

Kane 16735

ZIP code · PA · Pennsylvania > McKean County > Kane

BALANCED MARKET

\$108K

MEDIAN SALE PRICE

+13.6%

1-YR CHANGE

83

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

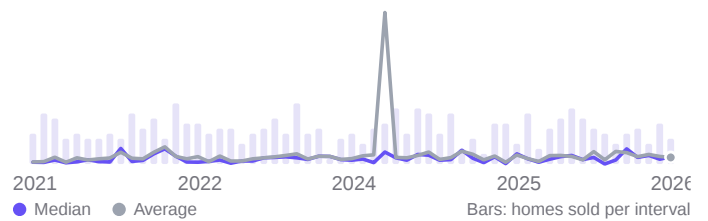
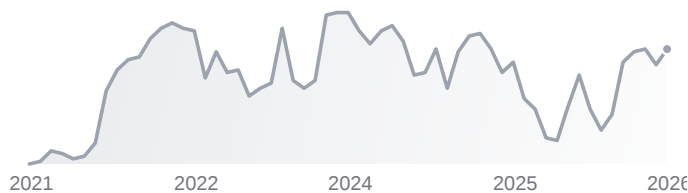
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$110K · Average \$104K

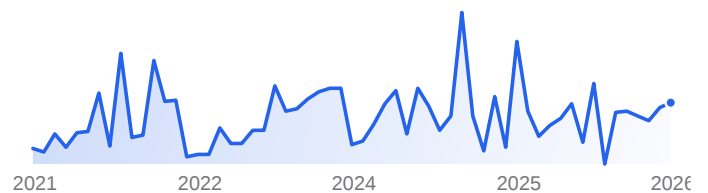
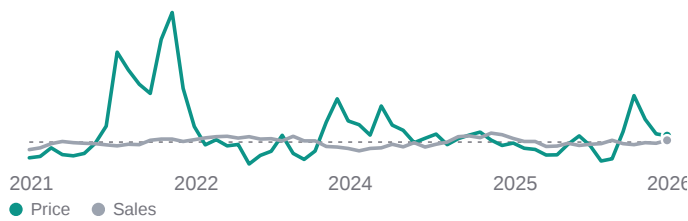


Growth (year over year)

Price +13.6% · Sales +3.8%

Price per square foot

\$73/ft²

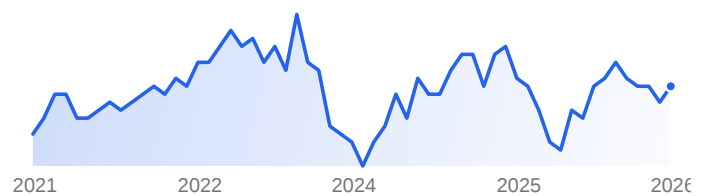
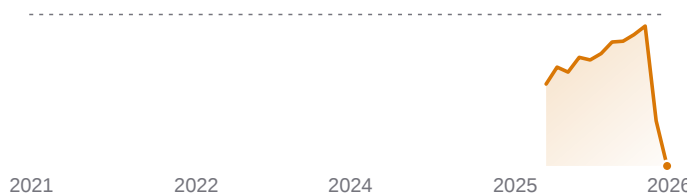


Sale premium vs estimated value

-24.6%

Annual turnover (share of homes sold)

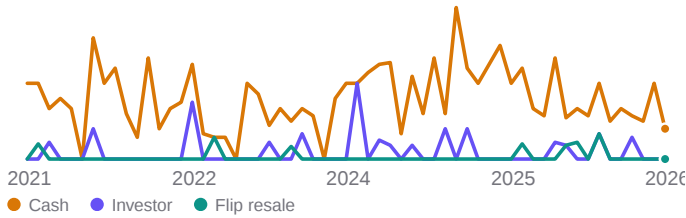
2.3%



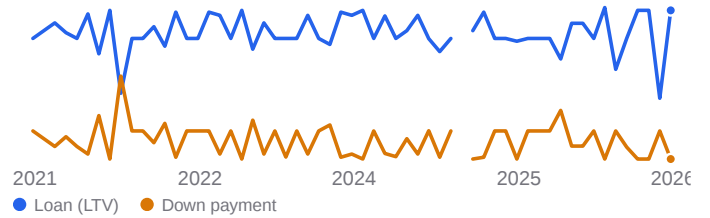
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 0% · Flip resale 0%

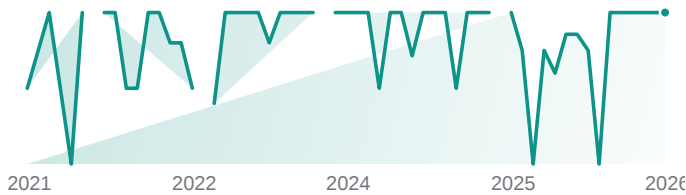


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



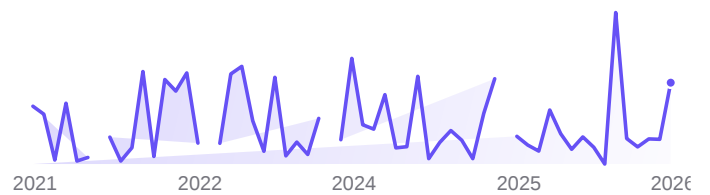
Sellers who sold at a gain

100%



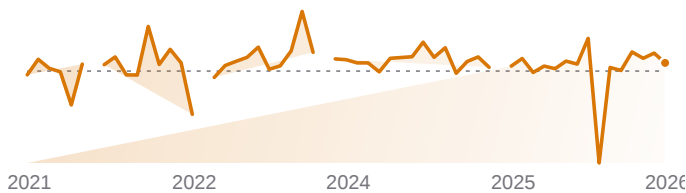
Typical hold before selling

11.0 yrs



Median annualized return at resale

+6.1%



HOUSING STOCK

Homes	3,614
Median value (AVM)	\$131K
Median size	1,374 ft²
Median bedrooms	2
Median year built	1955
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.4%
Owner occupied	56%
Company owned	4.5%
Median loan-to-value	27%
Typical ownership tenure	18.0 yrs

COMMUNITY

Population	6,271
Density	23 / mi²
Median household income	\$55K
Average household income	\$69K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	31
Homes occupied	75%
Bachelor's or higher	12%
Poverty rate	7.0%
Unemployment	1.1%
Average temp	45°F
Annual precip	46 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.