

Roulette 16746

ZIP code · PA · Pennsylvania > Potter County > Roulette

BALANCED MARKET

\$62K

MEDIAN SALE PRICE

-20.0%

1-YR CHANGE

11

SALES (12 MO)

\$83K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



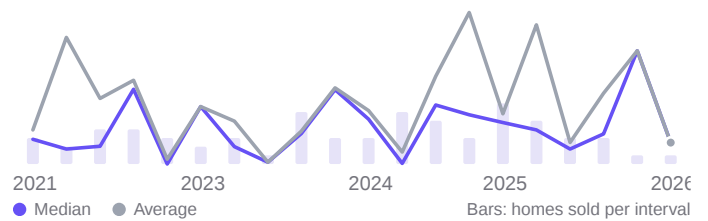
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$62K · Average \$62K

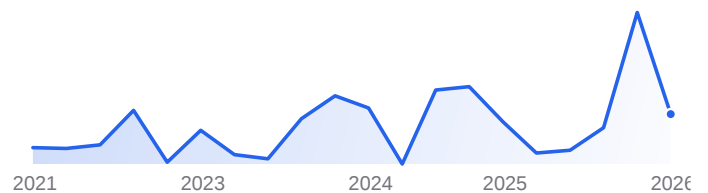
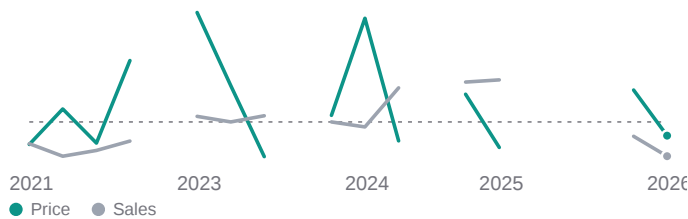


Growth (year over year)

Price -20.0% · Sales -50.0%

Price per square foot

\$132/ft²

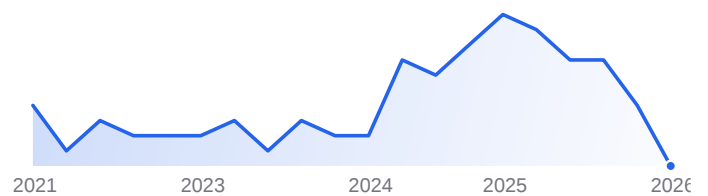


Sale premium vs estimated value

+4.7%

Annual turnover (share of homes sold)

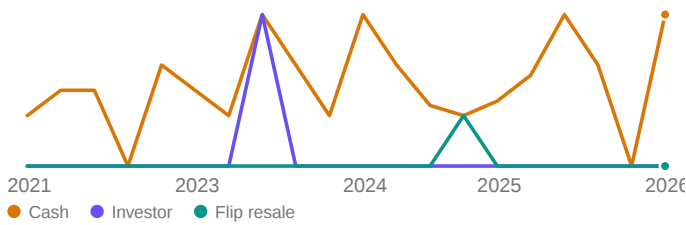
1.8%



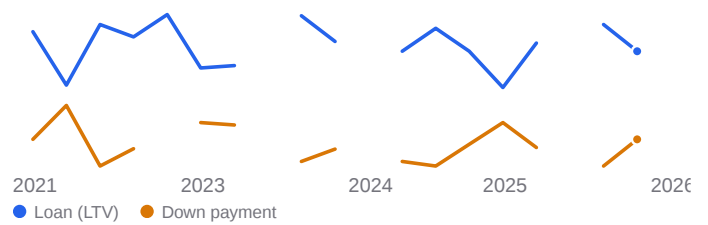
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

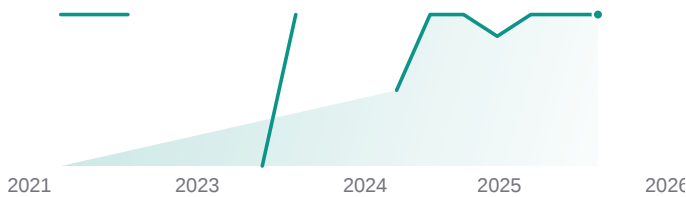


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



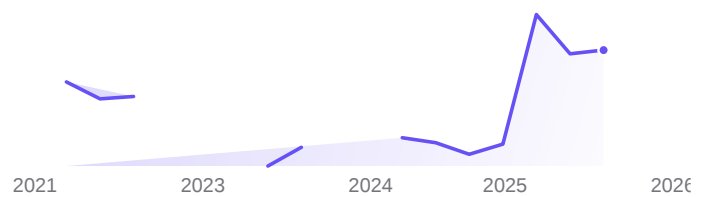
Sellers who sold at a gain

100%



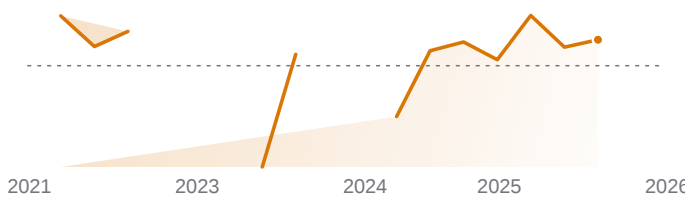
Typical hold before selling

12.6 yrs



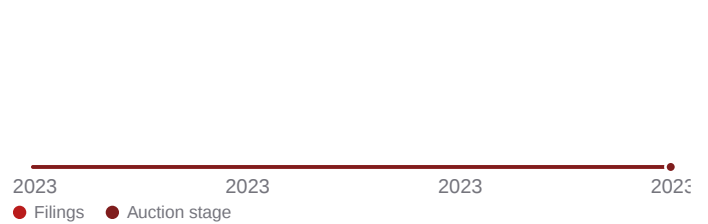
Median annualized return at resale

+6.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	619
Median value (AVM)	\$83K
Median size	840 ft²
Median year built	1968
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	4.2%
Owner occupied	52%
Company owned	4.2%
Median loan-to-value	30%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	959
Density	24 / mi²
Median household income	\$64K
Average household income	\$74K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	36
Homes occupied	73%
Bachelor's or higher	9%
Poverty rate	12.4%
Unemployment	1.7%
Average temp	45°F
Annual precip	41 in
Sunshine	45%

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