

Covington 16917

ZIP code · PA · Pennsylvania > Tioga County

BUYER'S MARKET

\$137K

MEDIAN SALE PRICE

+60.8%

1-YR CHANGE

12

SALES (12 MO)

\$259K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



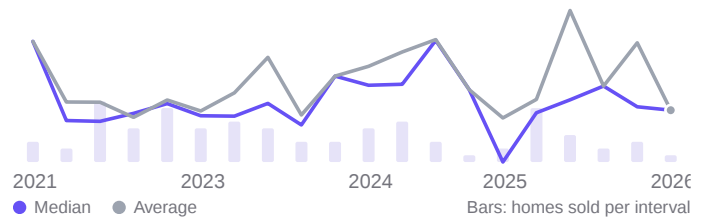
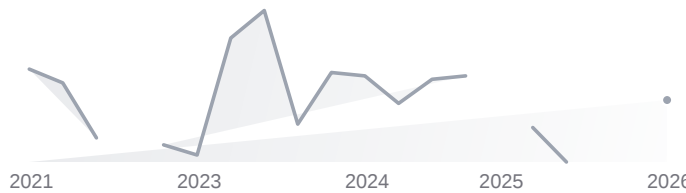
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$120K · Average \$120K

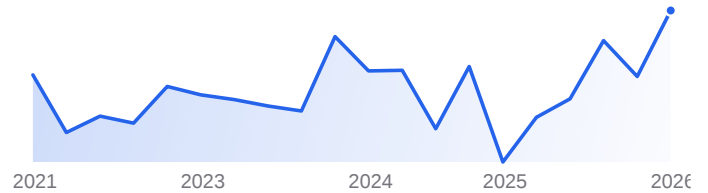
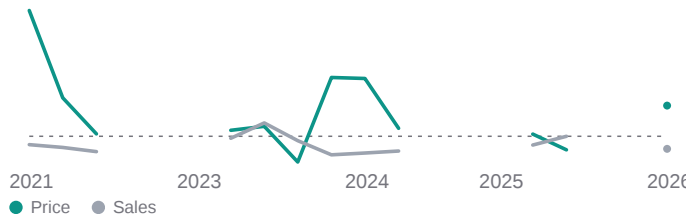


Growth (year over year)

Price +60.8% · Sales -25.0%

Price per square foot

\$250/ft²

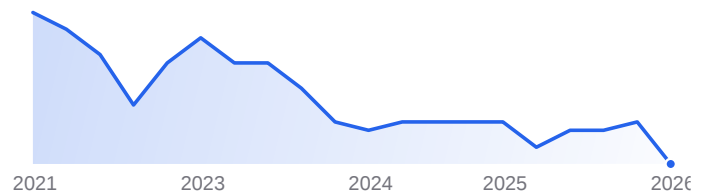


Sale premium vs estimated value

-37.2%

Annual turnover (share of homes sold)

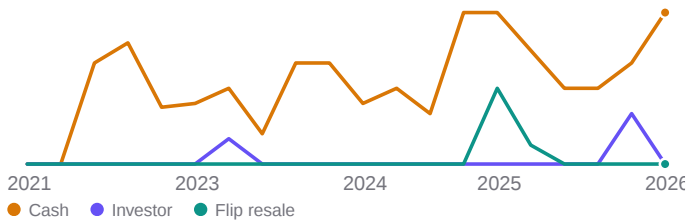
1.6%



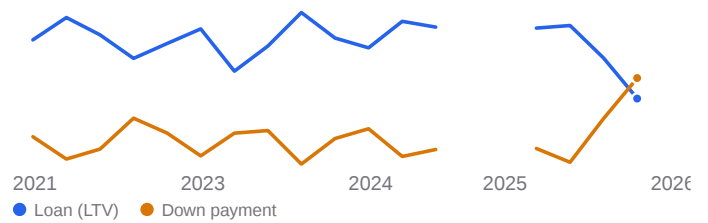
BUYERS & OUTCOMES

Buyer mix

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

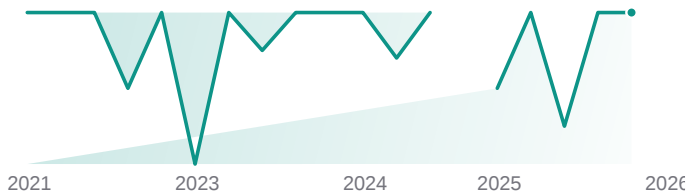


Financing (share of purchase price) Loan (LTV) 43% · Down payment 57%



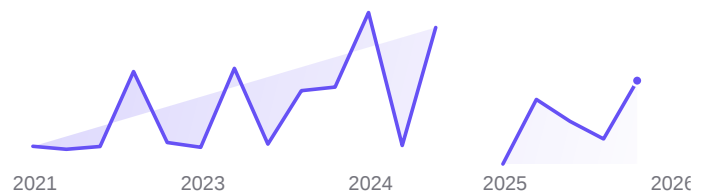
Sellers who sold at a gain

100%



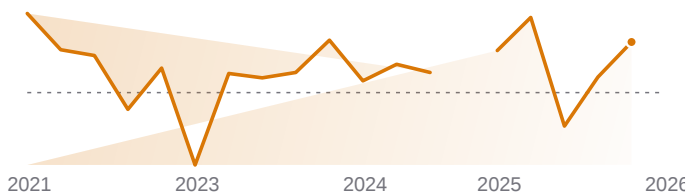
Typical hold before selling

9.0 yrs



Median annualized return at resale

+10.5%



HOUSING STOCK

Homes	737
Median value (AVM)	\$259K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1985
Single family	41%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.4%
Owner occupied	56%
Company owned	6.5%
Median loan-to-value	23%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	1,546
Density	32 / mi²
Median household income	\$65K
Average household income	\$71K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	33
Homes occupied	76%
Bachelor's or higher	14%
Poverty rate	8.5%
Unemployment	1.3%
Average temp	46°F
Annual precip	37 in
Sunshine	51%

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.