

Morris Run

Community · PA · Pennsylvania > Tioga County

\$59K

MEDIAN SALE PRICE

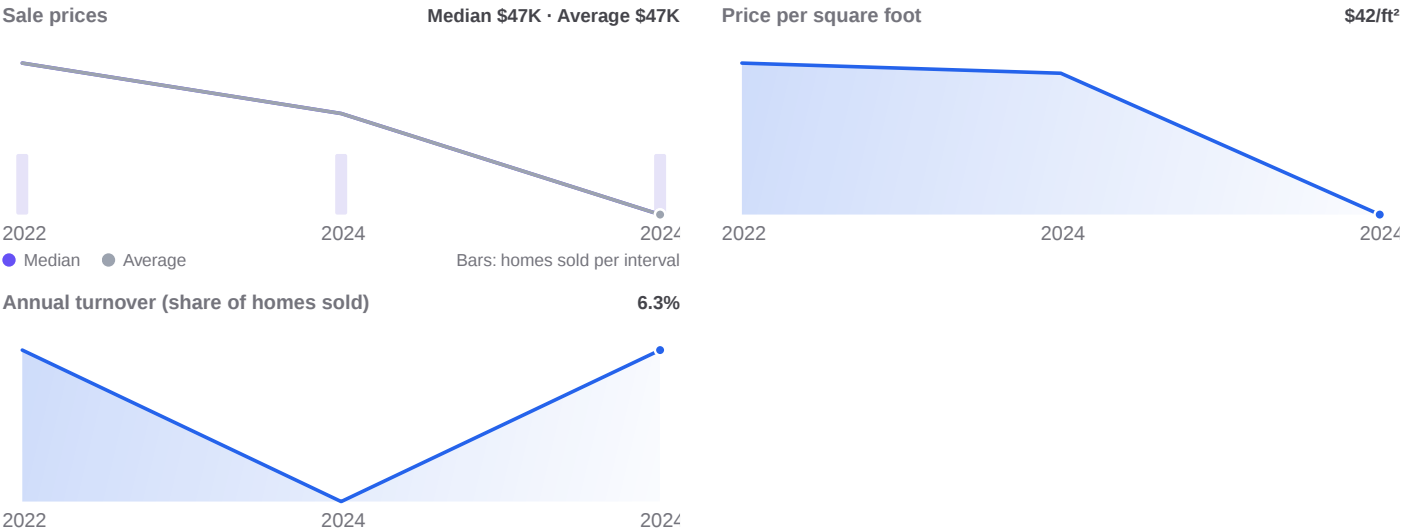
2

SALES (12 MO)

\$128K

MEDIAN VALUE (AVM)

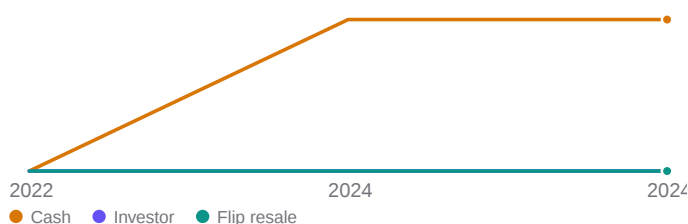
MARKET TRENDS (5 YEARS)



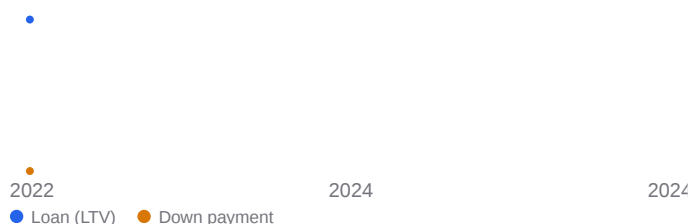
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 95% · Down payment 4.9%



HOUSING STOCK

Homes	32
Median value (AVM)	\$128K
Median size	1,254 ft²
Median bedrooms	3
Median year built	1905
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	0%
Owner occupied	56%
Company owned	9.4%
Median loan-to-value	11%
Typical ownership tenure	15.0 yrs

COMMUNITY

Population	14
Density	17 / mi²
Median household income	\$63K
Average household income	\$67K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	33
Homes occupied	53%
Bachelor's or higher	5%

Poverty rate	7.0%
Unemployment	1.3%
Average temp	45°F
Annual precip	40 in
Sunshine	51%

Market metrics are derived from recorded arms-length deeds through April 2024, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.