

Vowinckel 16260

ZIP code · PA · Pennsylvania > Clarion County > Vowinckel

STRONG SELLER'S MARKET

\$179K

MEDIAN SALE PRICE

+37.3%

1-YR CHANGE

11

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 89 / 100

Buyer's market

Balanced

Seller's market

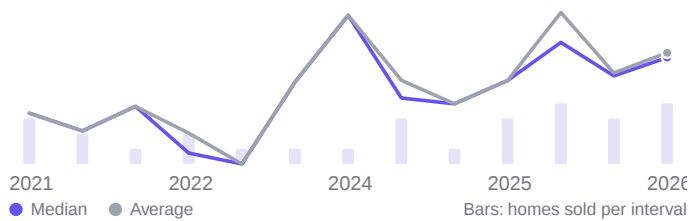
MARKET TRENDS (5 YEARS)

Sale prices

Median \$162K · Average \$168K

Growth (year over year)

Price +37.3% · Sales +37.5%

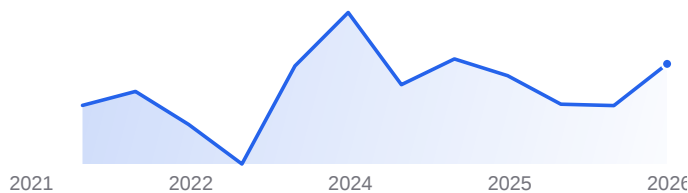


Price per square foot

\$194/ft²

Sale premium vs estimated value

-10.1%



Annual turnover (share of homes sold)

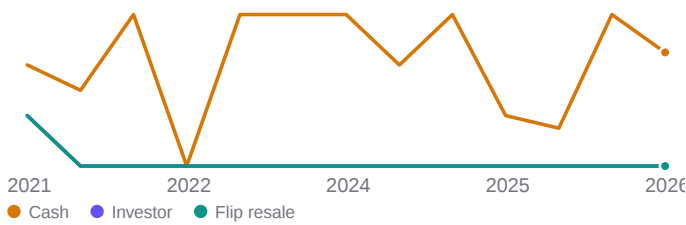
5.0%



BUYERS & OUTCOMES

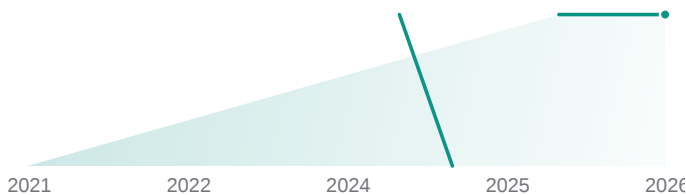
Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



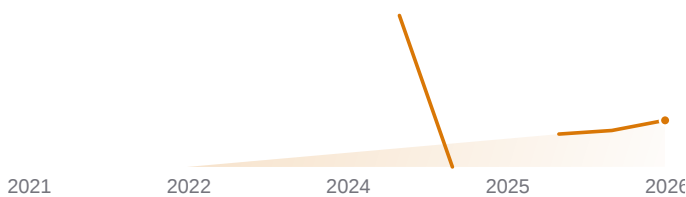
Sellers who sold at a gain

100%

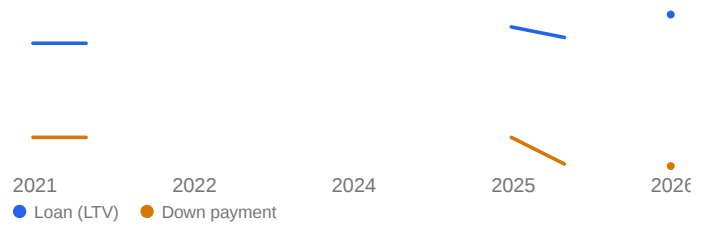


Median annualized return at resale

+6.5%

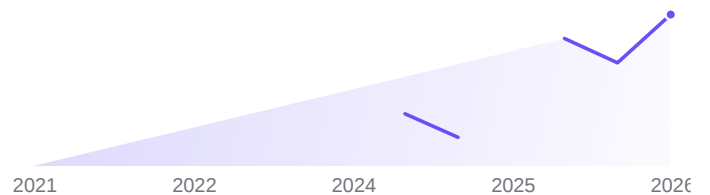


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.7%



Typical hold before selling

14.7 yrs



HOUSING STOCK

Homes	221
Median value (AVM)	\$196K
Median size	720 ft²
Median year built	1972
Single family	38%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	3.3%
Owner occupied	36%
Company owned	7.2%
Median loan-to-value	10%
Typical ownership tenure	27.5 yrs

COMMUNITY

Population	312
Density	19 / mi²
Median household income	\$67K
Average household income	\$82K
Crime index (US avg 100)	175
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	30
Homes occupied	39%
Bachelor's or higher	15%
Poverty rate	8.2%
Unemployment	1.2%
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.