

Knox

City · PA · Pennsylvania > Clarion County

BALANCED MARKET

\$126K

MEDIAN SALE PRICE

+21.0%

1-YR CHANGE

46

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



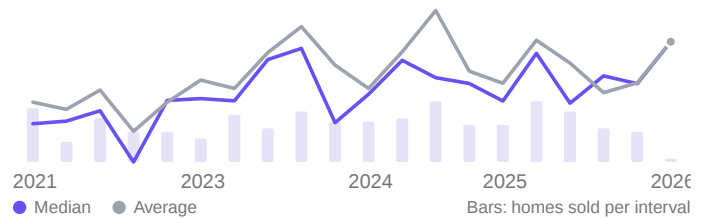
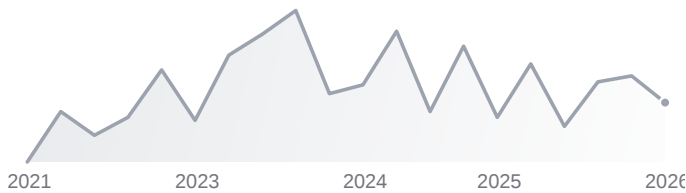
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$180K · Average \$180K

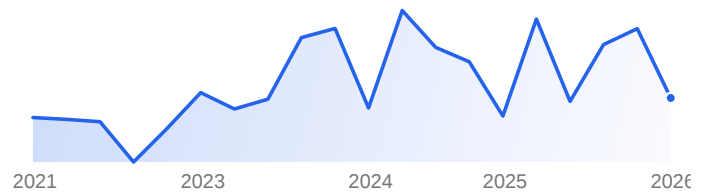
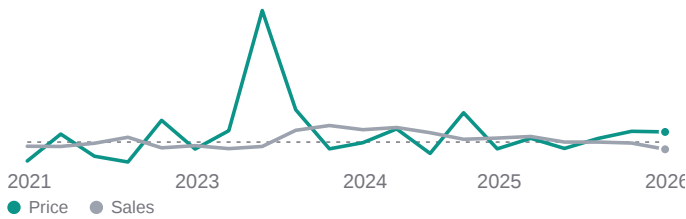


Growth (year over year)

Price +21.0% · Sales -14.8%

Price per square foot

\$119/ft²

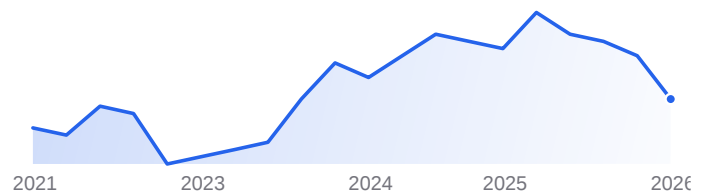


Sale premium vs estimated value

-13.5%

Annual turnover (share of homes sold)

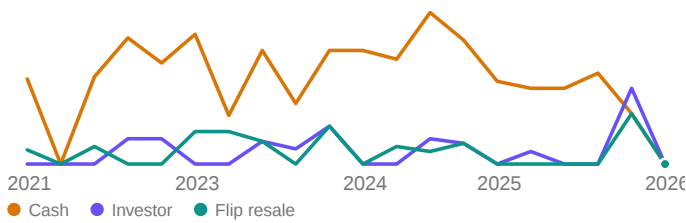
2.6%



BUYERS & OUTCOMES

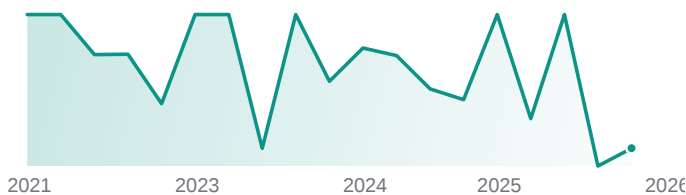
Buyer mix

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



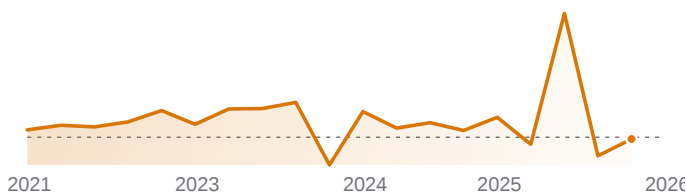
Sellers who sold at a gain

50%

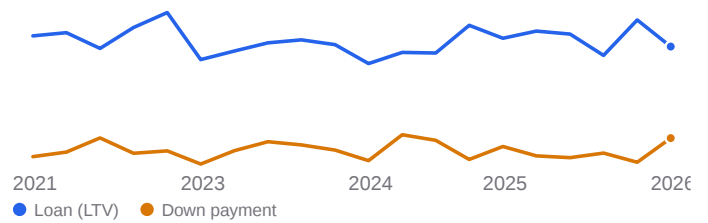


Median annualized return at resale

-0.7%

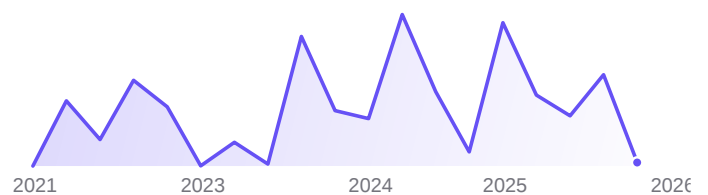


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



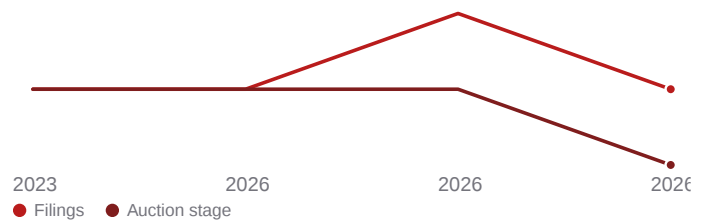
Typical hold before selling

1.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,750
Median value (AVM)	\$190K
Median size	924 ft²
Median bedrooms	3
Median year built	1952
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.6%
Owner occupied	63%
Company owned	4.8%
Median loan-to-value	38%
Typical ownership tenure	33.6 yrs

COMMUNITY

Population	1,094
Density	1,946 / mi²
Median household income	\$55K
Average household income	\$65K
Crime index (US avg 100)	172
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	24
Homes occupied	90%
Bachelor's or higher	18%
Poverty rate	11.0%
Unemployment	1.4%
Average temp	48°F
Annual precip	46 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.