

Clarendon 16313

ZIP code · PA · Pennsylvania > Warren County > Clarendon

SELLER'S MARKET

\$80K

MEDIAN SALE PRICE

+134.1%

1-YR CHANGE

22

SALES (12 MO)

\$114K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$20K · Average \$38K

2025 2025 2025

2026 2026

2025

2025

2025

2026

2026

● Median ● Average

Bars: homes sold per interval

Growth (year over year)

Price +134.1% · Sales +57.1%

Price per square foot

\$18/ft²

2025 2025 2025

2026 2026

2025

2025

2025

2026

2026

● Price ● Sales

Sale premium vs estimated value

+0.8%

Annual turnover (share of homes sold)

1.8%

2025 2025 2025

2026 2026

2025

2025

2025

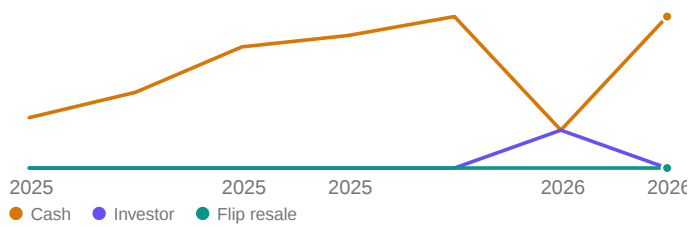
2026

2026

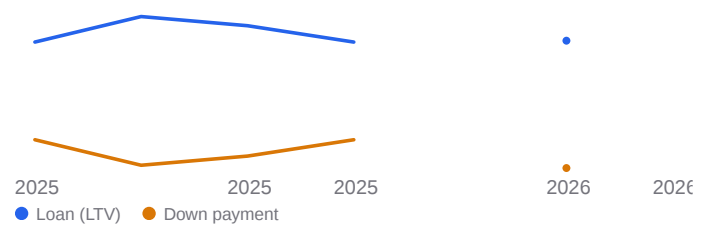
BUYERS & OUTCOMES

Buyer mix

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

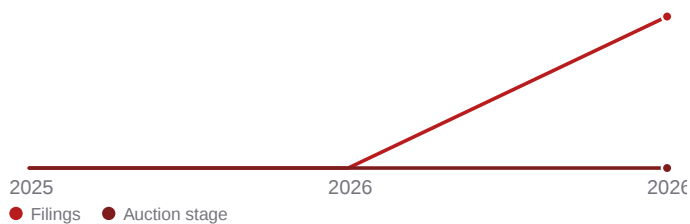


Financing (share of purchase price) Loan (LTV) 81% · Down payment 2.7%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,205
Median value (AVM)	\$114K
Median size	1,068 ft²
Median bedrooms	2
Median year built	1957
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	1.8%
Owner occupied	49%
Company owned	6.8%
Median loan-to-value	0%
Typical ownership tenure	22.1 yrs

COMMUNITY

Population	1,668
Density	14 / mi²
Median household income	\$60K

Average household income	\$71K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	31
Homes occupied	62%
Bachelor's or higher	9%
Poverty rate	12.8%
Unemployment	1.1%
Average temp	45°F
Annual precip	45 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.