

# Claysburg 16625

ZIP code · PA · Pennsylvania > Bedford County > Claysburg

STRONG BUYER'S MARKET

\$128K

MEDIAN SALE PRICE

-7.8%

1-YR CHANGE

27

SALES (12 MO)

\$168K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



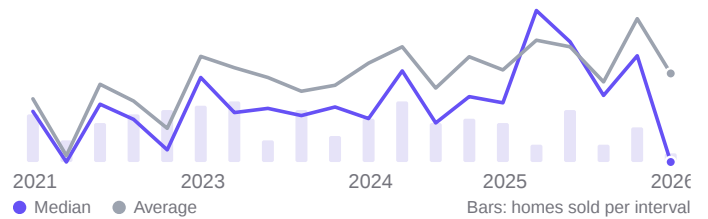
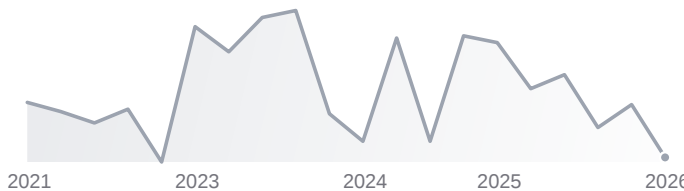
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

14 / 100

Sale prices

Median \$38K · Average \$137K

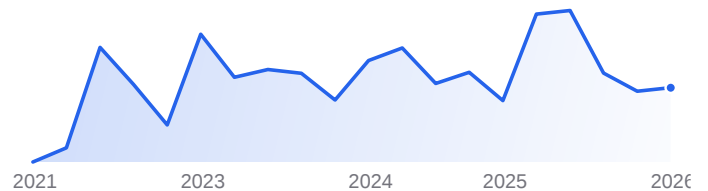
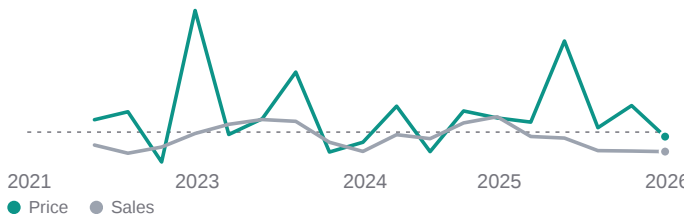


Growth (year over year)

Price -7.8% · Sales -34.1%

Price per square foot

\$83/ft²

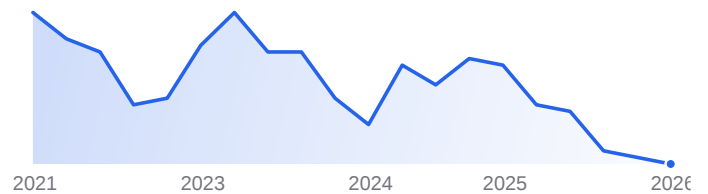


Sale premium vs estimated value

+3.2%

Annual turnover (share of homes sold)

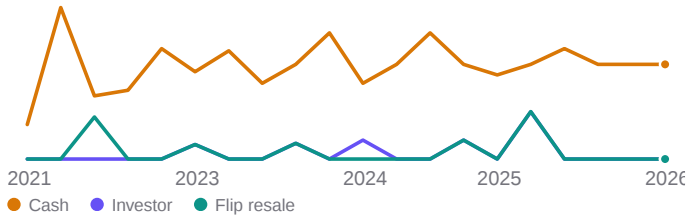
1.9%



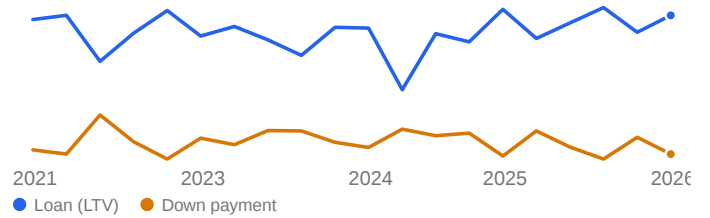
## BUYERS & OUTCOMES

### Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

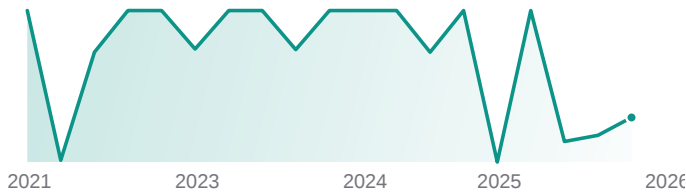


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



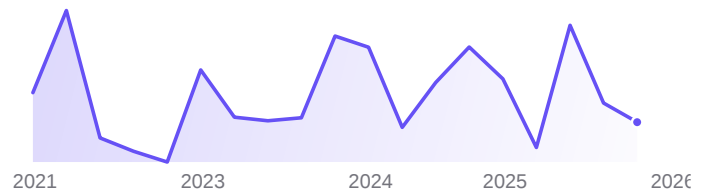
### Sellers who sold at a gain

71%



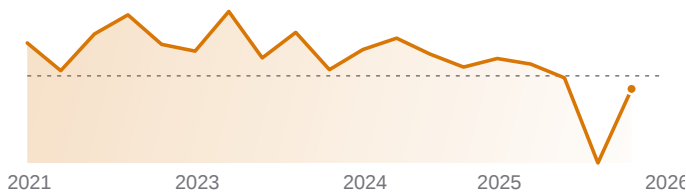
### Typical hold before selling

3.8 yrs



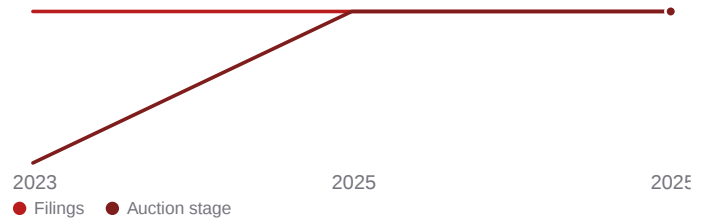
### Median annualized return at resale

-4.8%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,410     |
| Median value (AVM) | \$168K    |
| Median size        | 1,344 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1979      |
| Single family      | 62%       |
| Condos             | 7.2%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 67%  |
| Underwater (LTV 125% or more) | 3.6% |
| Owner occupied                | 81%  |
| Company owned                 | 5.9% |
| Median loan-to-value          | 24%  |

Typical ownership tenure

**126.6 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>3,182</b>                |
| Density                          | <b>102 / mi<sup>2</sup></b> |
| Median household income          | <b>\$60K</b>                |
| Average household income         | <b>\$75K</b>                |
| Crime index (US avg 100)         | <b>148</b>                  |
| Air pollution index (US avg 100) | <b>105</b>                  |
| Earthquake index (US avg 100)    | <b>39</b>                   |
| Homes occupied                   | <b>87%</b>                  |
| Bachelor's or higher             | <b>11%</b>                  |
| Poverty rate                     | <b>11.8%</b>                |
| Unemployment                     | <b>1.1%</b>                 |
| Average temp                     | <b>48°F</b>                 |
| Annual precip                    | <b>42 in</b>                |
| Sunshine                         | <b>57%</b>                  |

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.