

Gillett 16925

ZIP code · PA · Pennsylvania > Bradford County

BUYER'S MARKET

\$115K

MEDIAN SALE PRICE

-21.7%

1-YR CHANGE

36

SALES (12 MO)

\$214K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



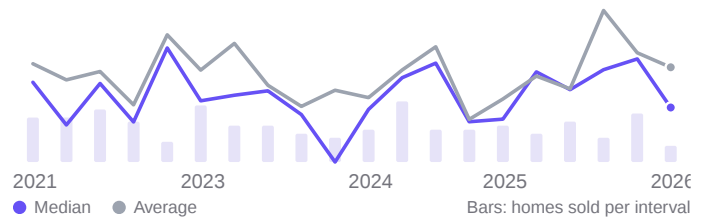
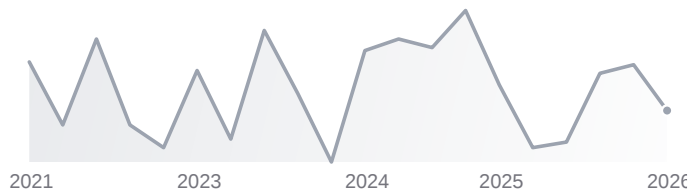
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$135K · Average \$200K

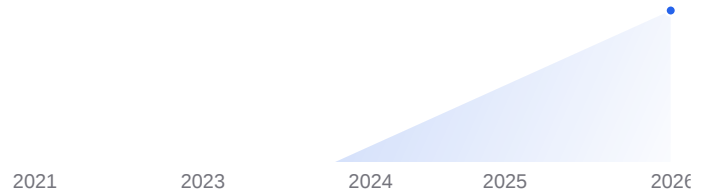
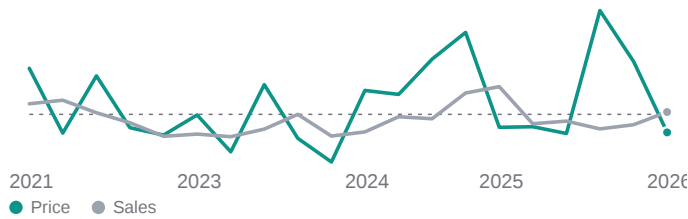


Growth (year over year)

Price -21.7% · Sales +2.9%

Price per square foot

\$193/ft²



Sale premium vs estimated value

-46.9%

Annual turnover (share of homes sold)

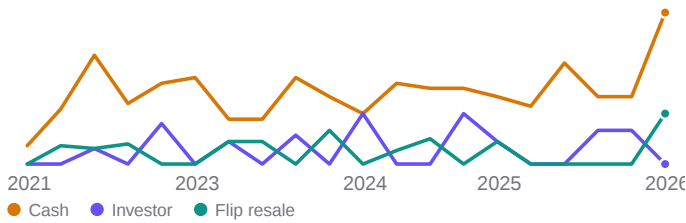
2.3%



BUYERS & OUTCOMES

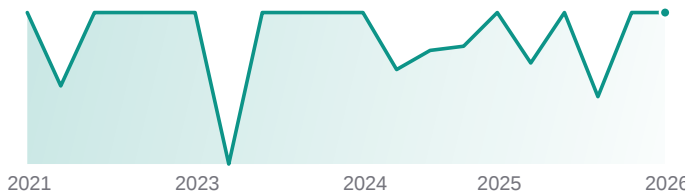
Buyer mix

Cash 75% · Investor 0% · Flip resale 25%



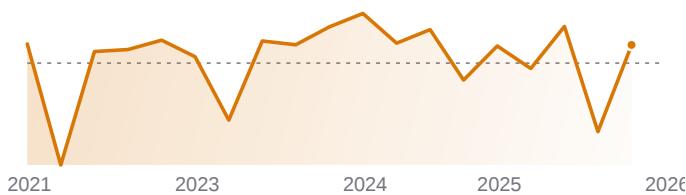
Sellers who sold at a gain

100%

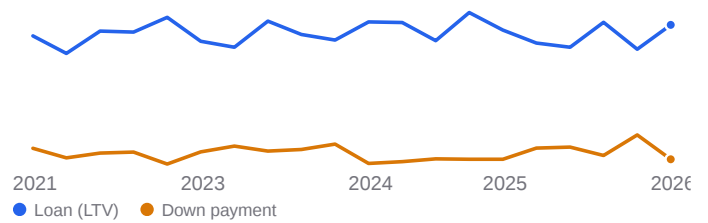


Median annualized return at resale

+5.4%

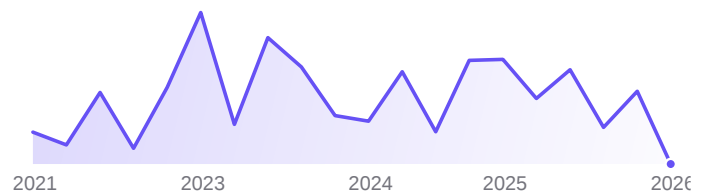


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

0.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,558
Median value (AVM)	\$214K
Median size	840 ft²
Median bedrooms	3
Median year built	1973
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	4.3%
Owner occupied	76%
Company owned	7.5%
Median loan-to-value	32%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	3,384
Density	42 / mi²
Median household income	\$63K
Average household income	\$81K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	34
Homes occupied	85%
Bachelor's or higher	10%
Poverty rate	11.6%
Unemployment	1.0%
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.