

Osceola Mills 16666

ZIP code · PA · Pennsylvania > Clearfield County > Osceola Mills

BUYER'S MARKET

\$91K

MEDIAN SALE PRICE

-61.7%

1-YR CHANGE

35

SALES (12 MO)

\$117K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



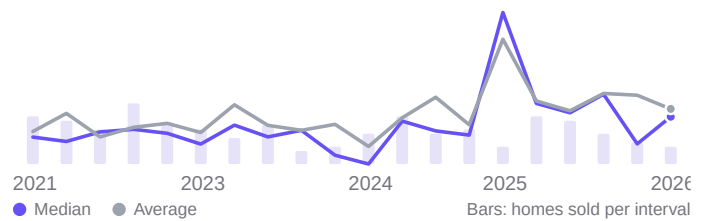
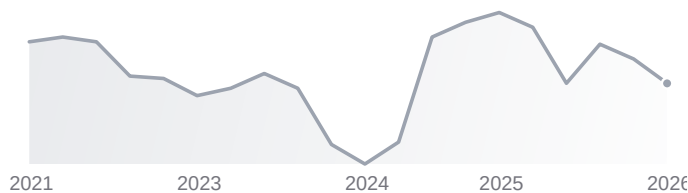
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$125K · Average \$140K

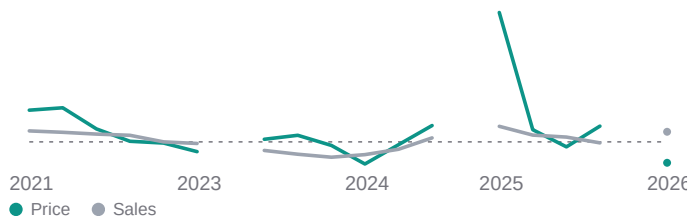


Growth (year over year)

Price -61.7% · Sales +29.6%

Price per square foot

\$100/ft²

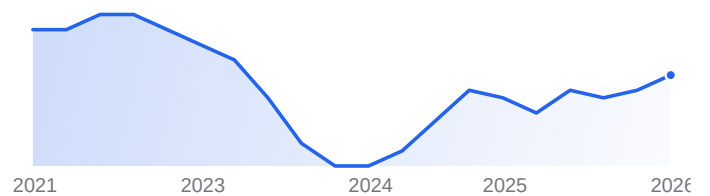
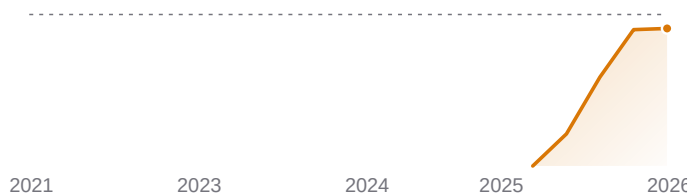


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

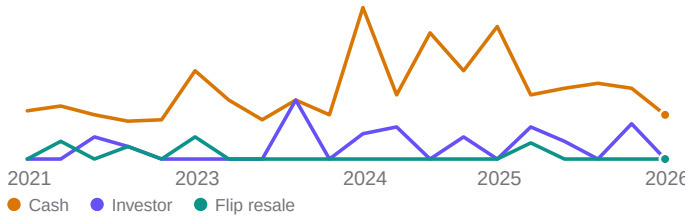
2.7%



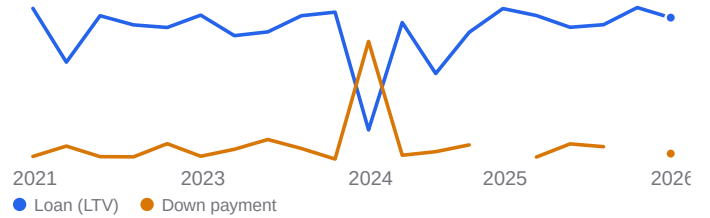
BUYERS & OUTCOMES

Buyer mix

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

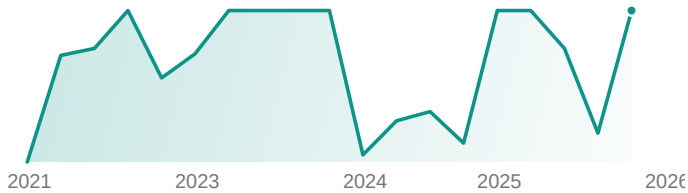


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



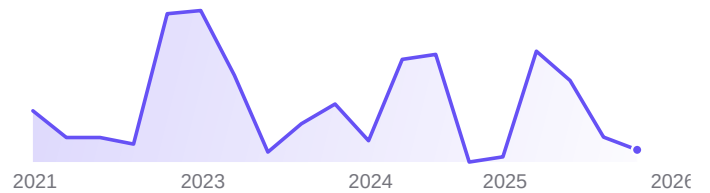
Sellers who sold at a gain

100%



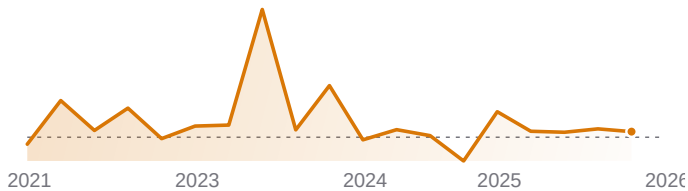
Typical hold before selling

3.3 yrs



Median annualized return at resale

+3.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,273
Median value (AVM)	\$117K
Median size	1,315 ft²
Median bedrooms	3
Median year built	1930
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	3.5%
Owner occupied	74%
Company owned	4.4%
Median loan-to-value	26%
Typical ownership tenure	24.9 yrs

COMMUNITY

Population	2,311
Density	86 / mi²
Median household income	\$53K
Average household income	\$69K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	33
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	16.3%
Unemployment	0.7%
Average temp	46°F
Annual precip	41 in
Sunshine	47%

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.