

Williamsport 17702

ZIP code · PA · Pennsylvania > Lycoming County > Williamsport

SELLER'S MARKET

\$228K

MEDIAN SALE PRICE

+30.1%

1-YR CHANGE

141

SALES (12 MO)

\$213K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

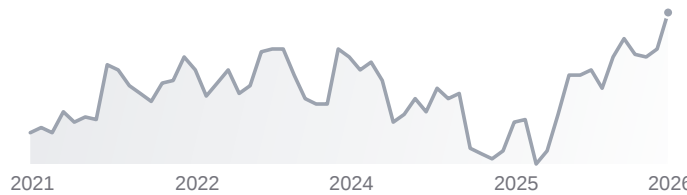
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

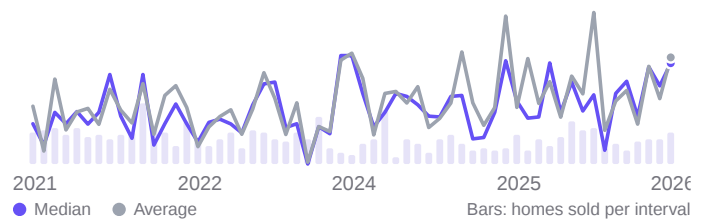
Market temperature (0–100)

79 / 100



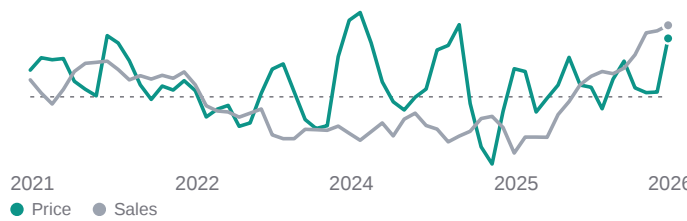
Sale prices

Median \$240K · Average \$248K



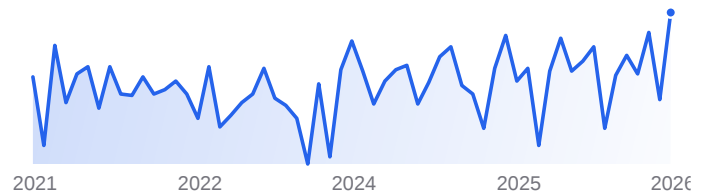
Growth (year over year)

Price +30.1% · Sales +36.9%



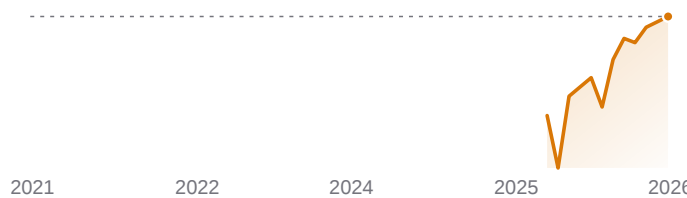
Price per square foot

\$177/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

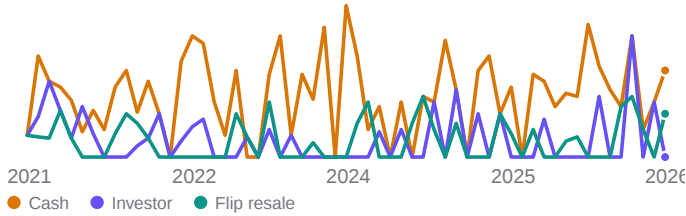
3.7%



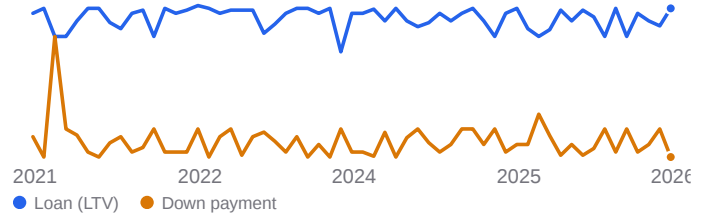
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 0% · Flip resale 14%

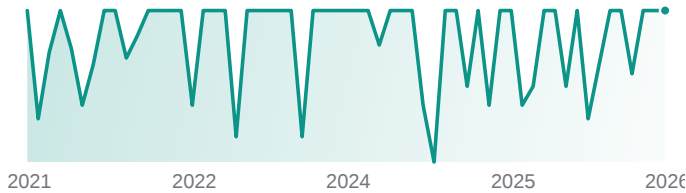


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



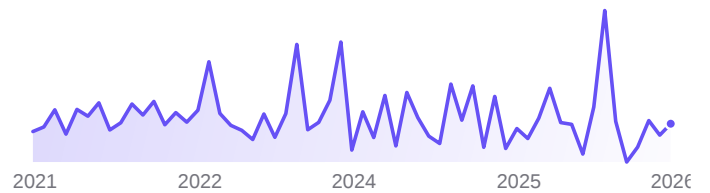
Sellers who sold at a gain

100%



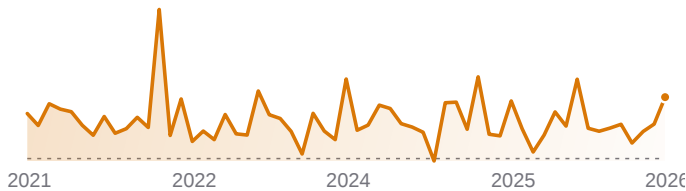
Typical hold before selling

4.5 yrs



Median annualized return at resale

+9.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,761
Median value (AVM)	\$213K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1950
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.3%
Owner occupied	79%
Company owned	9.9%
Median loan-to-value	50%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	10,923
Density	168 / mi²
Median household income	\$71K
Average household income	\$83K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	37
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	10.1%
Unemployment	1.2%
Average temp	47°F
Annual precip	44 in
Sunshine	51%

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