

Clearville 15535

ZIP code · PA · Pennsylvania > Bedford County > Clearville

SELLER'S MARKET

\$265K

MEDIAN SALE PRICE

+235.6%

1-YR CHANGE

37

SALES (12 MO)

\$265K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

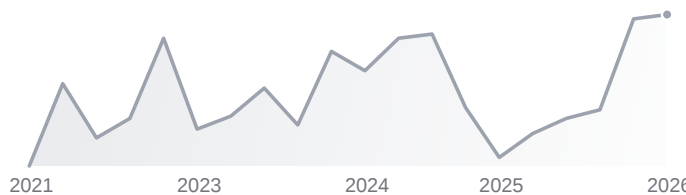
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

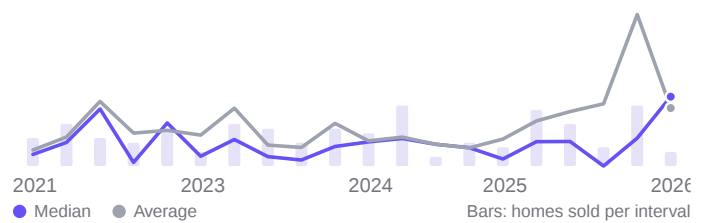
Market temperature (0–100)

77 / 100



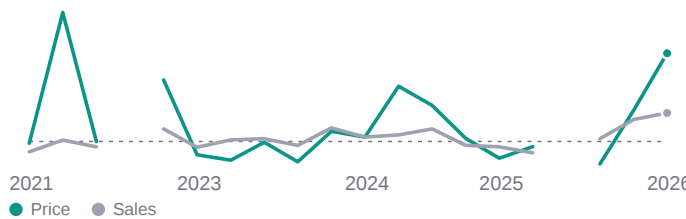
Sale prices

Median \$370K · Average \$320K



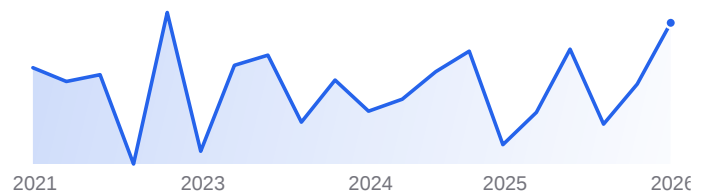
Growth (year over year)

Price +235.6% · Sales +76.2%



Price per square foot

\$179/ft²



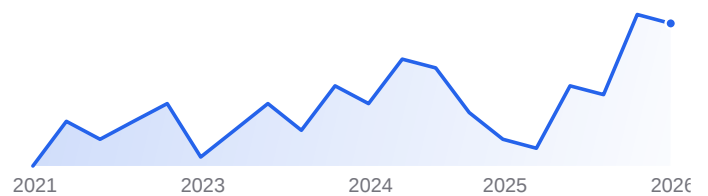
Sale premium vs estimated value

+5.0%



Annual turnover (share of homes sold)

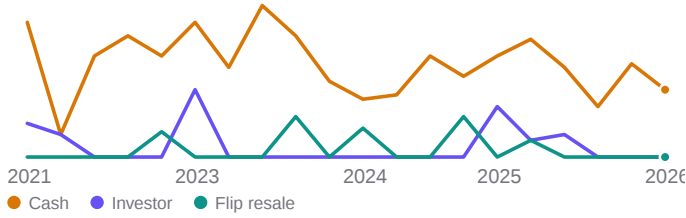
3.0%



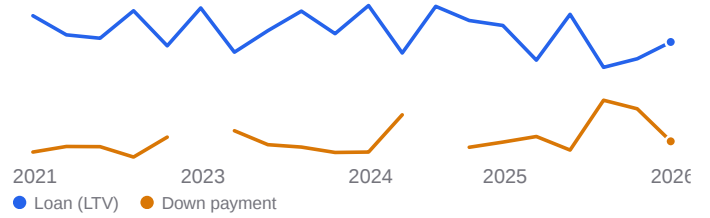
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

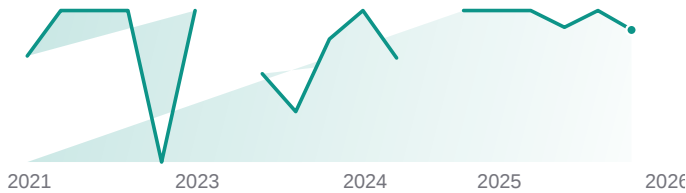


Financing (share of purchase price) Loan (LTV) 78% · Down payment 12%



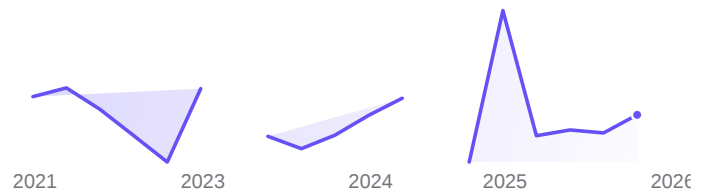
Sellers who sold at a gain

87%



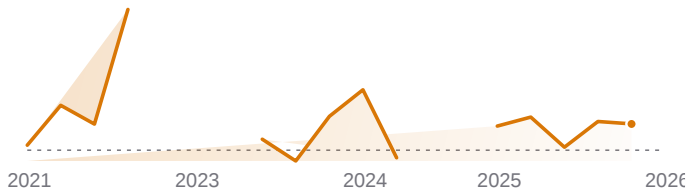
Typical hold before selling

5.9 yrs



Median annualized return at resale

+5.6%



HOUSING STOCK

Homes	1,214
Median value (AVM)	\$265K
Median size	1,408 ft²
Median bedrooms	2
Median year built	1977
Single family	38%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.6%
Owner occupied	66%
Company owned	6.5%
Median loan-to-value	13%
Typical ownership tenure	27.6 yrs

COMMUNITY

Population	2,224
Density	14 / mi²
Median household income	\$61K
Average household income	\$71K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	40
Homes occupied	78%
Bachelor's or higher	8%
Poverty rate	10.7%
Unemployment	1.1%
Average temp	50°F
Annual precip	39 in
Sunshine	57%

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.