

Middlebury Center 16935

ZIP code · PA · Pennsylvania > Tioga County

BUYER'S MARKET

\$114K

MEDIAN SALE PRICE

-63.0%

1-YR CHANGE

12

SALES (12 MO)

\$273K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



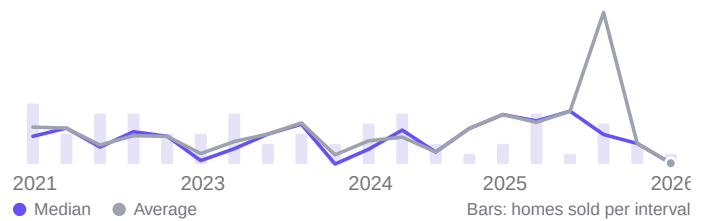
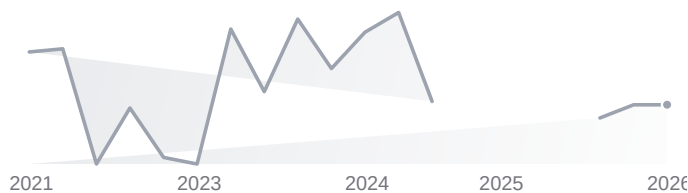
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$34K · Average \$34K

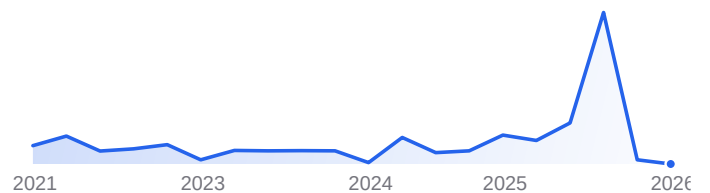
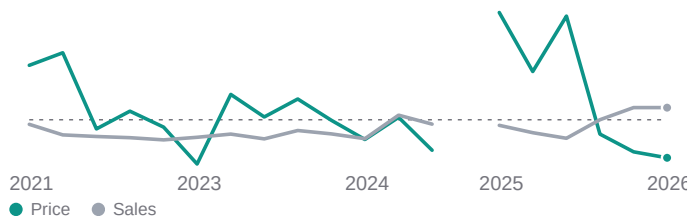


Growth (year over year)

Price -63.0% · Sales +20.0%

Price per square foot

\$42/ft²

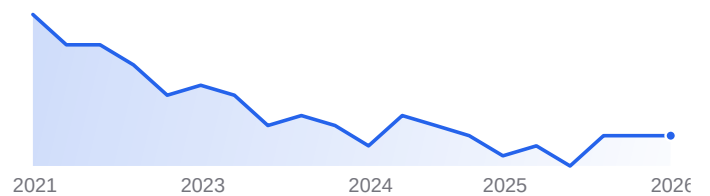


Sale premium vs estimated value

-10.3%

Annual turnover (share of homes sold)

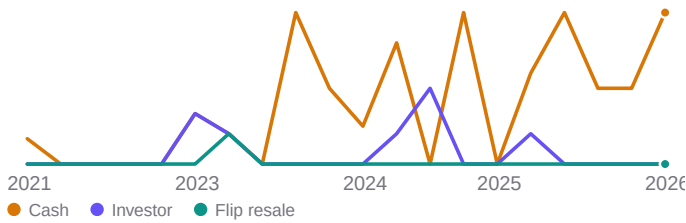
1.8%



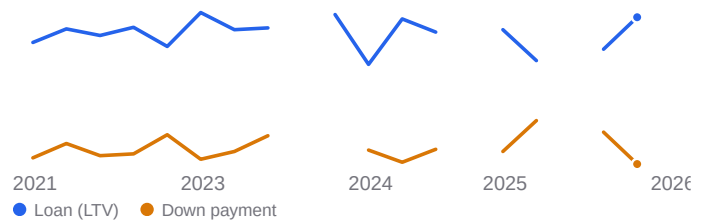
BUYERS & OUTCOMES

Buyer mix

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

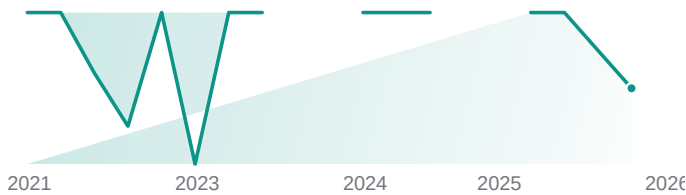


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



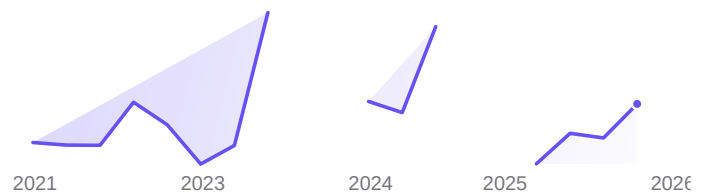
Sellers who sold at a gain

50%



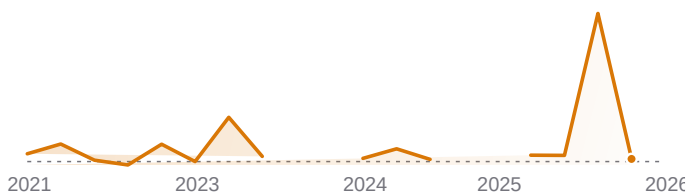
Typical hold before selling

8.5 yrs



Median annualized return at resale

+2.1%



HOUSING STOCK

Homes	651
Median value (AVM)	\$273K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1977
Single family	39%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.5%
Owner occupied	60%
Company owned	8.6%
Median loan-to-value	25%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	1,170
Density	24 / mi²
Median household income	\$65K
Average household income	\$79K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	34
Homes occupied	79%
Bachelor's or higher	15%
Poverty rate	9.7%
Unemployment	1.2%
Average temp	46°F
Annual precip	35 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.