



THE STEEL CITY AGENT

Amanda Tihey | Keller Williams Exclusive



NEIGHBORHOODS · COST OF LIVING · SCHOOLS · LIFESTYLE · REAL ESTATE

Welcome to Southwestern Pennsylvania.

A real relocation guide for people who want the truth about where to live, what it costs, and what's actually great — and not so great — about making Pittsburgh your home.

Southwestern Pennsylvania is one of the most underrated relocation destinations in the country. Strong job market. Elite universities. Nationally recognized healthcare. Legitimate four seasons. And real estate prices that will make you question everything you thought you knew about what a house should cost.

This guide covers the real Pittsburgh metro — the city, the suburbs, the counties, the school districts, the commutes, the cost of living, and the neighborhoods that actually fit different lifestyles and budgets. No puffery. No tourism brochure. Just what you need to know to make a smart decision about where to plant roots in SWPA.

#1

MOST LIVABLE
CITY IN THE US —
MULTIPLE YEARS
— (ECONOMIST)

12

DISTINCT
NEIGHBORHOODS
COVERED IN THIS
GUIDE

5

COUNTIES IN THE
SWPA METRO
REGION

40%

LOWER AVG HOME
PRICE VS.
NATIONAL
MEDIAN

Why People Move to SWPA — And Why They Stay

Pittsburgh has a reputation problem. It's not what you think. The people who move here for a job and plan to stay two years end up buying a house. Every time. Here's why.

The honest case for Pittsburgh: Most relocation decisions are made by people comparing cities on paper — cost of living indexes, salary-to-housing ratios, commute times. Pittsburgh scores well on all of them. But the people who actually move here tend to cite something harder to quantify: the place feels like a place. Neighborhoods with identity. People who care about where they're from. A food scene that punches above its weight. And the realization that your mortgage payment is less than your friends' parking spots in other cities.

The Relocation Case — By the Numbers and By Feel



Housing Affordability That's Actually Real

Median home price in Pittsburgh metro: ~\$230,000–\$260,000 (2025). In comparable metros (Nashville, Austin, Denver), you're at \$450,000–\$600,000 for the same house. Your dollar goes further here — by a lot.

~\$240K median vs. \$500K+ in comparable metros



Employment Base That's Quietly Impressive

UPMC (one of the largest health systems in the country), Carnegie Mellon, University of Pittsburgh, Google, Amazon, Apple, Bosch, PNC, and a growing robotics/AI corridor. The steel industry left. Tech and healthcare arrived.

Top 10 US metros for healthcare employment



World-Class Universities — In the Actual City

CMU and Pitt are both in Oakland, a neighborhood inside city limits. Duquesne, Robert Morris, Chatham, Point Park, Carlow — there are 9 colleges within 10 miles of downtown. The talent pipeline feeds the employer base.

9 colleges within 10 miles of downtown Pittsburgh



A Food Scene Nobody Talks About Enough

Primanti Brothers is the tourism answer. The real answer is Lawrenceville, East Liberty, Shadyside, and the Strip District. James Beard nominees. Serious coffee. An Italian food culture that traces back to 19th century immigration and hasn't apologized for it.

Strip District: one of the best food markets in the US



Genuine Four Seasons Without Extremes

Pittsburgh gets real seasons without the extremes. Summer highs in the 80s, occasional 90s. Winter with actual snow (not DC-level hysteria snow). Fall foliage that's legitimately spectacular across the river valleys and hills.

avg summer high: 83°F | avg winter low: 22°F



Professional Sports — All Three Major Leagues

Steelers, Pirates, Penguins. The fan culture in Pittsburgh is not a lifestyle choice — it's an atmospheric condition. If you move here, you will eventually care about this. It's unavoidable.

3 pro teams, 3 distinct championship cultures

The Honest Downsides (Because You Should Know)

⚠ The Weather Is Gray

Pittsburgh is one of the cloudiest cities in the US. November through March can be 40 days straight without meaningful sunlight. Vitamin D supplements are not optional.

⚠ The Roads Are a Puzzle

Pittsburgh's topography (rivers, hills, bridges) creates a road network that does not behave like a grid. GPS gets confused. New residents get lost. You adapt eventually.

⚠ Rust Belt Aesthetics

Some neighborhoods are fully revitalized. Others are very much mid-process. The 'Pittsburgh is coming back' story is true but unevenly distributed block by block.

⚠ Winters Get Real

Not Chicago-level brutal, but real. Snowfall averages 40+ inches per year. Ice storms. Hills + ice = adventure. If you're coming from the South, recalibrate your expectations.

⚠ Parking in the City

If you move into Pittsburgh proper, parking is genuinely difficult and expensive in some neighborhoods. Street parking permits, limited lots, bridge bottlenecks — it's a real lifestyle factor.

⚠ Slow Market Velocity

Pittsburgh's real estate market appreciates, but not at Austin or Nashville pace. This is good for buyers and mildly frustrating for sellers expecting explosive equity growth.

"Every city has a rep it hasn't fully earned. Pittsburgh's rep is 'declining Rust Belt.' Its reality is affordable, surprisingly livable, intellectually serious, and sports-obsessed in a way that's more community than spectacle. People who move here for a job and give it a real chance tend to become Pittsburghers. It happens faster than they expect."

Where to Live in SWPA — Neighborhoods & Suburbs

"Pittsburgh" is actually a collection of 130 municipalities across 5 counties. Where you live matters enormously for your commute, schools, taxes, lifestyle, and what kind of home you can afford. Here's the real breakdown.

How to use this section: SWPA neighborhoods are highly differentiated by school district, commute path, housing stock age, and price point. There is no single "best" neighborhood — there is a best neighborhood for your specific priorities. Identify your top 2–3 criteria (schools, walkability, commute time, budget, housing style) and let those drive your geography.

Shadyside **\$350K–\$800K+**
buy range

Urban / Walkable

Upscale, walkable, tree-lined streets

- Walnut Street retail and dining corridor
- Closest neighborhood to CMU/Pitt
- Mix of condos, rowhomes, historic single-family
- Quiet streets, mature trees, genuine neighborhood feel

COMMUTE
15 min to downtown | Direct bus | Easy Oakland access

BEST FOR
Young professionals, empty nesters, anyone who wants walkability

Lawrenceville **\$250K–\$550K**
buy range

Urban / Trendy

Pittsburgh's Brooklyn — converted industrial, art galleries, craft beer

- Butler Street: one of Pittsburgh's best dining strips
- Strong rental demand — good for investors
- Lower Lawrenceville more affordable, Upper more established
- Art district, boutique shops, Sunday farmers market

COMMUTE
10 min to downtown | Bike-friendly | Easy Strip District access

BEST FOR
Creative professionals, younger buyers, remote workers

Squirrel Hill **\$280K–\$650K**
buy range

Urban / Family

Established, family-oriented, excellent schools, Jewish cultural center

- Forbes/Murray Ave commercial district
- Pittsburgh's most walkable family neighborhood
- Strong school options including Taylor Allderdice
- Dense tree canopy, safe streets, diverse community

COMMUTE
15 min to downtown | Good bus service | Close to Oakland

BEST FOR
Families, those seeking walkability with stability

Mt. Lebanon **\$350K–\$900K+**
buy range

Suburb / Premium

Premier South Hills suburb — top schools, safe, affluent

- One of PA's top-rated public school districts
- Beautiful historic homes on tree-lined streets
- Walkable downtown village with shops and restaurants
- Strong property values, stable resale market

COMMUTE
20–30 min to downtown | Light rail (T) available

BEST FOR
Families prioritizing school district above all else

Peters Township **\$350K–\$800K+**
buy range

Suburb / New Construction

Fast-growing, newer construction, top-rated schools

- Washington County — lower property taxes than Allegheny
- Strong new construction activity
- Peters Township School District: consistently top-rated
- More suburban/car-dependent but actively developing

COMMUTE
35–45 min to downtown | Mostly car-dependent

BEST FOR
Families wanting newer homes and strong schools

North Hills (McCandless / Hampton) **\$220K–\$500K**
buy range

Suburb / Family

Solid, family-oriented North Hills suburbs with good value

- Hampton and North Allegheny school districts
- Good value relative to South Hills premium areas
- Mix of established ranches and newer construction
- Strong commercial corridor on McKnight Road

COMMUTE
25–35 min to downtown | Route 19 corridor

BEST FOR
Families wanting suburban life with reasonable commutes

Cranberry Township **\$280K–\$600K**
buy range

Suburb / Commuter

Butler County boom suburb — new construction, retail, business parks

- Seneca Valley School District — strong ratings
- Massive retail/commercial development along Route 19
- Strong rental market from business park employment
- Lower taxes in Butler County vs. Allegheny County

COMMUTE
40–50 min to downtown | I-79 dependent

BEST FOR
Commuters to Pittsburgh North or working locally in the corridor

South Side / Station Square Area **\$180K–\$420K**
buy range

Urban / Entertainment

Entertainment district meets riverfront living

- Carson Street entertainment district
- Great riverfront access — trails, kayaking
- Mix of historic rowhomes and newer condos
- Bingham Street and side streets: hidden residential gems

COMMUTE
10 min to downtown | Multiple bridge routes | T access

BEST FOR
Young professionals, those who want urban energy

💡 County Tax Note for Relocators

Properties in Allegheny County (Pittsburgh proper + most inner suburbs) carry higher property tax millage rates than Washington County (Peters Township, Canonsburg), Butler County (Cranberry, Mars), and Westmoreland County. A home in Peters Township at the same price as one in Mt. Lebanon may have 15–25% lower annual property taxes. Factor this into your total housing cost calculation — it matters.

More Places to Land — The Underrated SWPA Towns

Beyond the usual suspects. These are the communities that don't make every "best of Pittsburgh suburbs" listicle — and are often better for it. Less hype, more house, and neighbors who have never heard of a bidding war.

A note on these communities: These towns represent a second tier of SWPA that is underappreciated in most relocation conversations. They're not "lesser" — they're just further from the city core, which means lower prices, more land, and a different pace of life. For remote workers especially, these markets offer tremendous value relative to anywhere else in the country.

Plum Borough **\$190K–\$380K**
buy range
Suburb / Family

Affordable eastern suburb — good schools, quiet streets, no pretension

- Plum Borough School District — solid and underrated
- Some of the best home-value-per-square-foot in Allegheny County
- Borders New Kensington — quick access to Allegheny River towns
- Low-drama suburb. People mow their lawns and wave hello. That's it.

COMMUTE BEST FOR
25–35 min to downtown |
Route 286 / Parkway East **First-time buyers, families who**
want space without the price
tag

Oakmont **\$230K–\$550K**
buy range
Borough / Character

Historic river borough with serious charm and a famous golf course

- Oakmont Country Club — one of the most storied courses in golf
- Allegheny River riverfront access and trail system
- Riverview School District — small, community-focused, solid
- Walkable downtown with local shops and restaurants — rare for a SWPA borough

COMMUTE BEST FOR
25–35 min to downtown **Buyers who want neighborhood**
| Route 28 / PA Turnpike **character, walkability, and**
history

Murrysville **\$220K–\$500K**
buy range
Suburb / Spacious

Westmoreland County semi-rural suburb — space, good schools, more land for less money

- Franklin Regional School District — excellent and well-regarded
- More land per dollar than comparable Allegheny County properties
- Westmoreland County property taxes: noticeably lower
- Wildlife in your backyard is a feature, not a complaint — deer, foxes, occasionally a bear making questionable life choices

COMMUTE BEST FOR
35–45 min to
downtown | Parkway **Families wanting acreage, quiet**
East (376) **roads, and Franklin Regional**
schools

Canonsburg **\$150K–\$320K**
buy range
Borough / Value

Washington County borough — history, affordability, and a surprisingly strong restaurant scene

- Canon-McMillan School District — one of Washington County's best
- Birthplace of Perry Como. Yes, really. There's a statue.
- Washington County taxes: meaningfully lower than Allegheny
- Small-town main street energy with easy highway access to Pittsburgh

COMMUTE BEST FOR
30–40 min to **Value buyers, investors, buyers**
downtown | I-79 **prioritizing Washington County taxes**
South

Greensburg **\$120K–\$280K**
buy range
City / Regional Hub

Westmoreland County seat — affordable city living with regional amenities

- Greensburg Salem School District — solid regional district
- Seton Hill University and Westmoreland County Community College nearby
- One of the most affordable SWPA options with full city infrastructure
- Greensburg's downtown is actively revitalizing — good bones, real momentum

COMMUTE BEST FOR
45–60 min to downtown **Remote workers, retirees,**
Pittsburgh | Route 30 / PA **buyers maximizing square**
Turnpike **footage per dollar**

Indiana (Indiana County) **\$100K–\$250K**
buy range
College Town / Rural

IUP's home — small college city surrounded by beautiful Western PA countryside

- Indiana University of Pennsylvania (IUP) — anchor institution
- Indiana Area School District serves the borough
- Jimmy Stewart's hometown. Yes, 'It's a Wonderful Life' Jimmy Stewart.
- Strong rental market from student population — investor opportunity
- If you work remotely and want \$150K to buy you an actual house, Indiana delivers

COMMUTE BEST FOR
60–75 min to **Remote workers, IUP-affiliated**
downtown Pittsburgh **buyers, retirees escaping urban**
| Route 422 **prices entirely**

THE REMOTE WORK CALCULUS FOR SWPA'S OUTER RING

Murrysville / Greensburg

For the cost of a 2BR apartment in a coastal city, you can own a 4BR house with a yard. Do the math. It's uncomfortable how obvious it is.

Canonsburg / Peters Twp

Washington County's tax structure is a genuine advantage. Lower millage rates mean real monthly savings — often \$3,000–\$6,000/year on a comparable home.

Indiana County

The furthest from Pittsburgh — but if your office is your laptop, Indiana offers Western PA living at prices that will genuinely make your friends mad at you.

📍 Celebrity Hometown Bonus Round

Canonsburg gave the world Perry Como. Indiana gave the world Jimmy Stewart. Pittsburgh itself gave you Andy Warhol, Fred Rogers, August Wilson, and Dan Marino. If cultural pedigree matters in your relocation decision, SWPA has an unusually strong résumé for a region that insists it's just a working-class river town.

Cost of Living — The Real Numbers

Pittsburgh's biggest selling point is what your dollar actually buys here. Here's a side-by-side with cities people commonly compare against — and what real expenses look like on the ground.

How Pittsburgh Stacks Up — City Cost Comparison (2025)

CATEGORY	PITTSBURGH	NASHVILLE	DENVER	AUSTIN	PHILADELPHIA
Median Home Price	\$240,000	\$430,000	\$540,000	\$490,000	\$310,000
Median Monthly Rent (2BR)	\$1,300	\$1,950	\$2,100	\$1,900	\$1,750
Avg Property Tax Rate	1.3–1.8%	0.6%	0.55%	1.8%	1.35%
State Income Tax	3.07% flat	None	4.4%	None	3.07% flat
Avg Monthly Utilities	\$180	\$165	\$155	\$160	\$175
Avg Grocery Index (100=natl avg)	95	98	104	100	103
Avg Healthcare Cost Index	94	100	106	101	108
Overall COL Index (100=natl avg)	88	108	121	116	101

Sample Monthly Budget — Pittsburgh Suburb (Family of 4)

Mortgage (P&I on \$280K home, 7%)	\$1,864
Property Taxes + Insurance (est.)	\$600
Utilities (gas/electric/water)	\$220
Internet + Streaming	\$90
Groceries	\$900
Transportation (2 cars, gas, insurance)	\$800
Healthcare (employer plan contribution)	\$500
Dining Out / Entertainment	\$400
Childcare (1 child, daycare)	\$1,200
Misc / Savings	\$500

Estimated Monthly Total **~\$7,074**

Assumes no childcare for school-age children, excludes retirement contributions and college savings.

Sample Monthly Budget — Pittsburgh City (Young Professional)

Rent (1BR apartment, Shadyside/Lawrenceville)	\$1,400
Renters Insurance	\$25
Utilities (gas/electric/water)	\$130
Internet + Streaming	\$80
Groceries	\$450
Transportation (car or transit pass)	\$300
Healthcare (employer plan)	\$250
Dining / Entertainment / Nightlife	\$500
Gym / Personal	\$60
Misc / Savings	\$400

Estimated Monthly Total **~\$3,595**

Figures are estimates based on 2025 Pittsburgh market data. Individual costs vary significantly by lifestyle and specific neighborhood.

Pennsylvania Tax Overview for Relocators

State Income Tax

3.07% flat rate — one of the lowest flat rates in the country. No brackets. No surcharges. Straightforward.

✓ *Social Security income is 100% exempt from PA state income tax.*

Property Tax

Varies by municipality and school district. Allegheny County runs 1.3–1.8% effective rates. Outlying counties (Butler, Washington, Westmoreland) tend lower.

✓ *Homestead Exemption available — reduces assessed value for primary residences.*

Sales Tax

6% PA state + 1% Allegheny County = 7% in the Pittsburgh metro. Groceries and clothing are exempt from PA sales tax — a meaningful savings.

✓ *Food at grocery stores and most clothing purchases are tax-exempt in Pennsylvania.*

The bottom line for relocators: If you're coming from a HCOL metro (NYC, DC, San Francisco, Boston, LA, Seattle), Pittsburgh's cost of living adjustment is significant and positive. Coming from mid-tier metros (Charlotte, Columbus, Indianapolis), you'll find Pittsburgh comparable or slightly lower. Coming from Texas or Florida (no state income tax), the 3.07% PA flat rate adds cost, but the dramatically lower housing prices more than offset it for most buyers within 2–3 years of purchase.

Schools, Healthcare, Lifestyle & What Nobody Tells You

The things that matter after you unpack the boxes: where the kids go to school, who handles your health, and whether you'll actually enjoy living here. The honest version.

School Districts — The SWPA Breakdown







Important context: School district quality in SWPA is highly uneven — and directly correlated with property values. The best-rated districts command price premiums of \$50,000–\$150,000+ on comparable homes. For families, this is often the single most important location variable. Research your district before you fall in love with a house.

<p>Mt. Lebanon \$\$\$\$</p> <p>Allegheny County · ★★★★★</p> <p>Consistently top-rated PA district. Walkable neighborhood, strong arts and athletics. The kind of place where parents bring spreadsheets to school board meetings.</p>	<p>Peters Township \$\$\$</p> <p>Washington County · ★★★★★</p> <p>Fast-growing, excellent facilities, newer schools. Lower taxes than Allegheny. The suburb equivalent of a cheat code.</p>	<p>Upper St. Clair \$\$\$\$</p> <p>Allegheny County · ★★★★★</p> <p>High academic achievement, affluent residential community, strong resale market.</p>
<p>North Allegheny \$\$\$</p> <p>Allegheny County · ★★★★★☆</p> <p>Large district covering McCandless and surrounding North Hills communities.</p>	<p>Hampton Township \$\$\$</p> <p>Allegheny County · ★★★★★☆</p> <p>Strong academics, well-regarded in North Hills. Good value relative to South Hills.</p>	<p>Fox Chapel Area \$\$\$\$\$</p> <p>Allegheny County · ★★★★★</p> <p>Elite district, wealthy enclave. High-end homes, exceptional academic profile. Yes, the zip code is part of the appeal and everyone knows it.</p>
<p>Seneca Valley \$\$</p> <p>Butler County · ★★★★★☆</p> <p>Large Cranberry/Mars district. Growing rapidly with the Butler County boom.</p>	<p>Bethel Park \$\$\$</p> <p>Allegheny County · ★★★★★☆</p> <p>Solid South Hills district. More affordable than Mt. Lebo or Upper St. Clair.</p>	<p>Plum Borough \$\$</p> <p>Allegheny County · ★★★★★☆</p> <p>Underrated eastern Allegheny district with good academics and excellent home value. Plum buyers always seem pleasantly surprised — and smug about it.</p>
<p>Riverview \$\$\$</p> <p>Allegheny County · ★★★★★☆</p> <p>Small, community-oriented district serving Oakmont and Verona. Tight-knit culture, strong local pride, solid academics without the competition-anxiety vibe.</p>	<p>South Fayette \$\$\$</p> <p>Allegheny County · ★★★★★</p> <p>One of the fastest-rising districts in SWPA — strong STEM focus, modern facilities, and home values that reflect demand. If you're hearing about it now, you're still ahead of the curve.</p>	<p>Canon-McMillan \$\$</p> <p>Washington County · ★★★★★☆</p> <p>Washington County's flagship district. Canonsburg-area families get strong schools and noticeably lower property taxes. Perry Como would be proud.</p>
<p>Greensburg Salem \$</p> <p>Westmoreland County · ★★★★★☆</p> <p>Solid regional Westmoreland County district. Great option for buyers prioritizing affordability — a very respectable school system at a fraction of Allegheny County prices.</p>	<p>Franklin Regional \$\$</p> <p>Westmoreland County · ★★★★★</p> <p>Murrysville's district — consistently one of the top-rated in Westmoreland County. Strong athletics, academics, and a community that takes school pride seriously.</p>	<p>Pittsburgh Public \$</p> <p>Allegheny County · ★★★★★☆</p> <p>Uneven. Several magnet schools (CAPA, Sci-Tech) are excellent and competitive. Do your research by school, not just by district.</p>

Healthcare — One of Pittsburgh's Strongest Assets

<p>UPMC Health System</p> <p>One of the largest integrated health systems in the country. 40+ hospitals and specialty centers across SWPA. UPMC is also one of Pittsburgh's largest employers — over 100,000 employees in the region. For relocators, access to elite specialty care is a genuine quality-of-life advantage, particularly for families.</p>	<p>Allegheny Health Network (AHN)</p> <p>The other major system — West Penn, Allegheny General, Jefferson, and 14 hospitals across SWPA. Competition between UPMC and AHN drives quality and keeps prices in check relative to single-system markets. Pittsburgh residents have access to two world-class health systems — an underappreciated advantage.</p>
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Lifestyle — What Daily Life Actually Looks Like

<p> Food & Drink Scene</p> <p>200+ craft breweries in PA, many in Pittsburgh. Primanti Bros is the tourist answer; Piccolo Forno, Nicky's Thai, Union Standard, and dozens of James Beard-recognized spots are the real answer.</p>	<p> Outdoor Recreation</p> <p>Point State Park at the confluence of three rivers. North Shore riverfront trail. Ohioyle State Park (50 min south) for kayaking and whitewater. Moraine State Park for sailing. Laurel Highlands for hiking and skiing.</p>	<p> Arts & Culture</p> <p>Carnegie Museums (art + natural history). Pittsburgh Symphony Orchestra — genuinely world-class. Andy Warhol Museum. Children's Museum. August Wilson African American Cultural Center. A serious arts infrastructure.</p>
<p> Sports Culture</p> <p>The Steelers, Pirates, and Penguins are not teams you follow in Pittsburgh — they are atmospheric conditions. You will care. You will know what a 'Terrible Towel' is within 30 days of moving here.</p>	<p> Commuting Reality</p> <p>Pittsburgh's topography creates bottlenecks. Bridge traffic is real. The tunnels (Squirrel Hill, Ft. Pitt) create predictable congestion. Factor this into neighborhood choice — commute time varies more than distance suggests.</p>	<p> Neighborhood Identity</p> <p>Pittsburgh has 90 distinct neighborhoods — each with a genuine identity. Lawrenceville vs. Shadyside vs. Squirrel Hill vs. Bloomfield are genuinely different places. This is a feature, not a quirk.</p>

THINGS NOBODY PUTS IN THE RELOCATION BROCHURE	
→ Pittsburgh drivers do not understand the concept of 'merging.' They stop. At the merge. They wave you through. This is an act of hospitality. It is still infuriating.	→ You will be asked 'where did you go to school?' within 20 minutes of meeting anyone. They mean high school. In Pittsburgh, your high school is essentially your ancestral clan.
→ The Fort Pitt Tunnel is a tunnel. On the other side is downtown Pittsburgh and a view that will genuinely take your breath away. Every local still gets a little feeling about it. Nobody admits this.	→ Winters are gray in a way that is distinct from other cities. November through March, the sun is a rumor. Vitamin D supplements are not optional — they are infrastructure.
→ Yinzer (n.): Pittsburgh native. Characterized by a specific accent ('dahntahn' = downtown), fiercer loyalty, and an opinion about Primanti's. You will understand this within 90 days. Resistance is futile.	→ Pittsburgh pizza is not New York pizza. It is not Chicago pizza. It is a square, cut in quarters, from a place that has been there since 1947 and has no plans to change. You will come around.
→ There is a Sheetz on every corner. There is a GetGo on every other corner. The debate about which is better is treated with the same seriousness as geopolitical conflicts. Pick a side carefully.	→ If you are a vegetarian, you will be fine. The food scene has evolved. But someone's grandmother will still try to put meat in it 'just for flavor.' She means well.
→ The Steelers losing affects the general energy of the region measurably. Traffic is lighter. Restaurants are quieter. People are civil but haunted. This is not an exaggeration. It is a meteorological event.	→ You will develop strong opinions about bridges. There are 446 of them. Eventually you will have a favorite. This is normal.

MOVING TO PITTSBURGH? LET'S MAKE SURE YOU LAND IN THE RIGHT PLACE.

You Found a City. Let's Find Your Home.

Relocating to a new metro is one of the highest-stakes real estate decisions you'll make — because you're choosing a home and a neighborhood simultaneously, without years of local knowledge to draw on. Amanda works with relocating buyers regularly and knows how to quickly match people to the parts of SWPA that actually fit their lifestyle, commute, school needs, and budget.

Amanda knows the difference between what the internet says about a neighborhood and what it's actually like on a Tuesday evening. She'll save you time, keep you from making an expensive geographic mistake, and get you to a closing that makes sense for your specific situation.

Reach Amanda



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How Amanda Helps Relocating Buyers:

- ✓ Virtual consultations to understand your priorities before you visit
- ✓ Neighborhood matching based on lifestyle, commute, schools, and budget
- ✓ Video walkthroughs and remote offer strategies for out-of-state buyers
- ✓ School district deep-dives — the honest version, not the marketing version
- ✓ Commute reality testing — because maps lie about Pittsburgh travel times
- ✓ Connections to relocation-friendly lenders, inspectors, and contractors
- ✓ Post-move neighborhood orientation — where to actually go for things

"The biggest mistake relocators make is picking a zip code from Zillow without understanding how Pittsburgh's neighborhoods actually feel, function, and connect. I help people get past the map and into a place that fits their real life. The call is free. The wrong neighborhood is not."

— Amanda Tihey, The Steel City Agent



Amanda Tihey

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The Steel City Agent



AMANDA TIHEY | KELLER WILLIAMS EXCLUSIVE | SOUTHWESTERN PENNSYLVANIA

Moving you from where you are now... to where you want to be!™

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