

# Houtzdale 16651

ZIP code · PA · Pennsylvania > Clearfield County > Houtzdale

BUYER'S MARKET

**\$169K**

MEDIAN SALE PRICE

**+33.2%**

1-YR CHANGE

**31**

SALES (12 MO)

**\$121K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



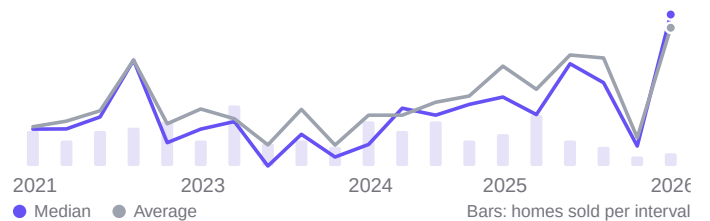
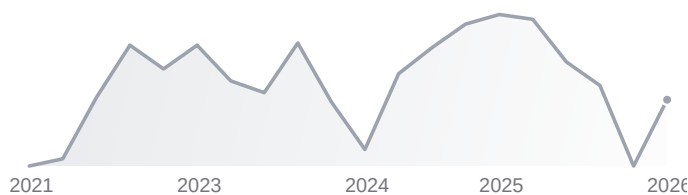
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$257K · Average \$238K

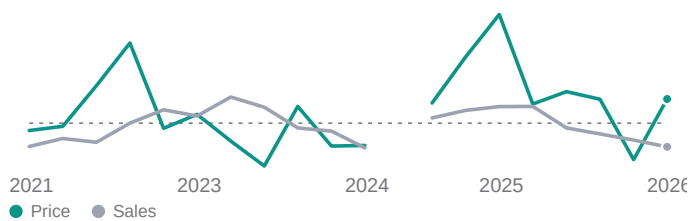


Growth (year over year)

Price +33.2% · Sales -32.6%

Sale premium vs estimated value

-2.8%



Annual turnover (share of homes sold)

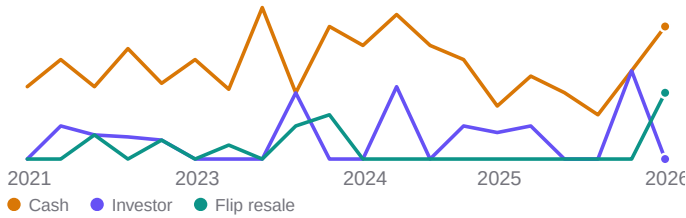
2.0%



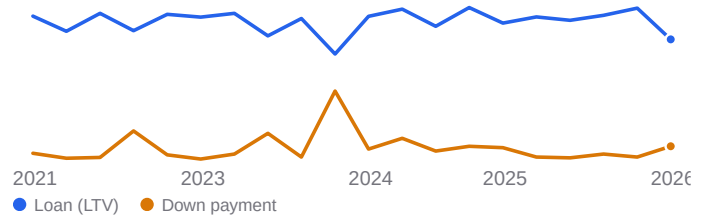
## BUYERS & OUTCOMES

### Buyer mix

Cash 50% · Investor 0% · Flip resale 25%

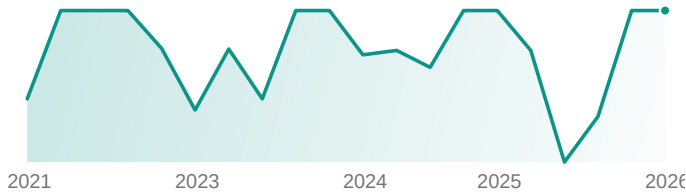


### Financing (share of purchase price) Loan (LTV) 79% · Down payment 10%



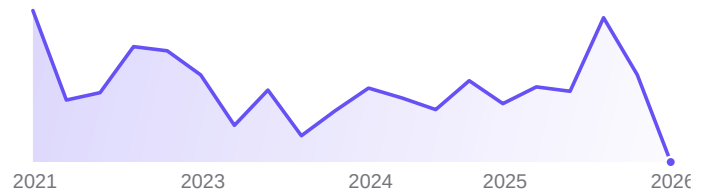
### Sellers who sold at a gain

100%



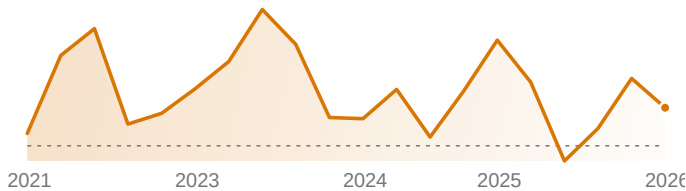
### Typical hold before selling

0.7 yrs



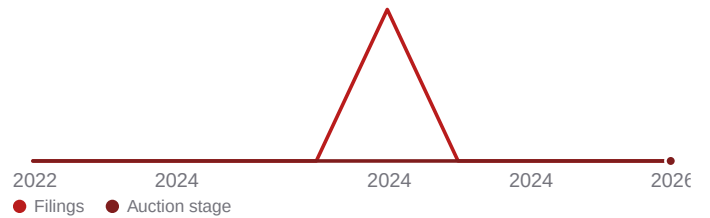
### Median annualized return at resale

+3.5%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |        |
|--------------------|--------|
| Homes              | 1,541  |
| Median value (AVM) | \$121K |
| Median year built  | 1940   |
| Single family      | 96%    |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 62%      |
| Underwater (LTV 125% or more) | 2.6%     |
| Owner occupied                | 70%      |
| Company owned                 | 3.2%     |
| Median loan-to-value          | 29%      |
| Typical ownership tenure      | 28.9 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>6,805</b>    |
| Density                          | <b>89 / mi²</b> |
| Median household income          | <b>\$63K</b>    |
| Average household income         | <b>\$76K</b>    |
| Crime index (US avg 100)         | <b>80</b>       |
| Air pollution index (US avg 100) | <b>105</b>      |
| Earthquake index (US avg 100)    | <b>35</b>       |
| Homes occupied                   | <b>88%</b>      |
| Bachelor's or higher             | <b>8%</b>       |
| Poverty rate                     | <b>7.1%</b>     |
| Unemployment                     | <b>0.9%</b>     |
| Average temp                     | <b>47°F</b>     |
| Annual precip                    | <b>41 in</b>    |
| Sunshine                         | <b>50%</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.