

Leeper 16233

ZIP code · PA · Pennsylvania > Clarion County > Leeper

BALANCED MARKET

\$121K

MEDIAN SALE PRICE

+44.1%

1-YR CHANGE

27

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



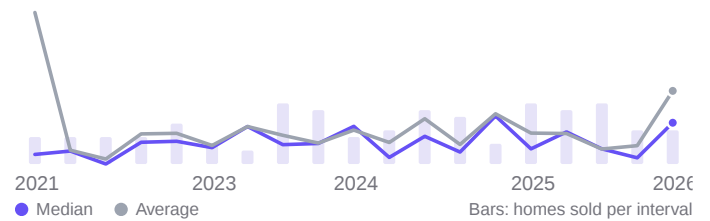
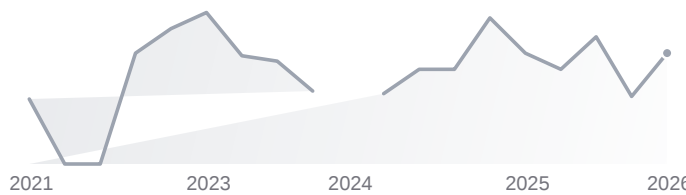
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$159K · Average \$234K

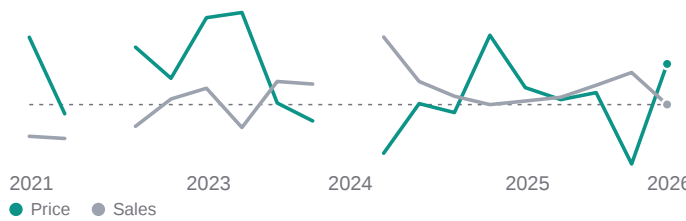


Growth (year over year)

Price +44.1% · Sales +0.0%

Price per square foot

\$236/ft²

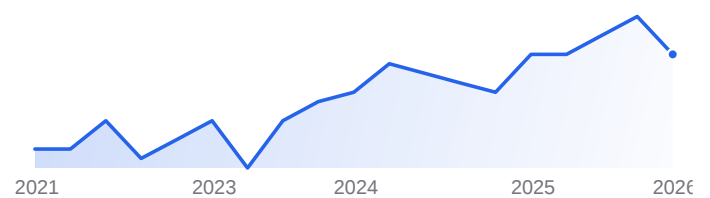


Sale premium vs estimated value

+67.9%

Annual turnover (share of homes sold)

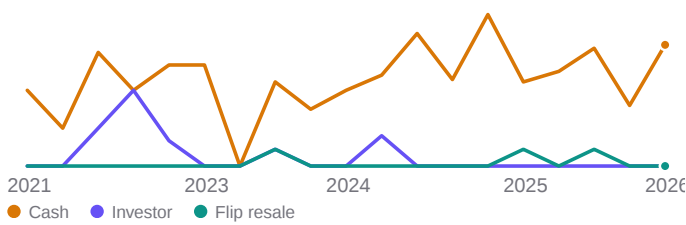
2.5%



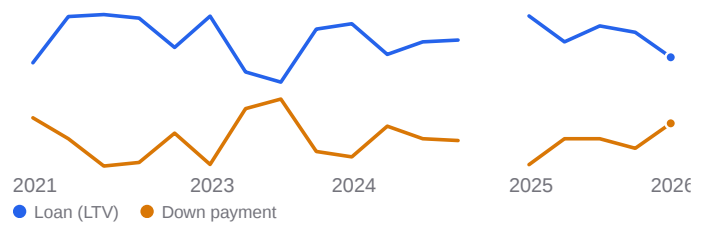
BUYERS & OUTCOMES

Buyer mix

Cash 80% · Investor 0% · Flip resale 0%

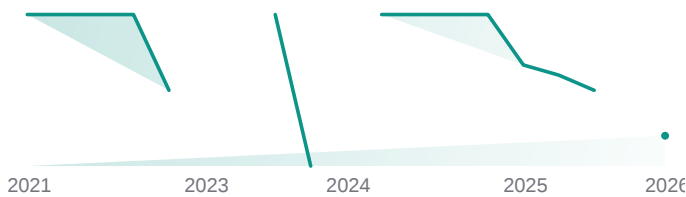


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



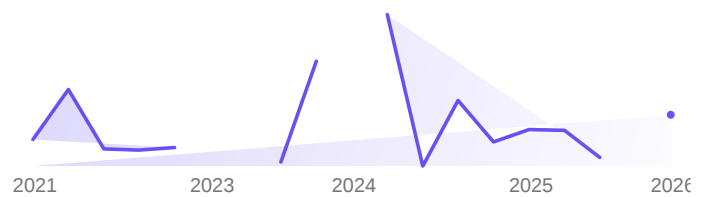
Sellers who sold at a gain

20%



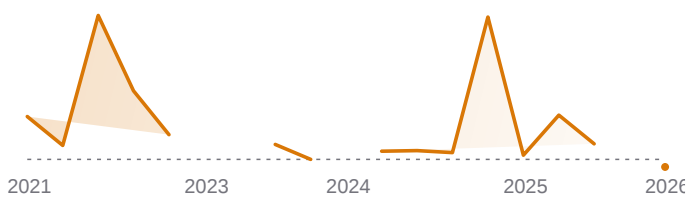
Typical hold before selling

6.1 yrs



Median annualized return at resale

-4.4%



HOUSING STOCK

Homes	1,075
Median value (AVM)	\$190K
Median size	720 ft²
Median year built	1970
Single family	43%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.1%
Owner occupied	30%
Company owned	6.3%
Median loan-to-value	24%
Typical ownership tenure	34.6 yrs

COMMUNITY

Population	792
Density	25 / mi ²
Median household income	\$72K
Average household income	\$87K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	25
Homes occupied	49%
Bachelor's or higher	14%
Poverty rate	6.8%
Unemployment	1.3%
Average temp	46°F
Annual precip	46 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.