

Clearfield County, PA

County · PA · Pennsylvania

BALANCED MARKET

\$150K

MEDIAN SALE PRICE

+10.7%

1-YR CHANGE

868

SALES (12 MO)

\$127K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



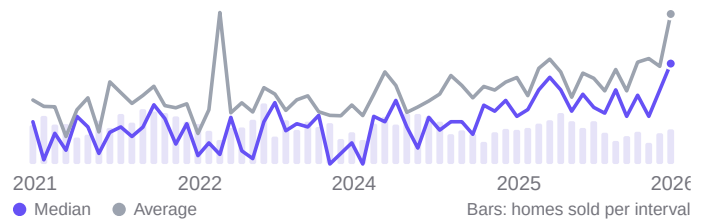
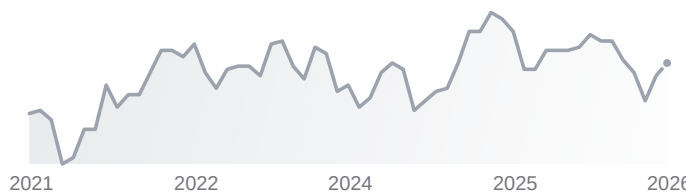
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$175K · Average \$222K

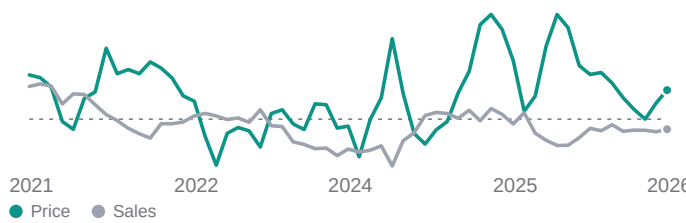


Growth (year over year)

Price +10.7% · Sales -3.7%

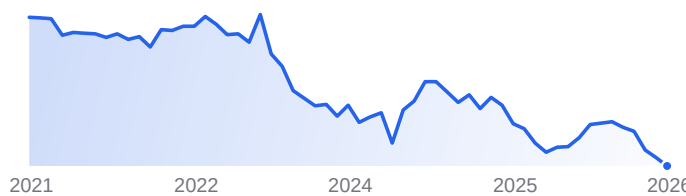
Sale premium vs estimated value

+0.9%



Annual turnover (share of homes sold)

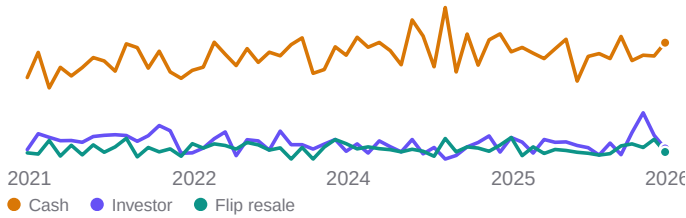
2.6%



BUYERS & OUTCOMES

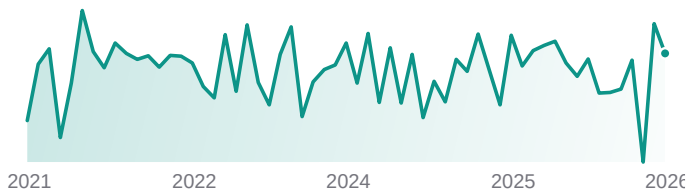
Buyer mix

Cash 46% · Investor 4.2% · Flip resale 2.8%



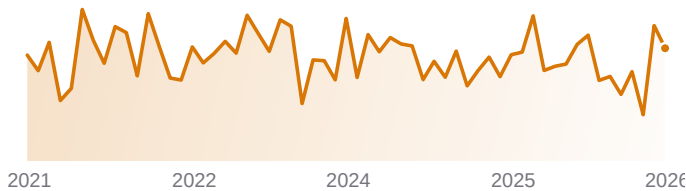
Sellers who sold at a gain

91%

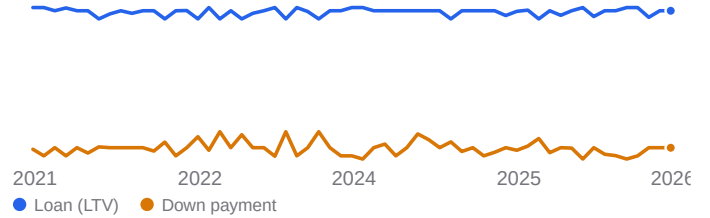


Median annualized return at resale

+6.9%

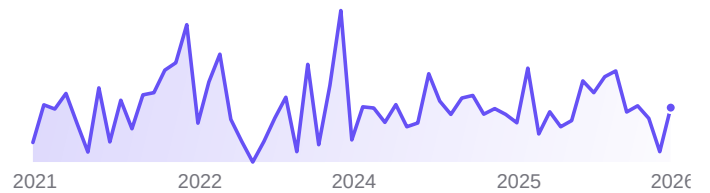


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	33,657
Median value (AVM)	\$127K
Median year built	1952
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.9%
Owner occupied	59%
Company owned	5.7%
Median loan-to-value	29%
Typical ownership tenure	27.3 yrs

COMMUNITY

Population	78,177
Density	68 / mi²
Median household income	\$60K
Average household income	\$75K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	29
Homes occupied	86%
Bachelor's or higher	14%
Poverty rate	11.7%
Unemployment	1.2%
Average temp	47°F
Annual precip	43 in
Sunshine	45%

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