

Potter County, PA

County · PA · Pennsylvania

BALANCED MARKET

\$126K

MEDIAN SALE PRICE

+14.6%

1-YR CHANGE

254

SALES (12 MO)

\$123K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



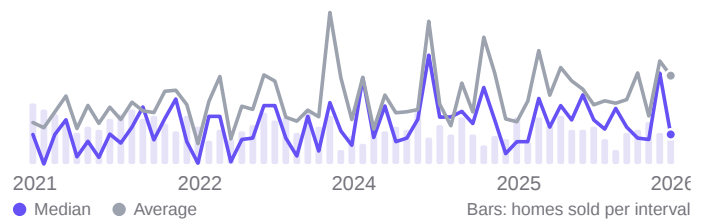
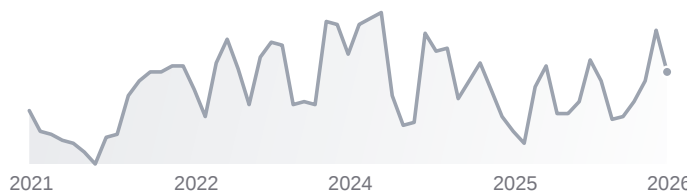
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

47 / 100

Sale prices

Median \$100K · Average \$181K

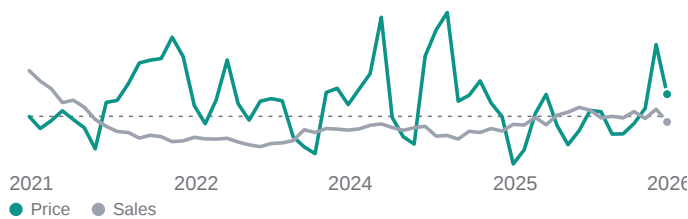


Growth (year over year)

Price +14.6% · Sales -3.8%

Price per square foot

\$98/ft²



Sale premium vs estimated value

+0.3%

Annual turnover (share of homes sold)

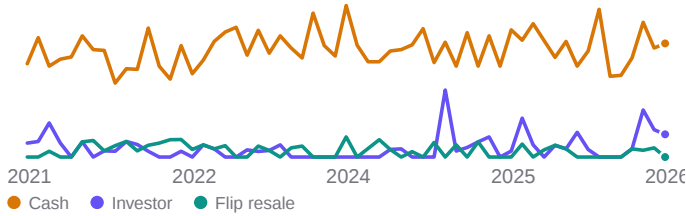
2.4%



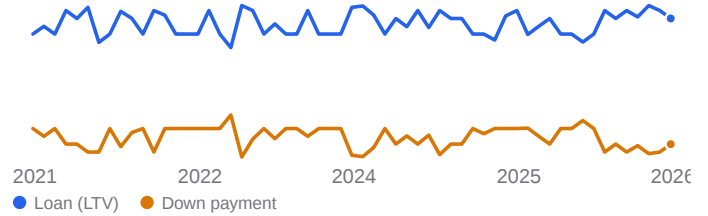
BUYERS & OUTCOMES

Buyer mix

Cash 63% · Investor 13% · Flip resale 0%

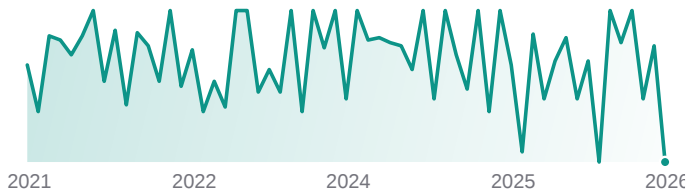


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



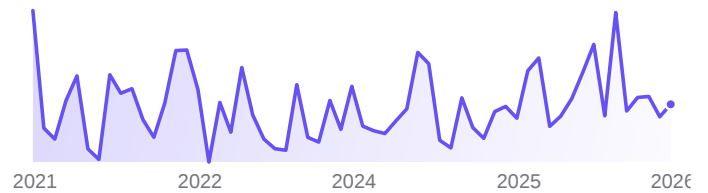
Sellers who sold at a gain

57%



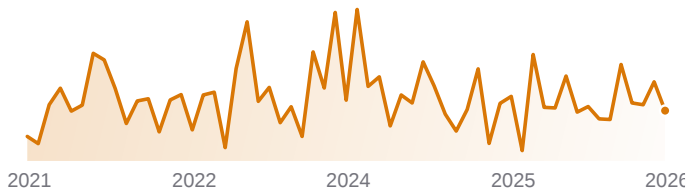
Typical hold before selling

5.8 yrs



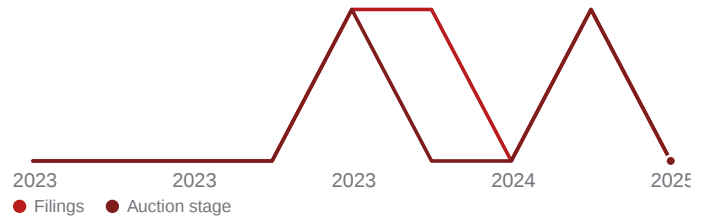
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,546
Median value (AVM)	\$123K
Median size	816 ft²
Median year built	1969
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	4.9%
Owner occupied	42%
Company owned	8.4%
Median loan-to-value	25%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	16,053
Density	15 / mi²
Median household income	\$58K
Average household income	\$69K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	31
Homes occupied	59%
Bachelor's or higher	10%
Poverty rate	10.5%
Unemployment	1.4%
Average temp	45°F
Annual precip	41 in
Sunshine	45%

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.