

Shippenville 16254

ZIP code · PA · Pennsylvania > Clarion County > Shippenville

BALANCED MARKET

\$98K

MEDIAN SALE PRICE

-27.1%

1-YR CHANGE

37

SALES (12 MO)

\$221K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



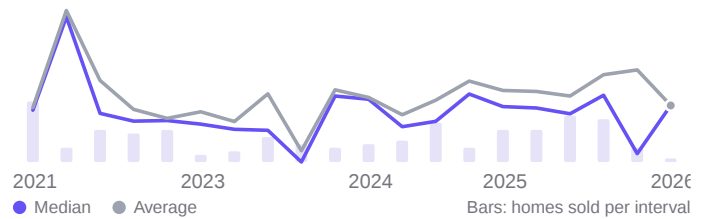
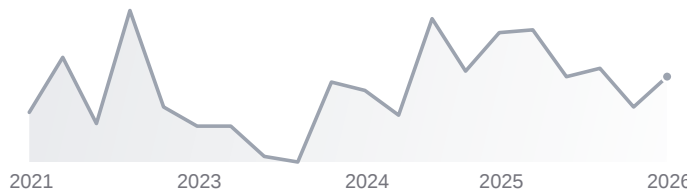
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$150K · Average \$150K

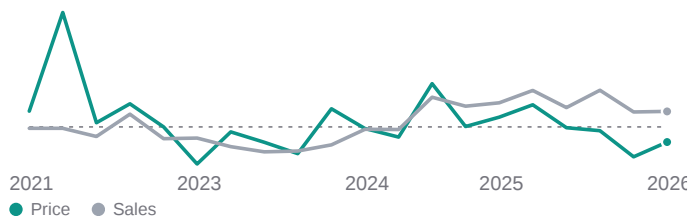


Growth (year over year)

Price -27.1% · Sales +27.6%

Price per square foot

\$141/ft²

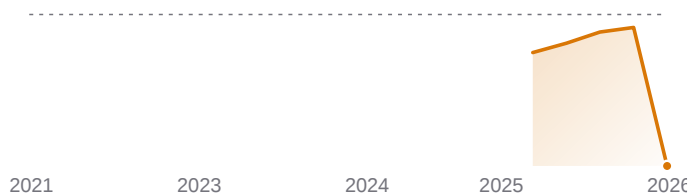


Sale premium vs estimated value

-30.8%

Annual turnover (share of homes sold)

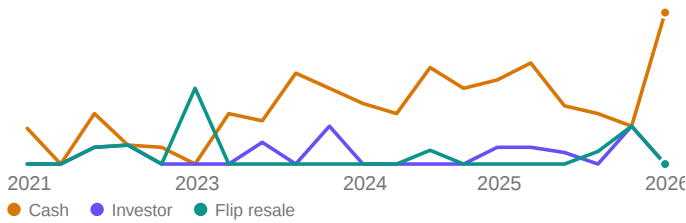
2.7%



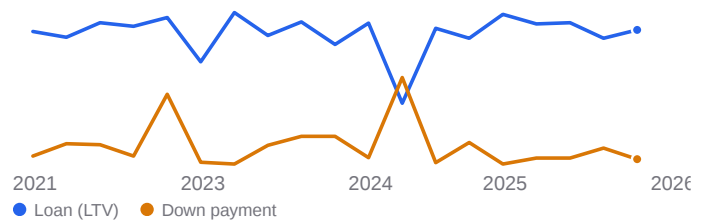
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

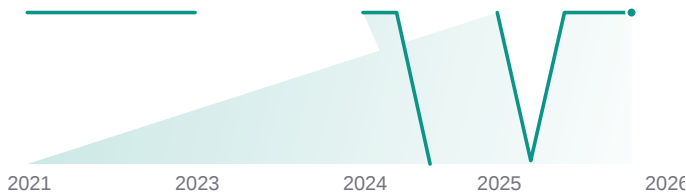


Financing (share of purchase price) Loan (LTV) 90% · Down payment 5.0%



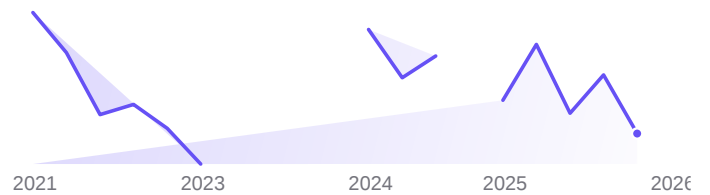
Sellers who sold at a gain

100%



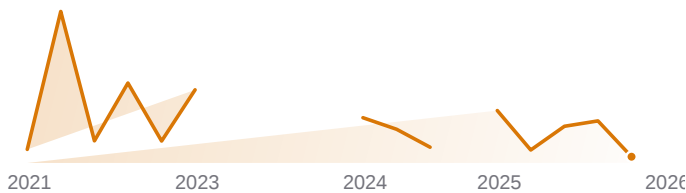
Typical hold before selling

1.5 yrs



Median annualized return at resale

+1.9%



HOUSING STOCK

Homes	1,370
Median value (AVM)	\$221K
Median size	1,008 ft²
Median year built	1969
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.5%
Owner occupied	68%
Company owned	4.7%
Median loan-to-value	39%
Typical ownership tenure	37.6 yrs

COMMUNITY

Population	3,169
Density	67 / mi²
Median household income	\$63K
Average household income	\$78K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	30
Homes occupied	91%
Bachelor's or higher	18%
Poverty rate	8.7%
Unemployment	1.3%
Average temp	47°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.