

Cogan Station 17728

ZIP code · PA · Pennsylvania > Lycoming County

SELLER'S MARKET

\$258K

MEDIAN SALE PRICE

+30.9%

1-YR CHANGE

45

SALES (12 MO)

\$243K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



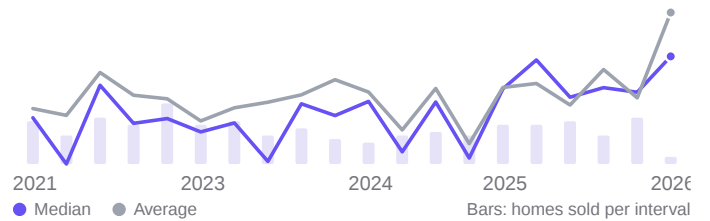
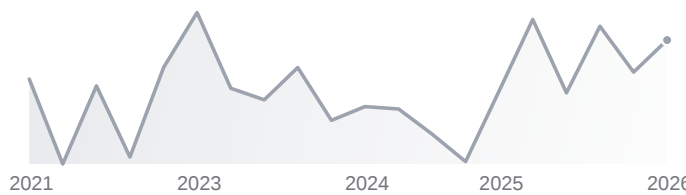
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$295K · Average \$377K

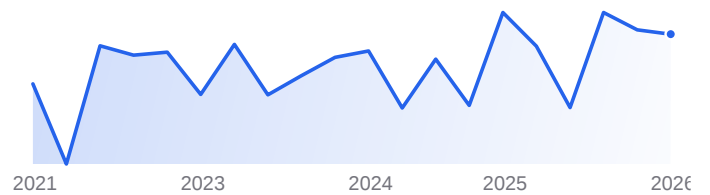
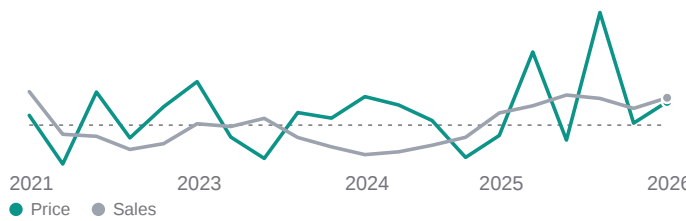


Growth (year over year)

Price +30.9% · Sales +36.4%

Price per square foot

\$154/ft²

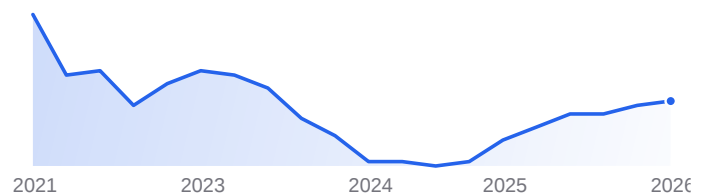


Sale premium vs estimated value

-7.5%

Annual turnover (share of homes sold)

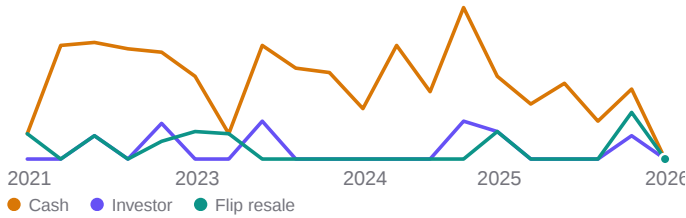
2.5%



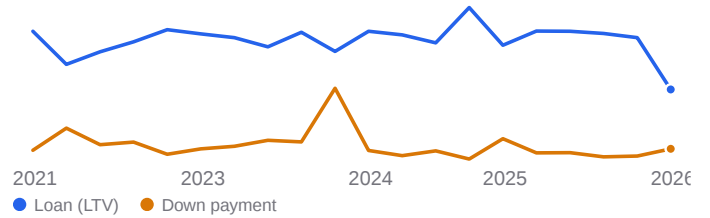
BUYERS & OUTCOMES

Buyer mix

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

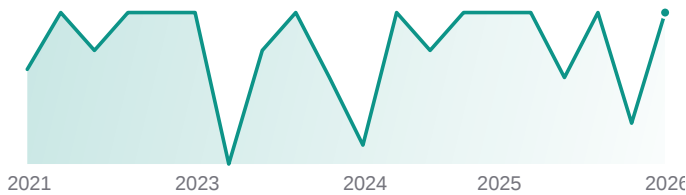


Financing (share of purchase price) Loan (LTV) 52% · Down payment 10%



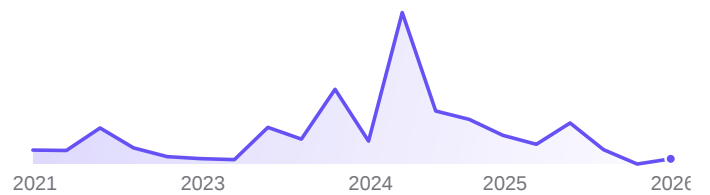
Sellers who sold at a gain

100%



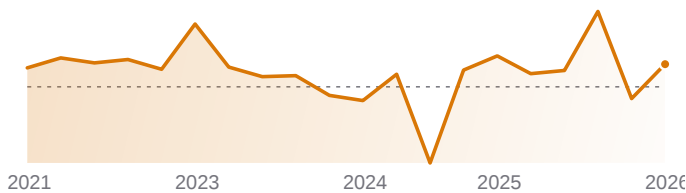
Typical hold before selling

2.6 yrs



Median annualized return at resale

+6.2%



HOUSING STOCK

Homes	1,786
Median value (AVM)	\$243K
Median size	1,416 ft²
Median bedrooms	3
Median year built	1978
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.2%
Owner occupied	85%
Company owned	9.2%
Median loan-to-value	45%
Typical ownership tenure	15.0 yrs

COMMUNITY

Population	4,867
Density	88 / mi²
Median household income	\$73K
Average household income	\$94K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	36
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	9.8%
Unemployment	1.1%
Average temp	48°F
Annual precip	40 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.