

Wellsboro 16901

ZIP code · PA · Pennsylvania > Tioga County > Wellsboro

BALANCED MARKET

\$305K

MEDIAN SALE PRICE

+38.7%

1-YR CHANGE

140

SALES (12 MO)

\$273K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

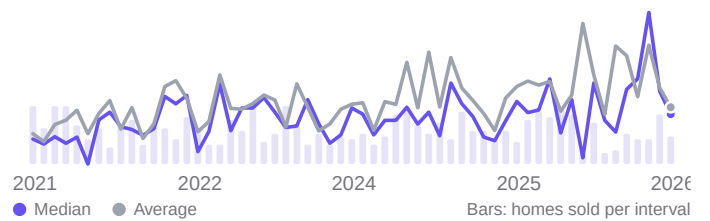
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$205K · Average \$222K

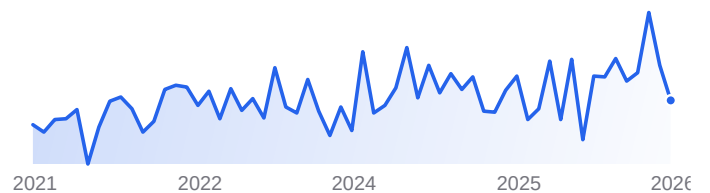
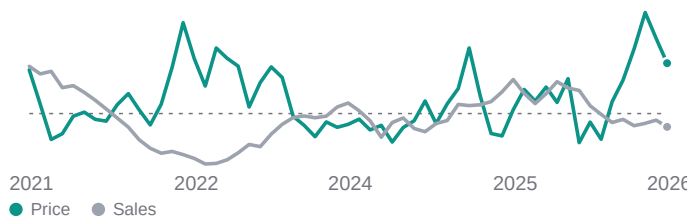


Growth (year over year)

Price +38.7% · Sales -10.3%

Price per square foot

\$121/ft²

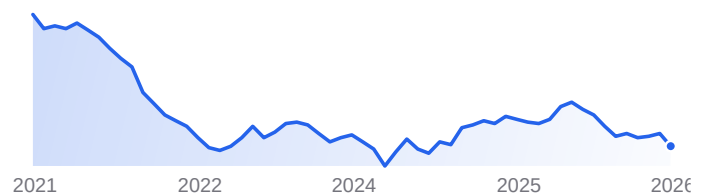


Sale premium vs estimated value

-17.3%

Annual turnover (share of homes sold)

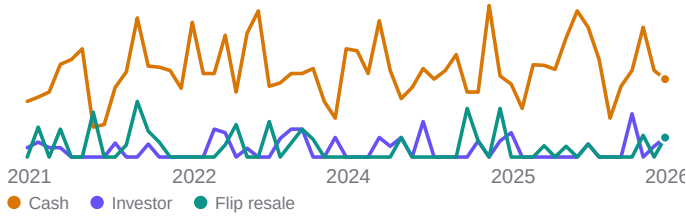
2.9%



BUYERS & OUTCOMES

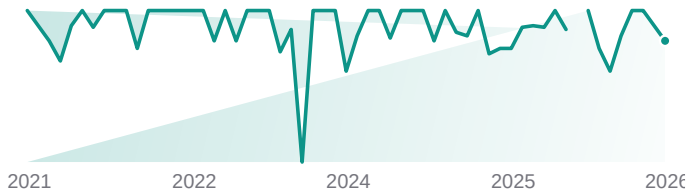
Buyer mix

Cash 40% · Investor 10% · Flip resale 10%



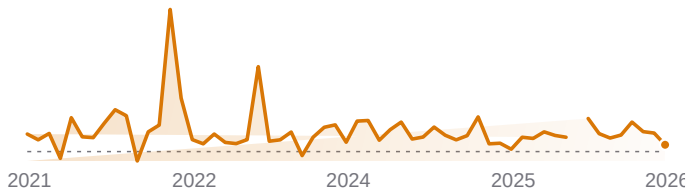
Sellers who sold at a gain

80%

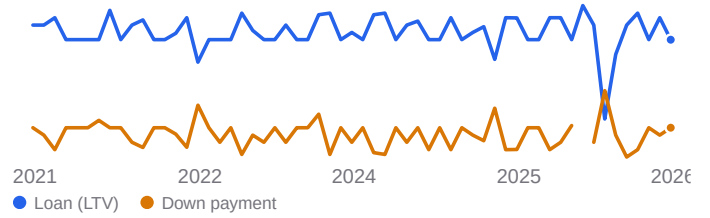


Median annualized return at resale

+2.4%

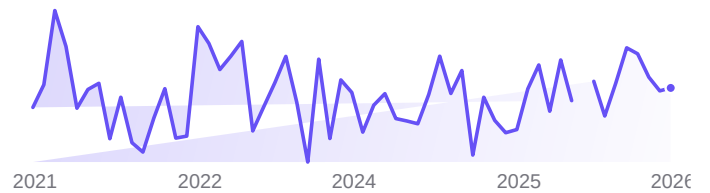


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



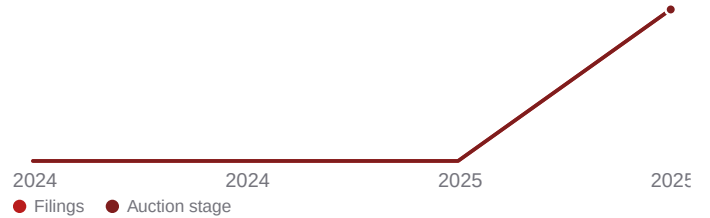
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,827
Median value (AVM)	\$273K
Median size	1,555 ft²
Median bedrooms	3
Median year built	1970
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.7%
Owner occupied	65%
Company owned	7.9%
Median loan-to-value	27%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	10,750
Density	46 / mi²
Median household income	\$64K
Average household income	\$80K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	33
Homes occupied	83%
Bachelor's or higher	18%
Poverty rate	7.3%
Unemployment	1.1%
Average temp	46°F
Annual precip	36 in
Sunshine	51%

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.