

Lewis Run 16738

ZIP code · PA · Pennsylvania > McKean County > Lewis Run

BALANCED MARKET

\$145K

MEDIAN SALE PRICE

+2.1%

1-YR CHANGE

18

SALES (12 MO)

\$136K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100

Buyer's market

Balanced

Seller's market

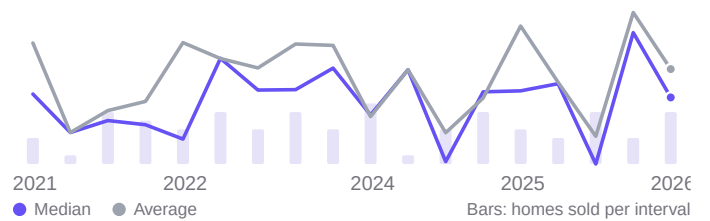
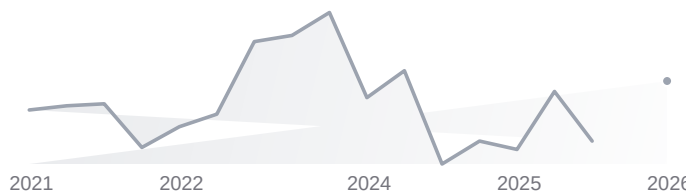
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$113K · Average \$151K

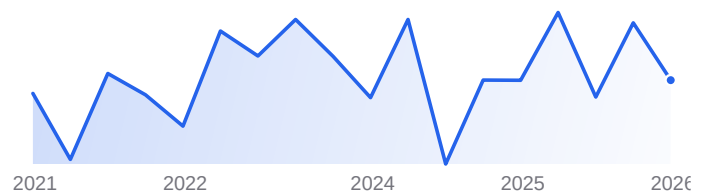
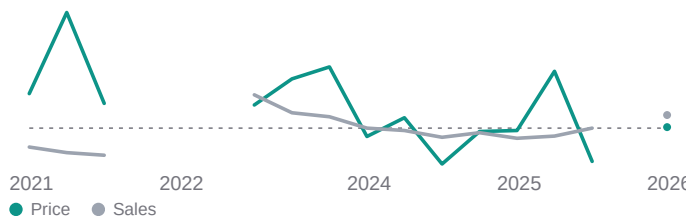


Growth (year over year)

Price +2.1% · Sales +28.6%

Price per square foot

\$85/ft²

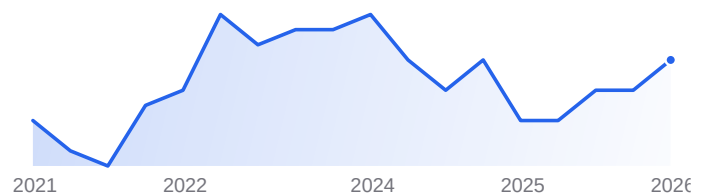
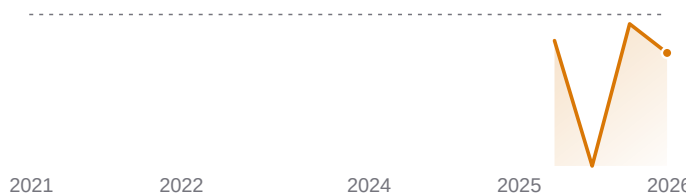


Sale premium vs estimated value

-10.2%

Annual turnover (share of homes sold)

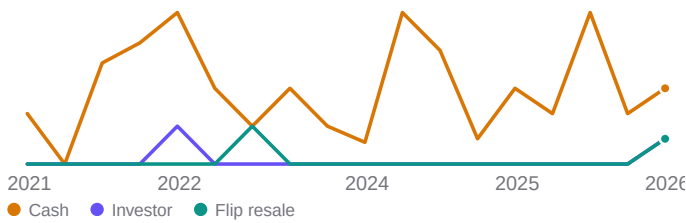
2.2%



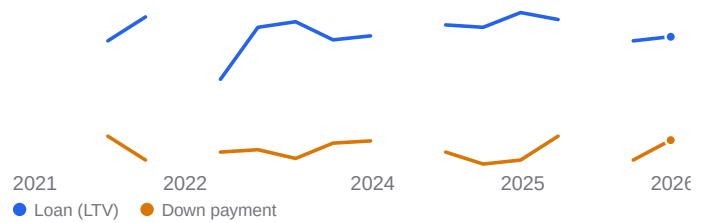
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 17% · Flip resale 17%

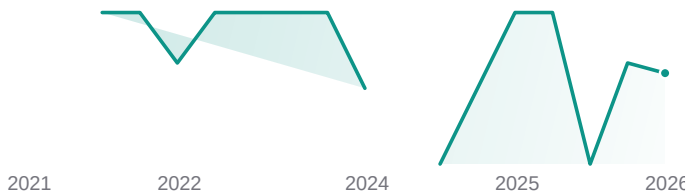


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



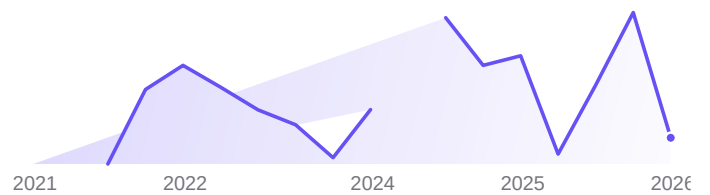
Sellers who sold at a gain

60%



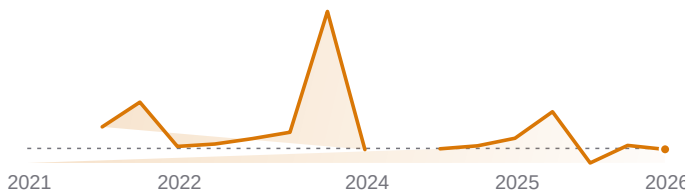
Typical hold before selling

4.4 yrs



Median annualized return at resale

-0.7%



HOUSING STOCK

Homes	829
Median value (AVM)	\$136K
Median size	1,168 ft²
Median year built	1970
Single family	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	4.2%
Owner occupied	59%
Company owned	4.6%
Median loan-to-value	30%
Typical ownership tenure	14.2 yrs

COMMUNITY

Population	1,725
Density	23 / mi²
Median household income	\$66K
Average household income	\$74K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	35
Homes occupied	80%
Bachelor's or higher	10%
Poverty rate	5.7%
Unemployment	1.1%
Average temp	44°F
Annual precip	47 in
Sunshine	45%

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