

Westover

City · PA · Pennsylvania · Clearfield County

STRONG SELLER'S MARKET

\$153K

MEDIAN SALE PRICE

+166.0%

1-YR CHANGE

12

SALES (12 MO)

\$99K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 92 / 100



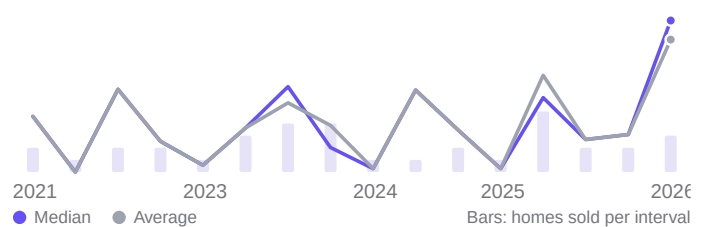
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

92 / 100

Sale prices

Median \$237K · Average \$209K

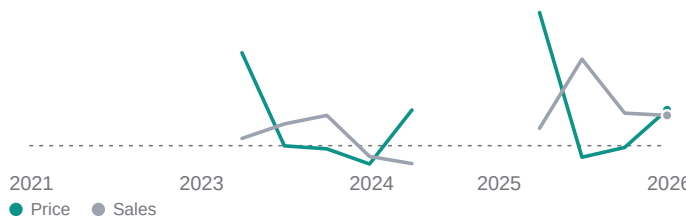


Growth (year over year)

Price +166.0% · Sales +140.0%

Sale premium vs estimated value

+41.3%



Annual turnover (share of homes sold)

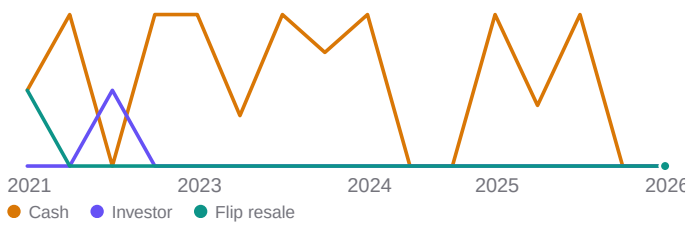
4.2%



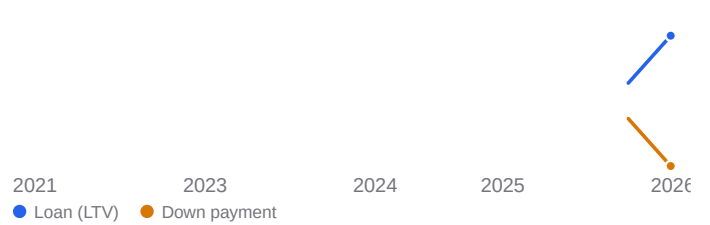
BUYERS & OUTCOMES

Buyer mix

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

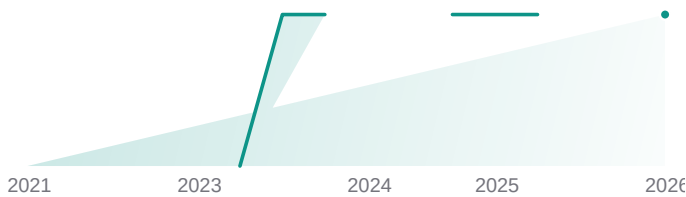


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



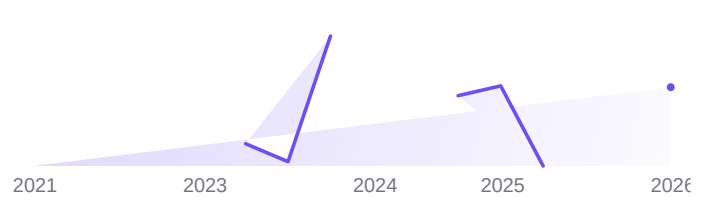
Sellers who sold at a gain

100%



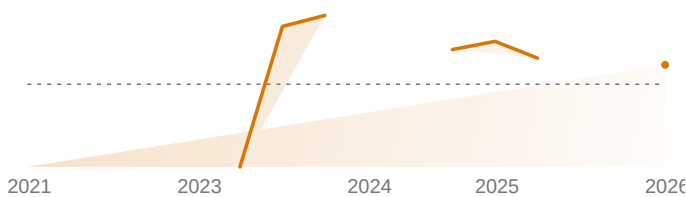
Typical hold before selling

5.3 yrs



Median annualized return at resale

+4.1%



HOUSING STOCK

Homes	285
Median value (AVM)	\$99K
Median year built	1960
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.7%
Owner occupied	65%
Company owned	3.5%
Median loan-to-value	18%
Typical ownership tenure	32.4 yrs

COMMUNITY

Population	350
Density	130 / mi²
Median household income	\$46K
Average household income	\$58K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	31
Homes occupied	86%
Bachelor's or higher	8%
Poverty rate	12.9%
Unemployment	1.1%
Average temp	47°F
Annual precip	44 in
Sunshine	45%

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