

Woodland 16881

ZIP code · PA · Pennsylvania > Clearfield County > Woodland

STRONG BUYER'S MARKET

\$75K

MEDIAN SALE PRICE

-43.4%

1-YR CHANGE

13

SALES (12 MO)

\$124K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



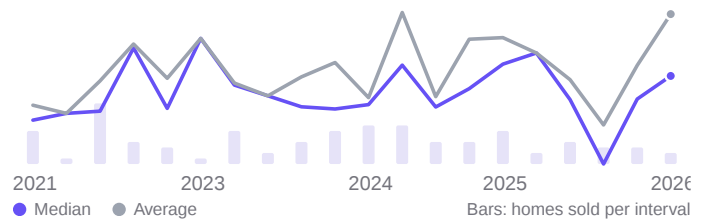
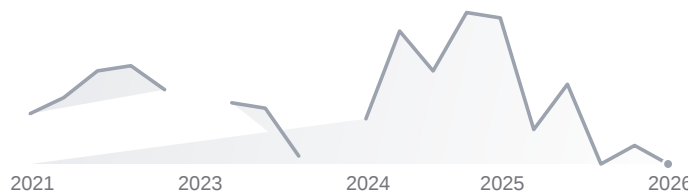
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

17 / 100

Sale prices

Median \$110K · Average \$176K

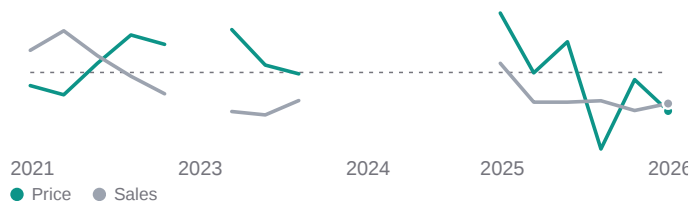


Growth (year over year)

Price -43.4% · Sales -35.0%

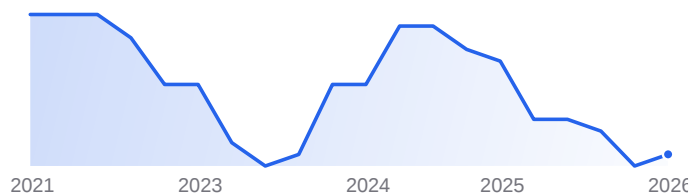
Sale premium vs estimated value

-21.4%



Annual turnover (share of homes sold)

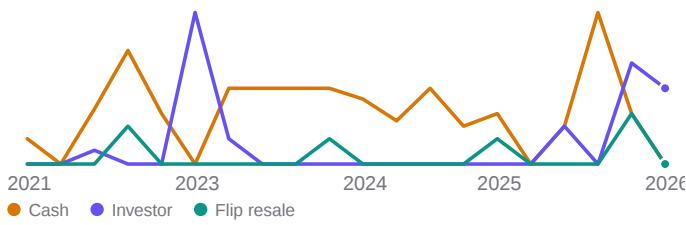
1.5%



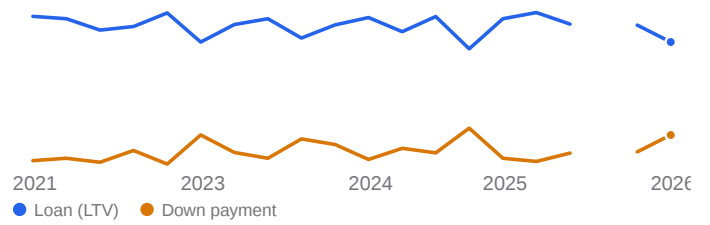
BUYERS & OUTCOMES

Buyer mix

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

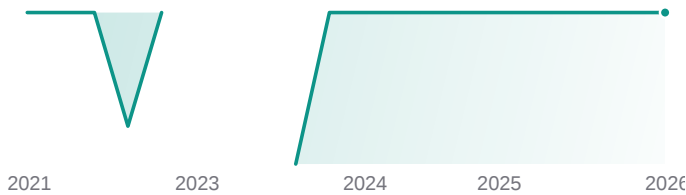


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



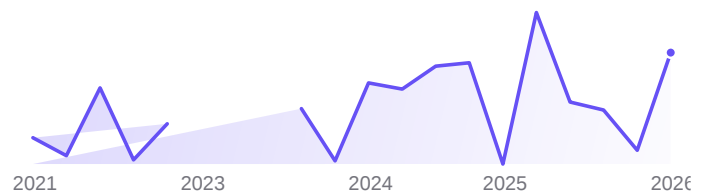
Sellers who sold at a gain

100%



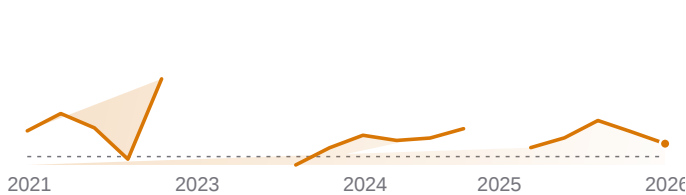
Typical hold before selling

11.7 yrs



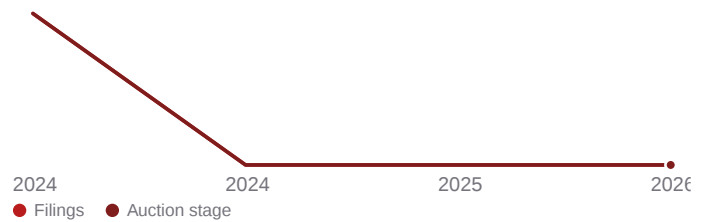
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	873
Median value (AVM)	\$124K
Median year built	1975
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	4.2%
Owner occupied	74%
Company owned	2.9%
Median loan-to-value	28%
Typical ownership tenure	31.1 yrs

COMMUNITY

Population	2,259
Density	70 / mi²
Median household income	\$55K
Average household income	\$75K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	30
Homes occupied	94%
Bachelor's or higher	14%
Poverty rate	12.2%
Unemployment	1.5%
Average temp	47°F
Annual precip	43 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.