

Clintonville

City · PA · Pennsylvania > Venango County

\$161K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$126K

MEDIAN VALUE (AVM)

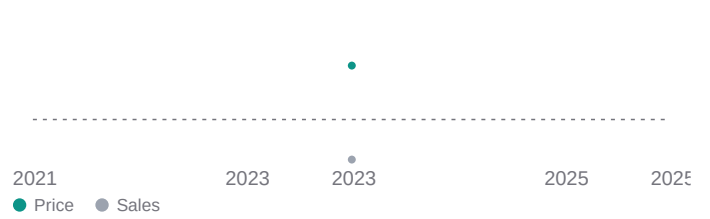
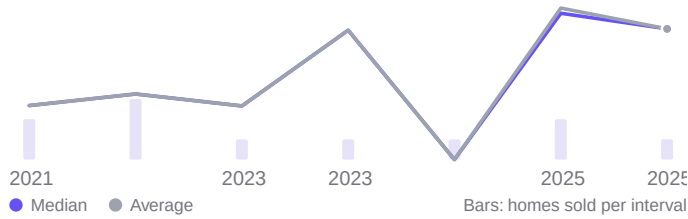
MARKET TRENDS (5 YEARS)

Sale prices

Median \$161K · Average \$161K

Growth (year over year)

Price +80.6% · Sales -60.0%



Price per square foot

\$67/ft²

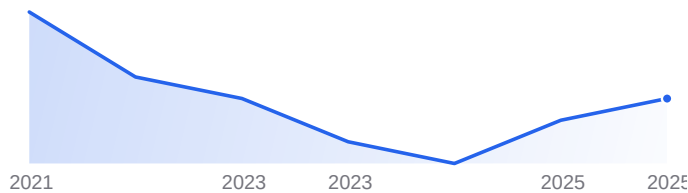
Sale premium vs estimated value

-2.9%



Annual turnover (share of homes sold)

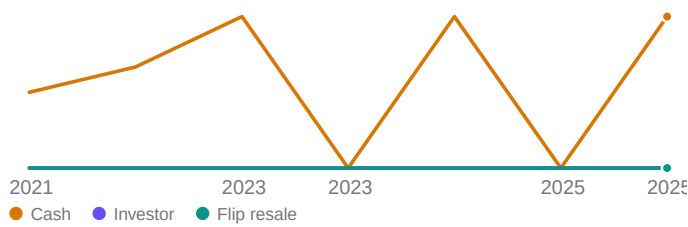
1.6%



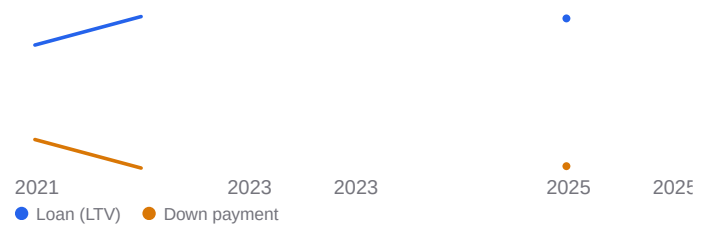
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

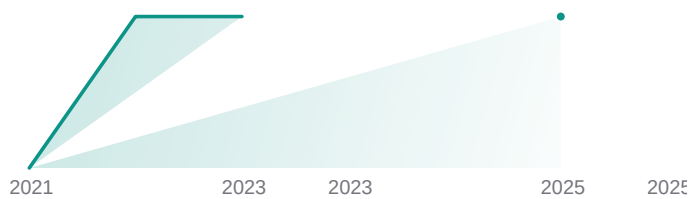


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Sellers who sold at a gain

100%



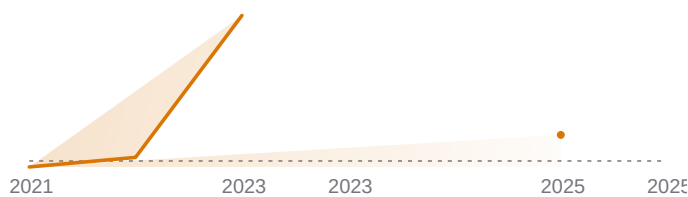
Typical hold before selling

2.0 yrs



Median annualized return at resale

+9.1%



HOUSING STOCK

Homes	246
Median value (AVM)	\$126K
Median size	1,152 ft²
Median bedrooms	3
Median year built	1973
Single family	39%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.3%
Owner occupied	64%
Company owned	8.6%
Median loan-to-value	22%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	442
Density	405 / mi²
Median household income	\$59K
Average household income	\$70K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	24
Homes occupied	83%
Bachelor's or higher	6%
Poverty rate	10.4%
Unemployment	1.1%
Average temp	48°F
Annual precip	43 in
Sunshine	45%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.