

Lycoming County, PA

County · PA · Pennsylvania

SELLER'S MARKET

\$215K

MEDIAN SALE PRICE

+17.1%

1-YR CHANGE

1,294

SALES (12 MO)

\$219K

MEDIAN VALUE (AVM)

Market temperature

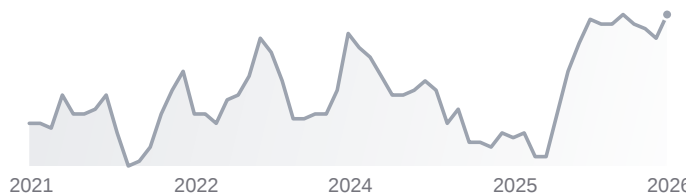
Seller's market · 69 / 100



MARKET TRENDS (5 YEARS)

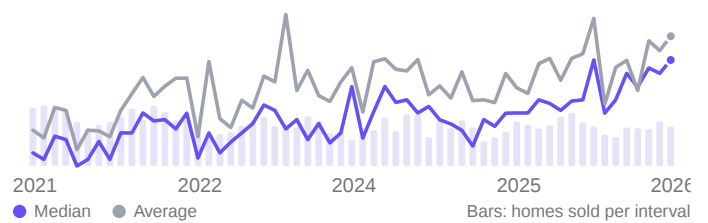
Market temperature (0–100)

69 / 100



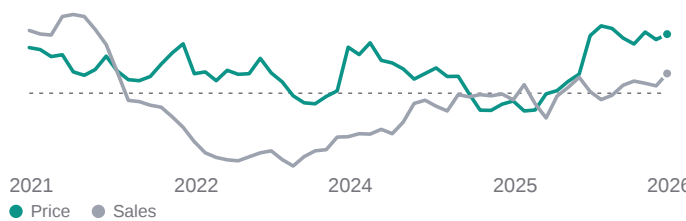
Sale prices

Median \$220K · Average \$238K



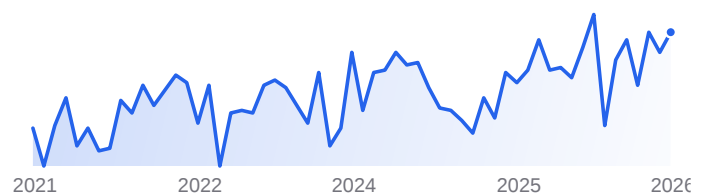
Growth (year over year)

Price +17.1% · Sales +5.7%



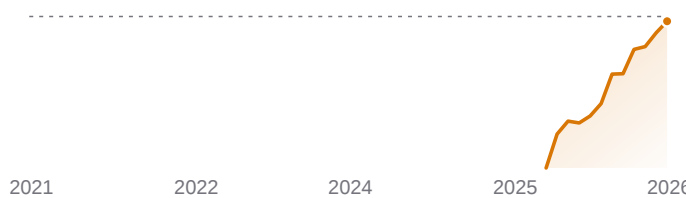
Price per square foot

\$146/ft²



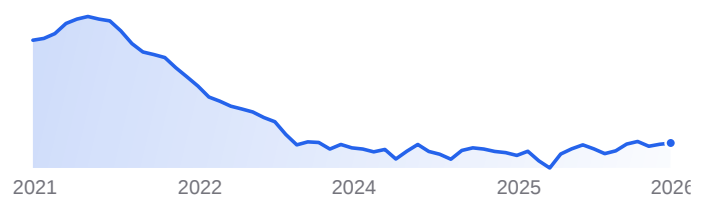
Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

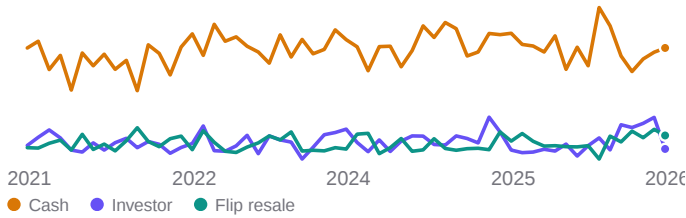
3.4%



BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 2.9% · Flip resale 6.7%



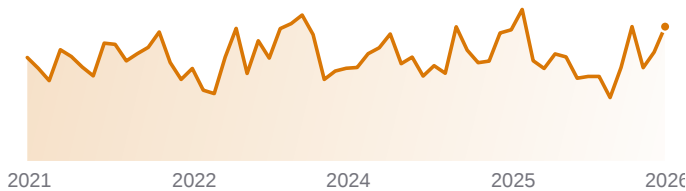
Sellers who sold at a gain

96%

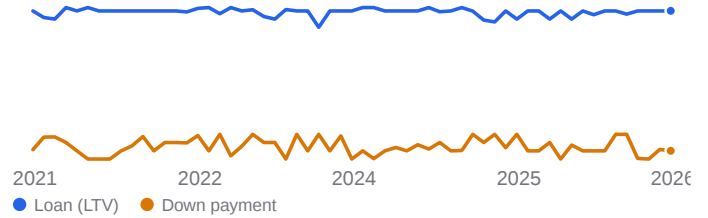


Median annualized return at resale

+7.2%

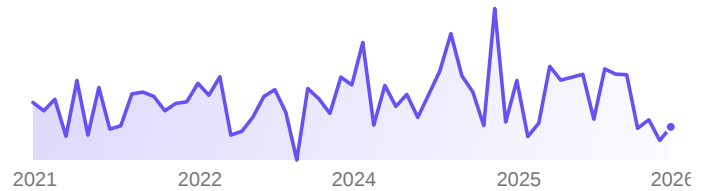


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



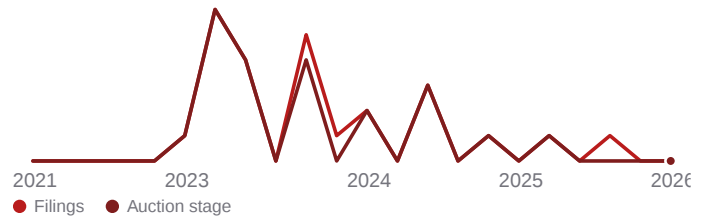
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	38,363
Median value (AVM)	\$219K
Median size	1,489 ft²
Median bedrooms	3
Median year built	1956
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.4%
Owner occupied	75%
Company owned	11%
Median loan-to-value	47%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	113,571
Density	92 / mi²
Median household income	\$65K
Average household income	\$83K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	35
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	12.2%
Unemployment	1.1%
Average temp	49°F
Annual precip	41 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.