

West Decatur

Community · PA · Pennsylvania · Clearfield County

BALANCED MARKET

\$209K

MEDIAN SALE PRICE

+340.5%

1-YR CHANGE

12

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



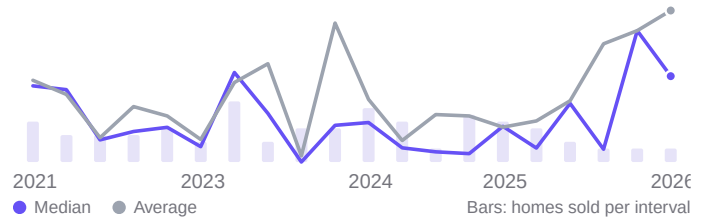
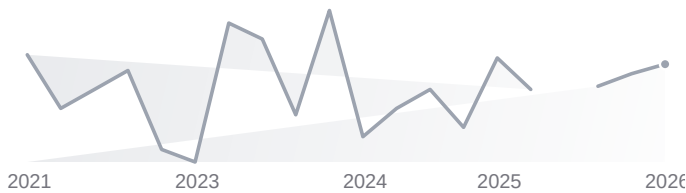
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$167K · Average \$269K

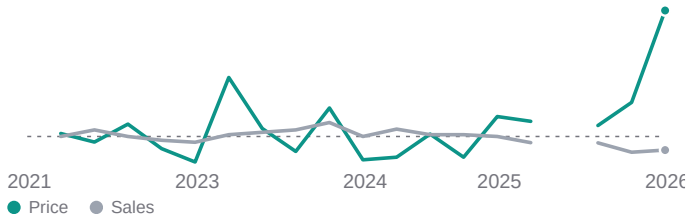


Growth (year over year)

Price +340.5% · Sales -36.8%

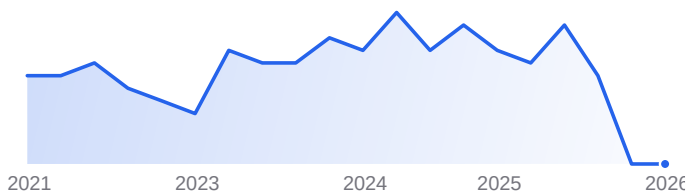
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

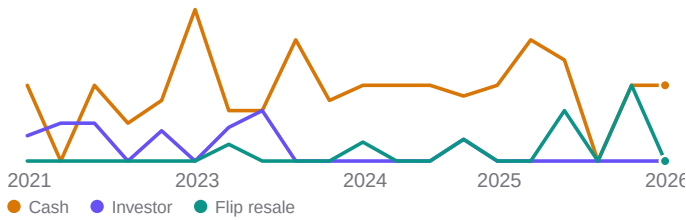
1.6%



BUYERS & OUTCOMES

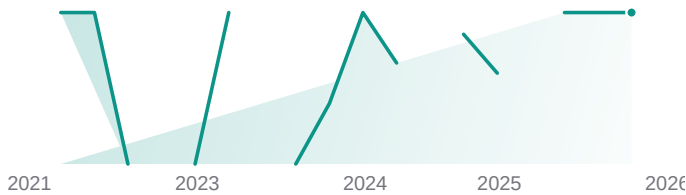
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



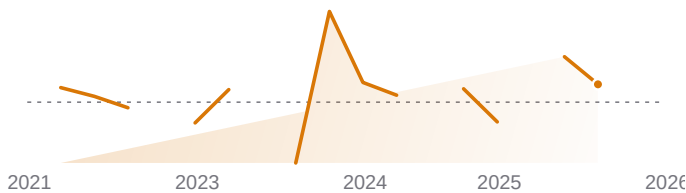
Sellers who sold at a gain

100%

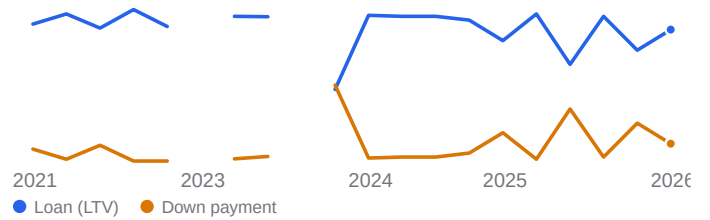


Median annualized return at resale

+7.0%



Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



Typical hold before selling

0.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	765
Median value (AVM)	\$131K
Median year built	1973
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.8%
Owner occupied	75%
Company owned	3.8%
Median loan-to-value	30%
Typical ownership tenure	43.5 yrs

COMMUNITY

Population	447
Density	319 / mi²
Median household income	\$63K
Average household income	\$70K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	29
Homes occupied	90%
Bachelor's or higher	8%
Poverty rate	11.9%
Unemployment	1.3%
Average temp	47°F
Annual precip	42 in
Sunshine	45%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.