

Clinton County, PA

County · PA · Pennsylvania

BALANCED MARKET

\$190K

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

464

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



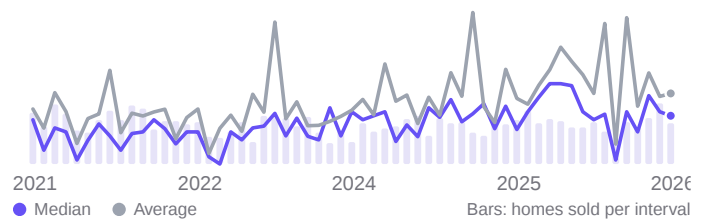
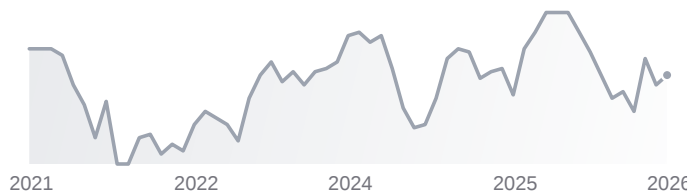
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$180K · Average \$208K

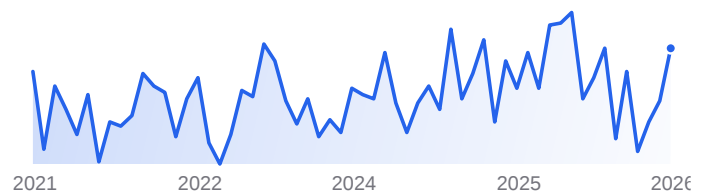
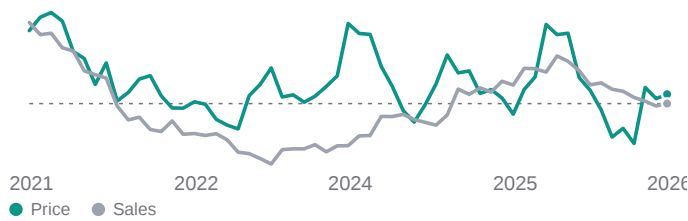


Growth (year over year)

Price +3.5% · Sales +0.0%

Price per square foot

\$128/ft²

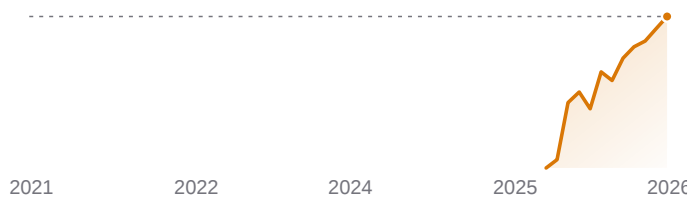


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

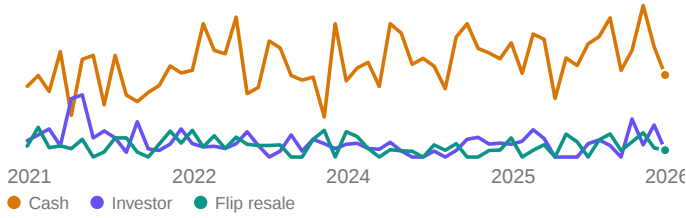
3.0%



BUYERS & OUTCOMES

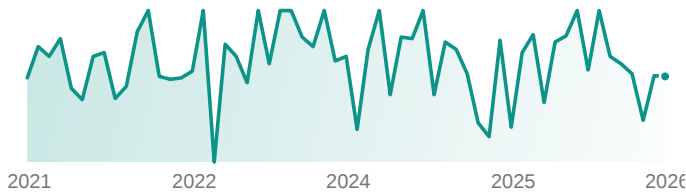
Buyer mix

Cash 31% · Investor 2.6% · Flip resale 2.6%



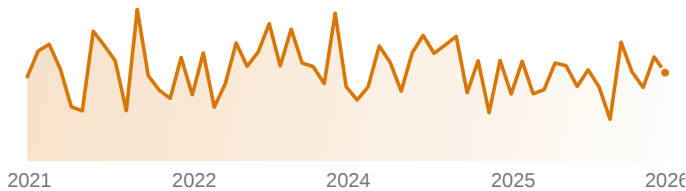
Sellers who sold at a gain

87%

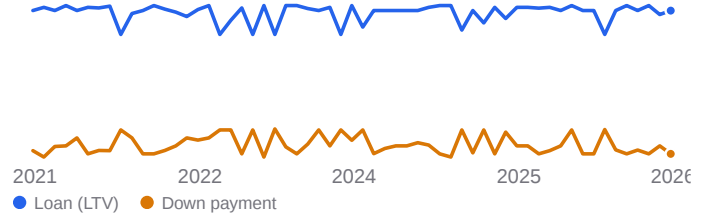


Median annualized return at resale

+5.7%

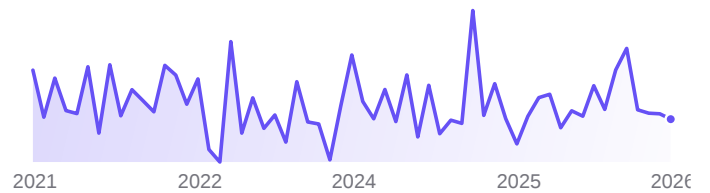


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



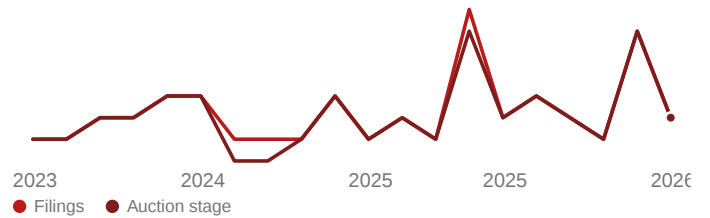
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	15,414
Median value (AVM)	\$193K
Median size	1,504 ft²
Median bedrooms	3
Median year built	1964
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.8%
Owner occupied	74%
Company owned	8.9%
Median loan-to-value	39%
Typical ownership tenure	13.3 yrs

COMMUNITY

Population	37,961
Density	43 / mi²
Median household income	\$63K
Average household income	\$77K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	34
Homes occupied	84%
Bachelor's or higher	14%
Poverty rate	12.7%
Unemployment	1.1%
Average temp	49°F
Annual precip	42 in
Sunshine	51%

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.