

Trout Run 17771

ZIP code · PA · Pennsylvania > Lycoming County

BALANCED MARKET

\$235K

MEDIAN SALE PRICE

+9.2%

1-YR CHANGE

31

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



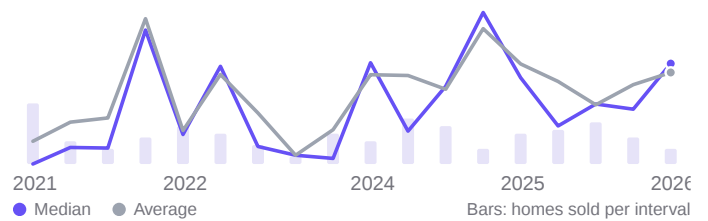
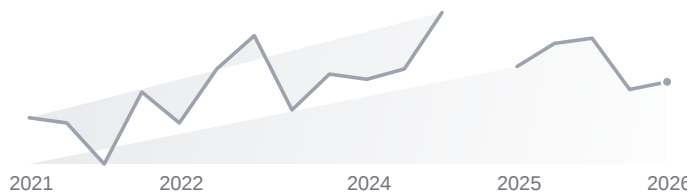
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$242K · Average \$227K

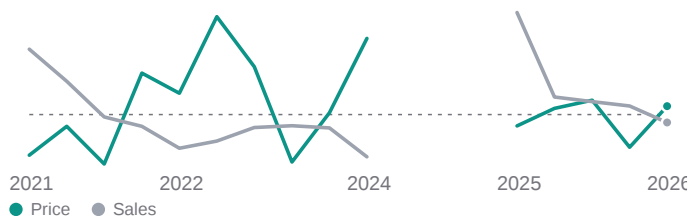


Growth (year over year)

Price +9.2% · Sales -8.8%

Price per square foot

\$176/ft²

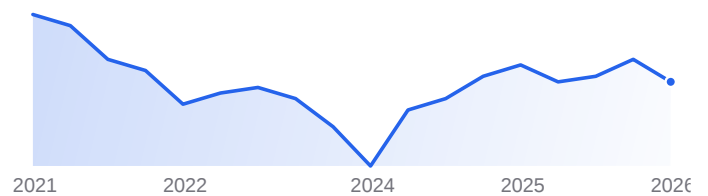
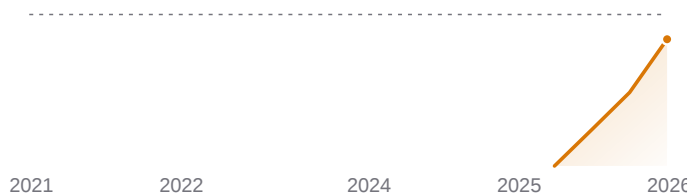


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

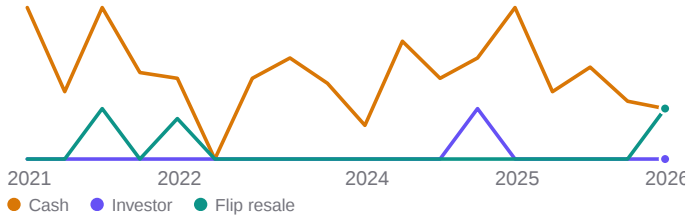
2.6%



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 25%



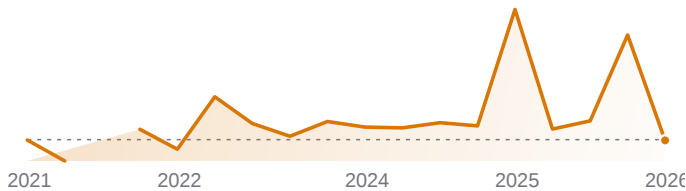
Sellers who sold at a gain

75%

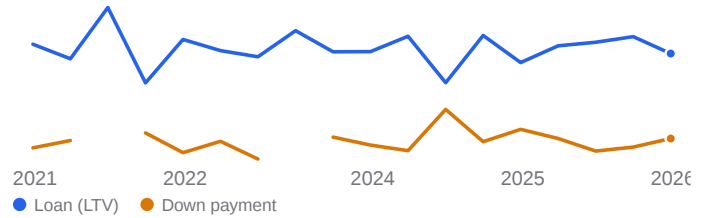


Median annualized return at resale

-0.3%

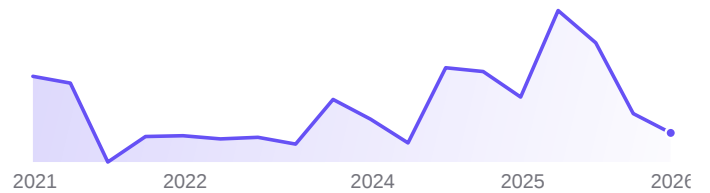


Financing (share of purchase price) Loan (LTV) 83% · Down payment 18%



Typical hold before selling

2.5 yrs



HOUSING STOCK

Homes	1,182
Median value (AVM)	\$189K
Median size	1,306 ft²
Median bedrooms	3
Median year built	1976
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.7%
Owner occupied	66%
Company owned	12%
Median loan-to-value	30%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	2,610
Density	12 / mi²
Median household income	\$69K
Average household income	\$89K
Crime index (US avg 100)	162
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	38
Homes occupied	74%
Bachelor's or higher	12%
Poverty rate	8.2%
Unemployment	1.2%
Average temp	47°F
Annual precip	40 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.