, and global reach to both Pittsburgh and the surrounding areas.

*Providing our clients with
luxury service at every price point.*



Global Reach



With access to Sotheby's Global Referral and Relocation Network, we can find someone a perfect home anywhere in the world, or in our hometown. This expansive network reaches across —

26,000 *Agents*

1,100 *Offices*

86 *Countries & Territories*

\$7B *in Global Annual Referrals*

In partnership with a number of local and global real estate websites, our brokerage ensures unbeatable exposure for any property, both locally and abroad.

Piatt | Sotheby's
INTERNATIONAL REALTY

Our Presence in Pittsburgh

With offices strategically located throughout the area, our talented team of real estate advisors is well-positioned and well-trusted to serve the city's diverse range of communities. Our extensive local presence ensures that we can provide personalized expertise to clients and their properties.

7 Offices

in the Greater Pittsburgh Region

\$663 Million

Sales Volume in 2025

1,048 New Listings

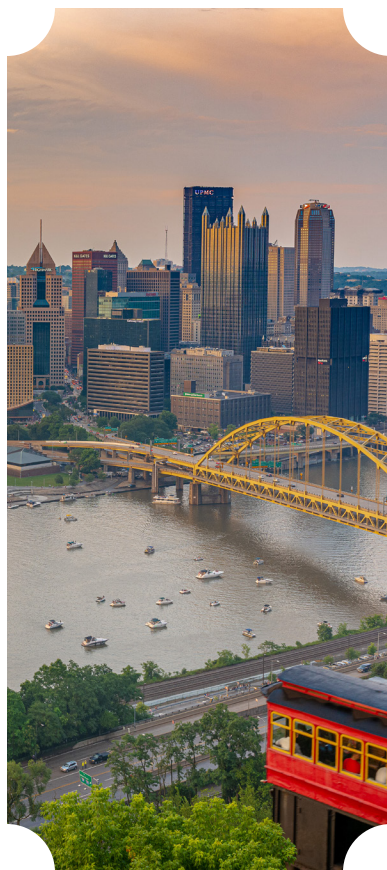
Taken in 2025

1,470 Transactions

Closed Units in 2025

\$451,600

Avg. Listing Sales Price in 2025



Designed by the award-winning Piatt Interior Design firm, our 7 state-of-the-art, gallery style offices offer our real estate advisors a place to work that is as exceptional as they are — one they are proud to bring clients to.

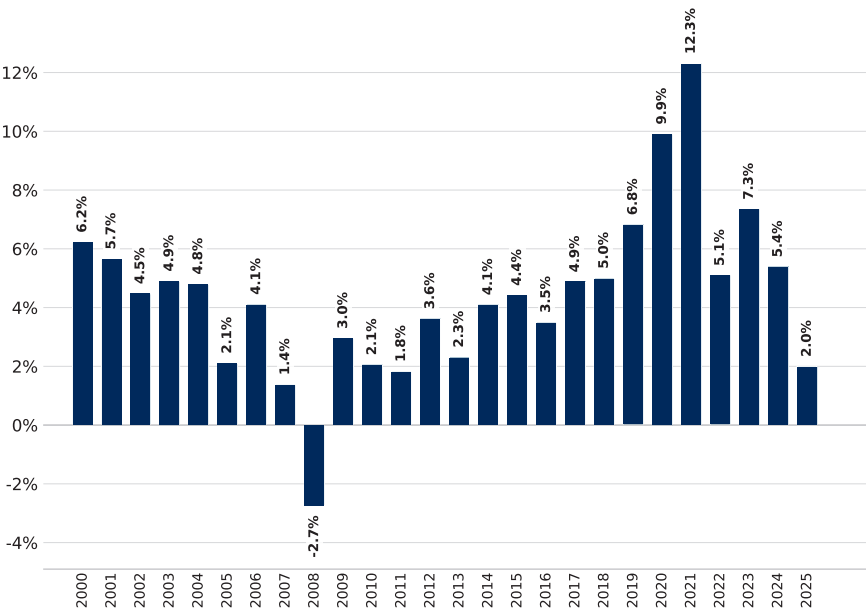


Pittsburgh Appreciation

Average Annual
Appreciation: **4.0%**
Average Appreciation Data
Based on Data from 1992-2025

Recent Quarter Appreciation
1Q'25 2Q'25 3Q'25 4Q'25
0.97 0.51 -0.27 0.78

1992 – 2025 Home Price Index



Data Reported: 3/4/2026 • Source: www.fhfa.gov

**Appreciation Based on Purchase Only Data



Market Statistics

\$235,000

Median Sales Price

4,900 Active Listings

Average Inventory

54 Days

Average Days on Market

28,000 Properties

Sold Annually

*3rd Most Affordable Housing Market Metro, with
a Mortgage Payment-to-Income Ratio of 22.7%*

2023 • Black Knight, Inc.



Accolades

*#1 Most Affordable
Housing Market in the US*

2024 • Clever Real Estate

Among the Best Places to Live in the US

2022 • US News World Report

4th Best Place to Live in the Northeast

2024 • According to Livability

9th Best Place to Live in the US

2022 • According to Livability

Among the Safest Cities in the US

2023 • VisitPITTSBURGH

5th Best City for Jobs

2023 • WalletHub

*Luxury Home Appreciation
Outpaces the National Average*

2024 • Zillow

A Top City for First-Time Homebuyers

2022 • Zillow

Among the Best Cities to Retire

2023 • Forbes

A Top 10 Destination for Foodies

2019 • BBC

#1 Football City in the US

2023 • WalletHub

Among the Top 10 Global Cities to Visit

2025 • Lonely Planet's Best in Travel

How We Can Serve *You*

Personalized Needs Assessment

We tailor our services to your unique preferences and priorities to understand your specific requirements. We will assess factors such as your desired location, budget, and lifestyle considerations.

Area Orientation

We want you to feel at home in your new community from day one and can share insights into local culture and provide tours of neighborhoods, schools, shopping centers, and recreational facilities.

Home Search & Purpose

We create a customized property search based on your preferences and coordinate property viewings. We can then guide you through the negotiation and purchase process with ease.

Education Resources

Your family's education matters, and we're dedicated to finding the perfect fit for your needs. We have information on local schools, including third party ratings and reviews.

Rental Assistance

Your comfort is key, and we're here to provide assistance if you're considering renting. Whether it's a temporary stay or a long-term home.

Relocation Coordination

We've got the logistics covered, with a dedicated relocation director and locally vetted vendors to support your move and provide information on utility setup, local services, and essential contacts.

Settling-In Services

We love our local communities and know the local amenities and essential services, as well as community involvement opportunities to connect you with those that align with your interests.

Ongoing Support & Follow-Up

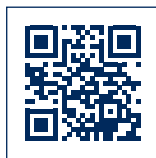
Our relationship doesn't end with the move. We address any post-relocation concerns you may have and provide ongoing support and resources as needed.





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