

Bradford County, PA

County · PA · Pennsylvania

BALANCED MARKET

\$200K

MEDIAN SALE PRICE

+14.2%

1-YR CHANGE

701

SALES (12 MO)

\$207K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

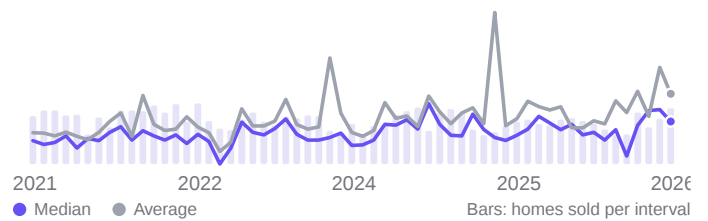
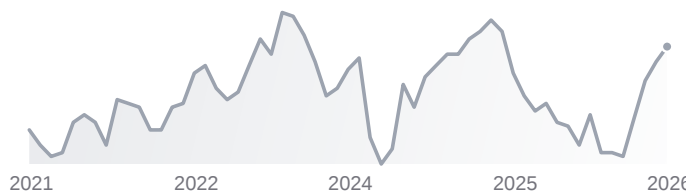
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$185K · Average \$237K

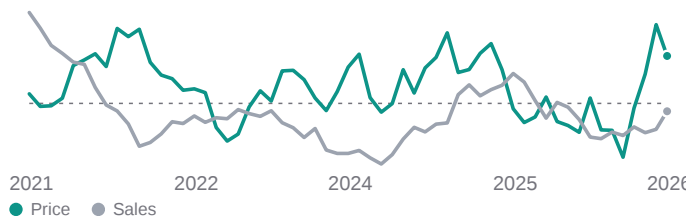


Growth (year over year)

Price +14.2% · Sales -2.4%

Price per square foot

\$193/ft²



Sale premium vs estimated value

+1.8%

Annual turnover (share of homes sold)

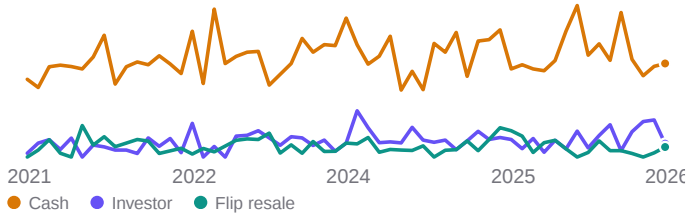
2.7%



BUYERS & OUTCOMES

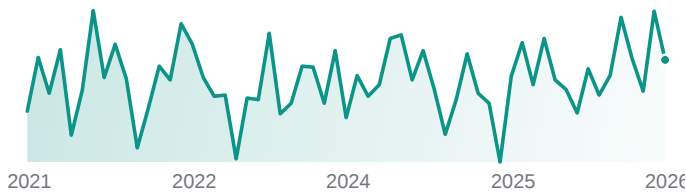
Buyer mix

Cash 35% · Investor 5.1% · Flip resale 3.8%



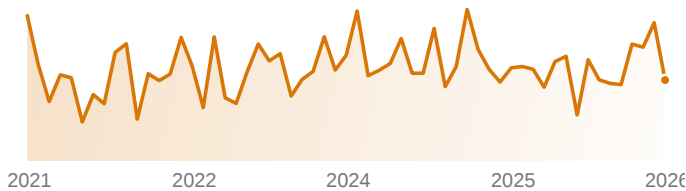
Sellers who sold at a gain

88%

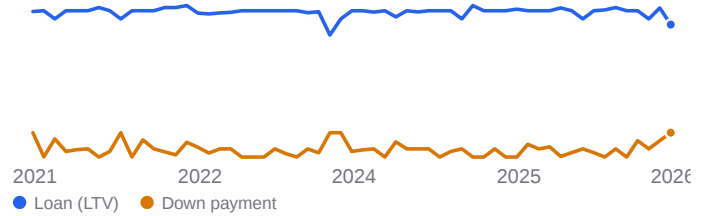


Median annualized return at resale

+4.6%

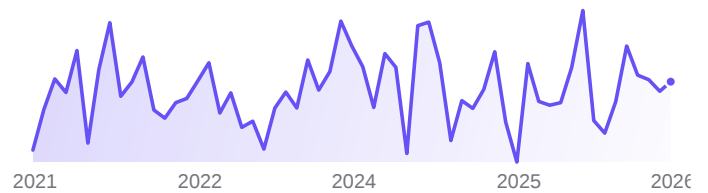


Financing (share of purchase price) Loan (LTV) 86% · Down payment 20%



Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	25,862
Median value (AVM)	\$207K
Median size	924 ft²
Median bedrooms	3
Median year built	1965
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.1%
Owner occupied	74%
Company owned	9.1%
Median loan-to-value	36%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	59,949
Density	52 / mi²
Median household income	\$64K
Average household income	\$82K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	37
Homes occupied	86%
Bachelor's or higher	13%
Poverty rate	13.4%
Unemployment	1.1%
Average temp	47°F
Annual precip	37 in
Sunshine	51%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.