

Tioga 16946

ZIP code · PA · Pennsylvania > Tioga County > Tioga

BUYER'S MARKET

\$167K

MEDIAN SALE PRICE

+31.7%

1-YR CHANGE

28

SALES (12 MO)

\$232K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



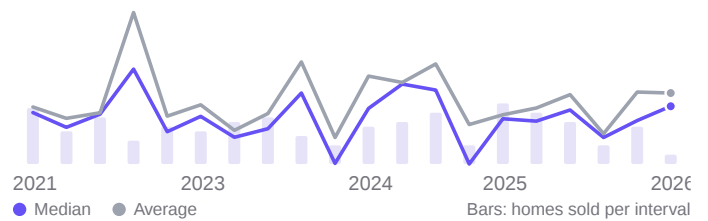
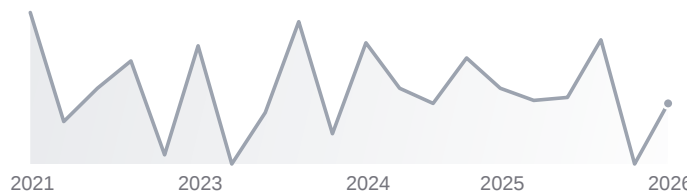
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$173K · Average \$206K

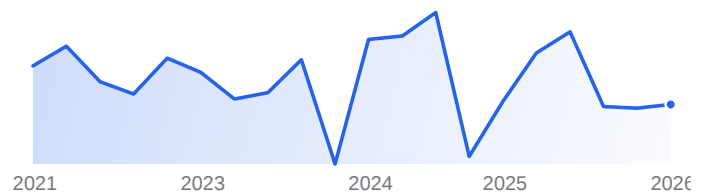
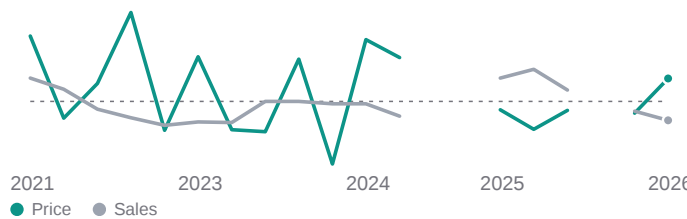


Growth (year over year)

Price +31.7% · Sales -26.3%

Price per square foot

\$67/ft²

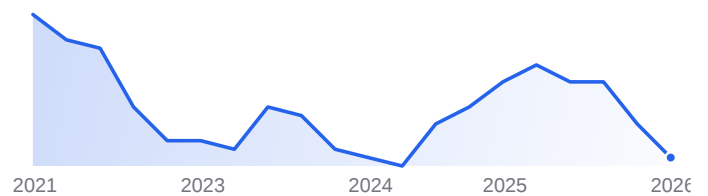


Sale premium vs estimated value

-47.5%

Annual turnover (share of homes sold)

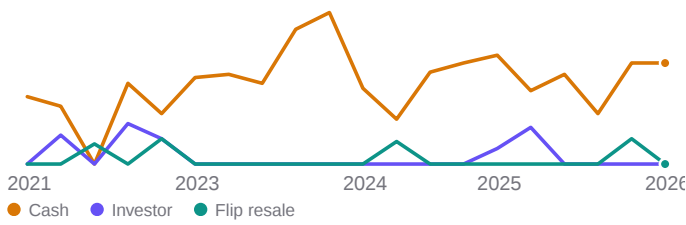
2.3%



BUYERS & OUTCOMES

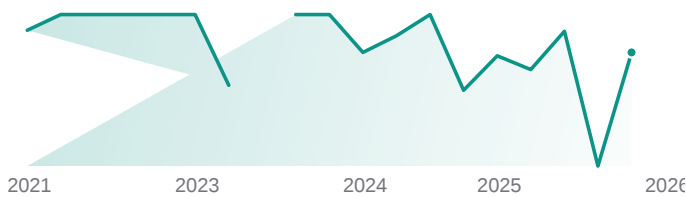
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



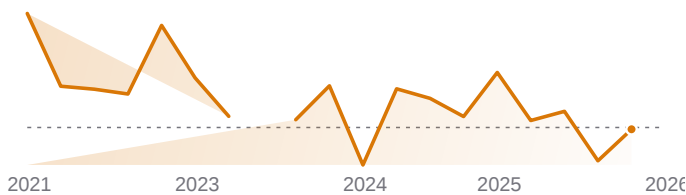
Sellers who sold at a gain

75%

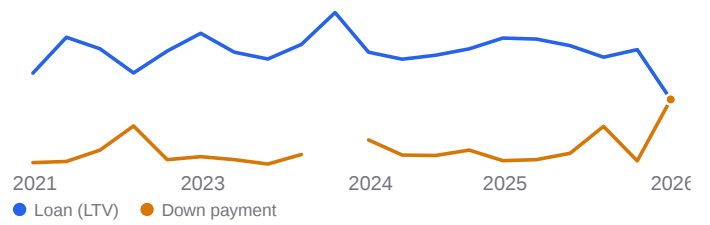


Median annualized return at resale

-0.4%

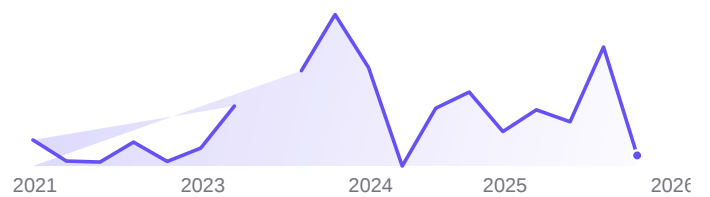


Financing (share of purchase price) Loan (LTV) 50% · Down payment 50%



Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,231
Median value (AVM)	\$232K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1979
Single family	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.0%
Owner occupied	68%
Company owned	8.6%
Median loan-to-value	31%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	2,028
Density	42 / mi²
Median household income	\$55K
Average household income	\$70K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	30
Homes occupied	88%
Bachelor's or higher	10%
Poverty rate	10.5%
Unemployment	1.3%
Average temp	46°F
Annual precip	36 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.