

New Bethlehem 16242

ZIP code · PA · Pennsylvania > Clarion County > New Bethlehem

SELLER'S MARKET

\$117K

MEDIAN SALE PRICE

+21.8%

1-YR CHANGE

55

SALES (12 MO)

\$127K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

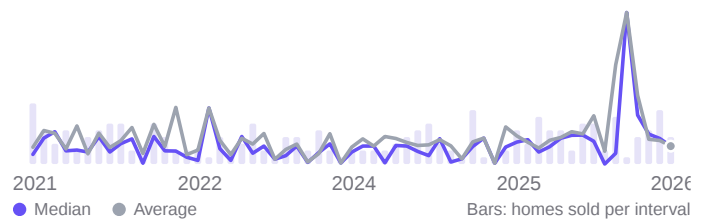
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$90K · Average \$90K

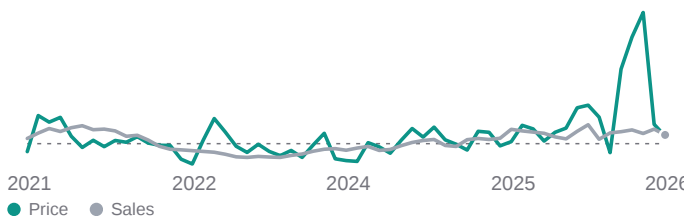


Growth (year over year)

Price +21.8% · Sales +25.0%

Price per square foot

\$125/ft²



Sale premium vs estimated value

-22.4%

Annual turnover (share of homes sold)

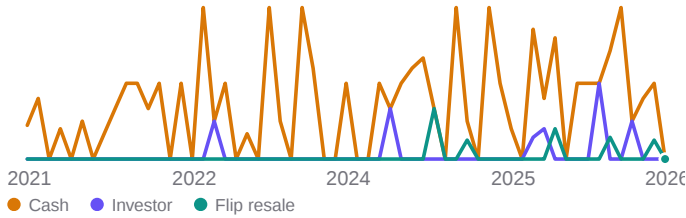
2.8%



BUYERS & OUTCOMES

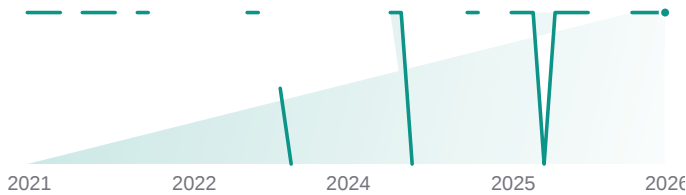
Buyer mix

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



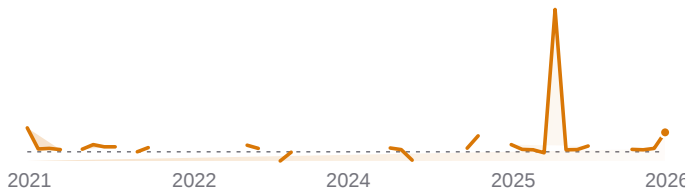
Sellers who sold at a gain

100%

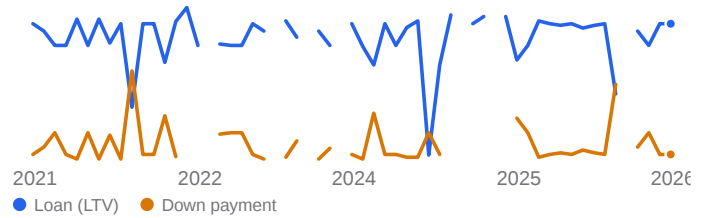


Median annualized return at resale

+51.5%

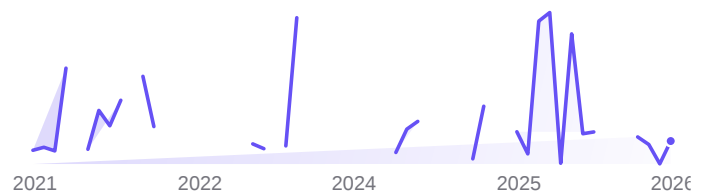


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



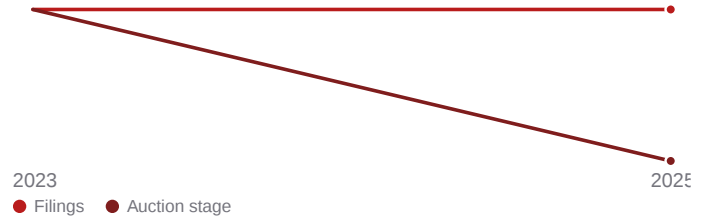
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,982
Median value (AVM)	\$127K
Median size	1,154 ft²
Median bedrooms	3
Median year built	1930
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	4.3%
Owner occupied	64%
Company owned	5.7%
Median loan-to-value	31%
Typical ownership tenure	29.6 yrs

COMMUNITY

Population	5,252
Density	54 / mi²
Median household income	\$56K
Average household income	\$71K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	28
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	12.6%
Unemployment	1.2%
Average temp	48°F
Annual precip	44 in
Sunshine	45%

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