

Knoxville 16928

ZIP code · PA · Pennsylvania > Tioga County > Knoxville

STRONG BUYER'S MARKET

\$140K

MEDIAN SALE PRICE

17

SALES (12 MO)

\$182K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



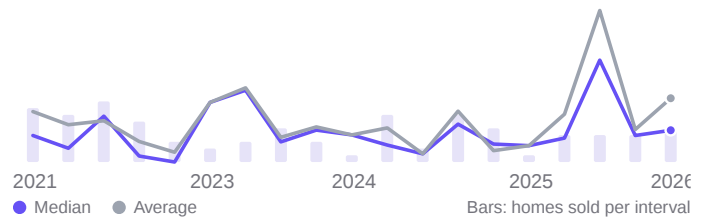
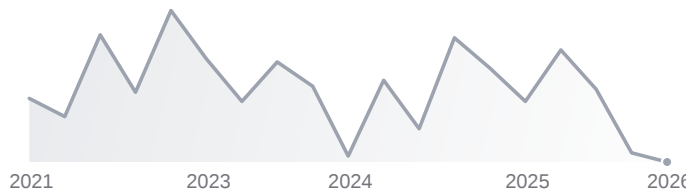
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$113K · Average \$182K

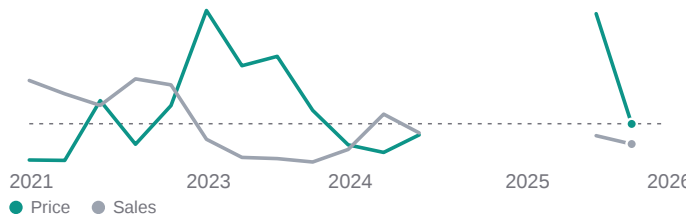


Growth (year over year)

Price -0.2% · Sales -30.0%

Price per square foot

\$57/ft²

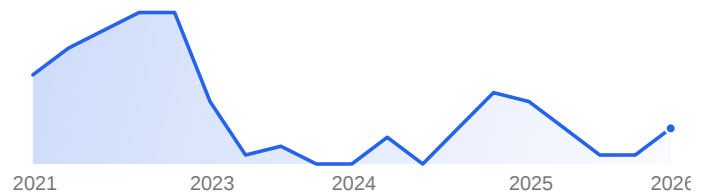


Sale premium vs estimated value

-7.3%

Annual turnover (share of homes sold)

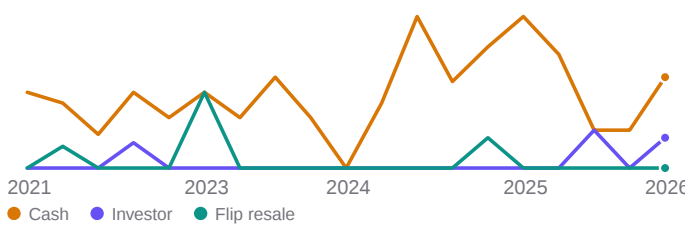
2.8%



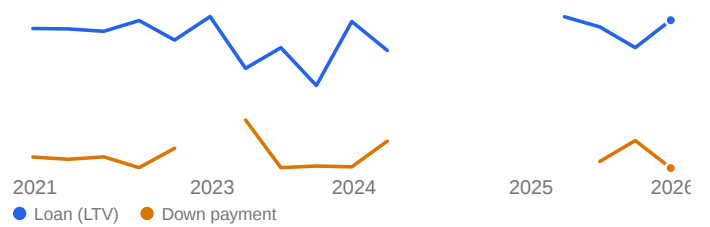
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 20% · Flip resale 0%

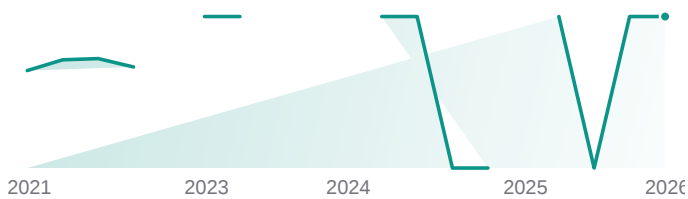


Financing (share of purchase price) Loan (LTV) 98% · Down payment 2.2%



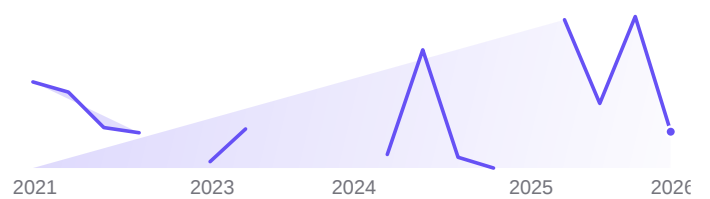
Sellers who sold at a gain

100%



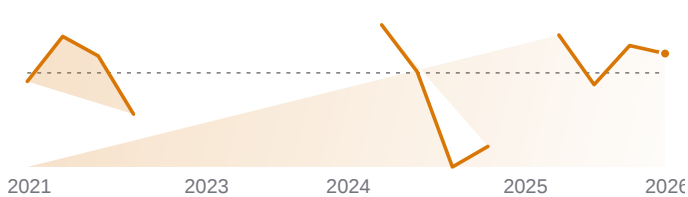
Typical hold before selling

4.3 yrs



Median annualized return at resale

+5.1%



HOUSING STOCK

Homes	617
Median value (AVM)	\$182K
Median size	1,650 ft²
Median bedrooms	3
Median year built	1930
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.1%
Owner occupied	65%
Company owned	6.0%
Median loan-to-value	29%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	1,237
Density	34 / mi²
Median household income	\$61K
Average household income	\$79K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	35
Homes occupied	86%
Bachelor's or higher	9%
Poverty rate	15.6%
Unemployment	1.3%
Average temp	45°F
Annual precip	36 in
Sunshine	51%

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