

Smethport 16749

ZIP code · PA · Pennsylvania > McKean County > Smethport

BALANCED MARKET

\$143K

MEDIAN SALE PRICE

+43.3%

1-YR CHANGE

45

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



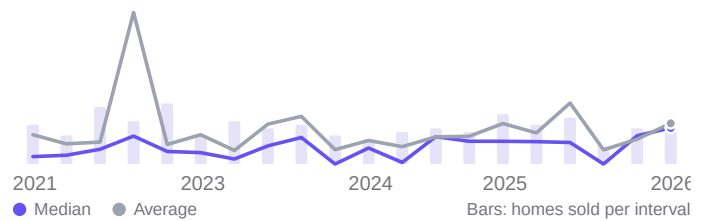
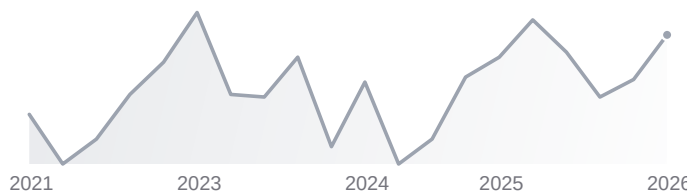
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$155K · Average \$169K

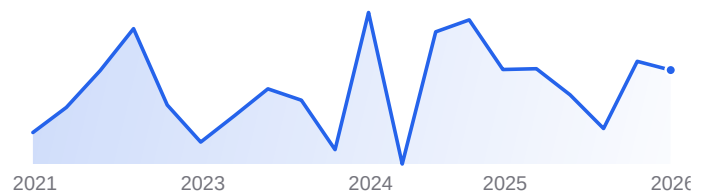
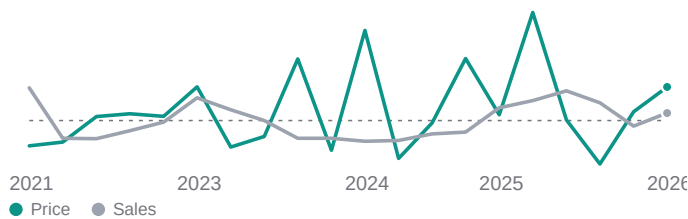


Growth (year over year)

Price +43.3% · Sales +9.8%

Price per square foot

\$84/ft²

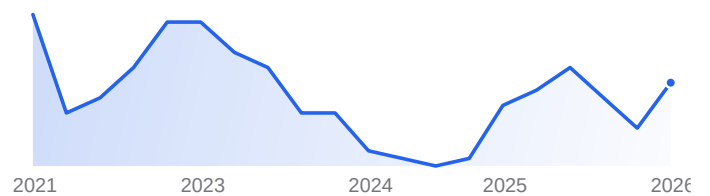


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

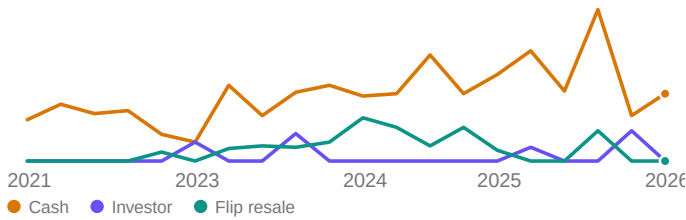
2.0%



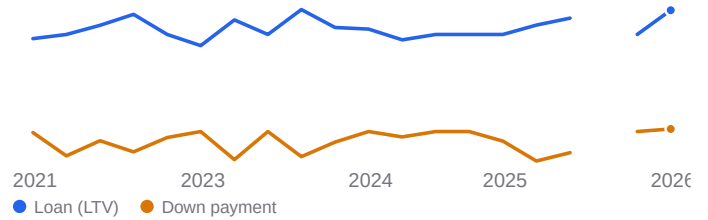
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 0% · Flip resale 0%

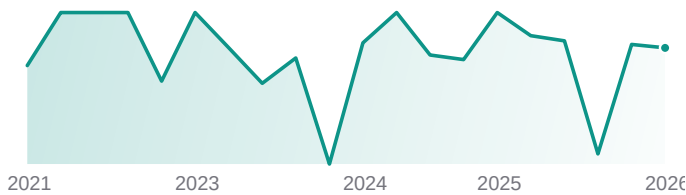


Financing (share of purchase price) Loan (LTV) 95% · Down payment 22%



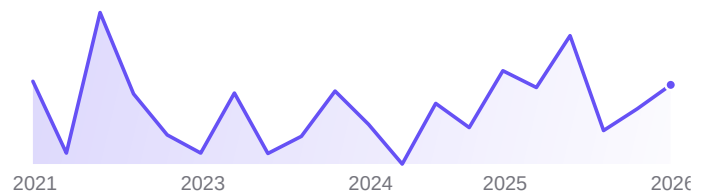
Sellers who sold at a gain

83%



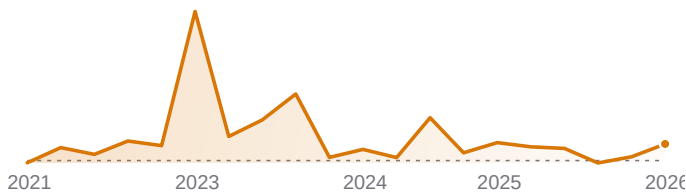
Typical hold before selling

7.3 yrs



Median annualized return at resale

+7.8%



HOUSING STOCK

Homes	2,209
Median value (AVM)	\$131K
Median size	1,280 ft²
Median year built	1963
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	4.7%
Owner occupied	62%
Company owned	3.5%
Median loan-to-value	34%
Typical ownership tenure	15.7 yrs

COMMUNITY

Population	3,854
Density	21 / mi²
Median household income	\$61K
Average household income	\$75K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	29
Homes occupied	82%
Bachelor's or higher	11%
Poverty rate	10.2%
Unemployment	1.0%
Average temp	45°F
Annual precip	46 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.