

Bradford 16701

ZIP code · PA · Pennsylvania > McKean County > Bradford

BALANCED MARKET

\$108K

MEDIAN SALE PRICE

-0.3%

1-YR CHANGE

212

SALES (12 MO)

\$118K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

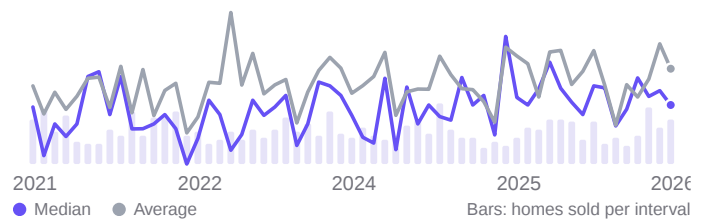
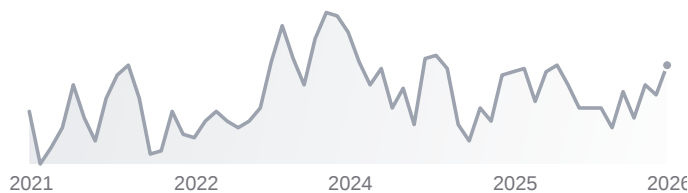
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$100K · Average \$138K

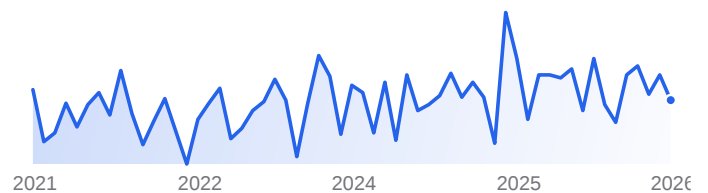
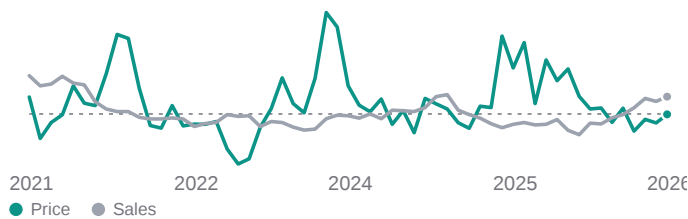


Growth (year over year)

Price -0.3% · Sales +14.0%

Price per square foot

\$72/ft²

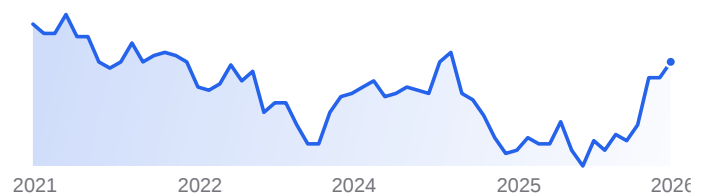
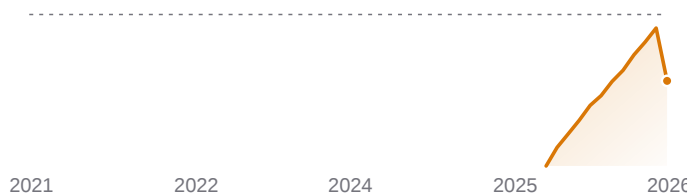


Sale premium vs estimated value

-3.0%

Annual turnover (share of homes sold)

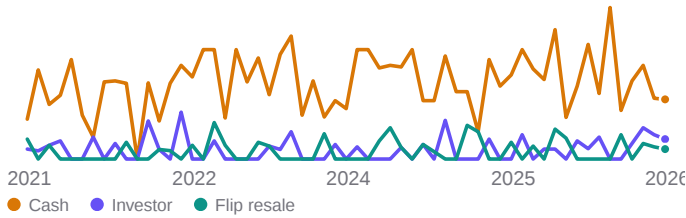
3.3%



BUYERS & OUTCOMES

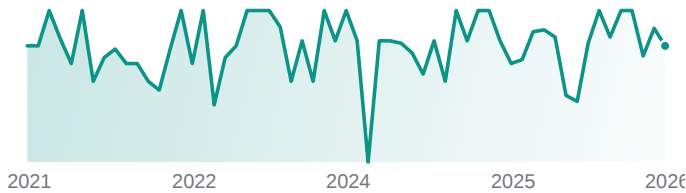
Buyer mix

Cash 27% · Investor 9.1% · Flip resale 4.5%



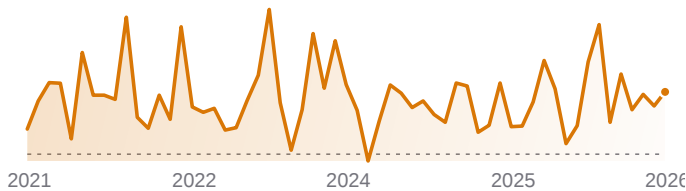
Sellers who sold at a gain

83%

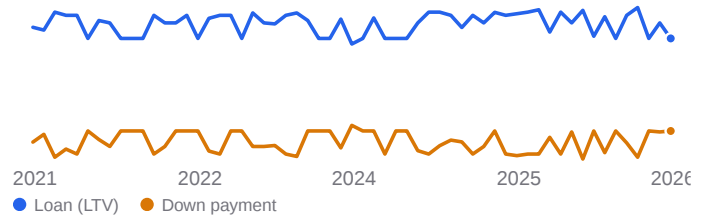


Median annualized return at resale

+7.2%

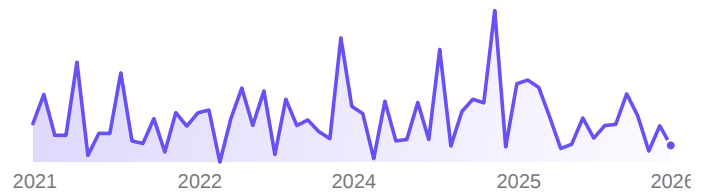


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,522
Median value (AVM)	\$118K
Median size	1,352 ft²
Median bedrooms	2
Median year built	1943
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	3.4%
Owner occupied	73%
Company owned	6.7%
Median loan-to-value	37%
Typical ownership tenure	13.5 yrs

COMMUNITY

Population	16,760
Density	79 / mi²
Median household income	\$58K
Average household income	\$76K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	32
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	14.9%
Unemployment	1.0%
Average temp	44°F
Annual precip	47 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.