

Wilkes Barre 18702

ZIP code · PA · Pennsylvania > Luzerne County

BALANCED MARKET

\$170K

MEDIAN SALE PRICE

-2.7%

1-YR CHANGE

530

SALES (12 MO)

\$147K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



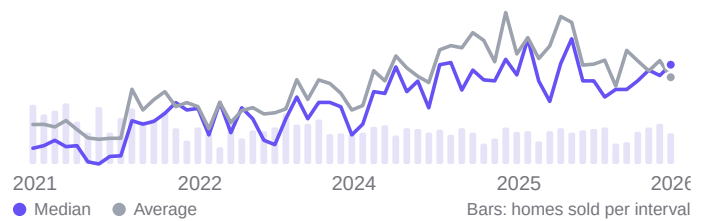
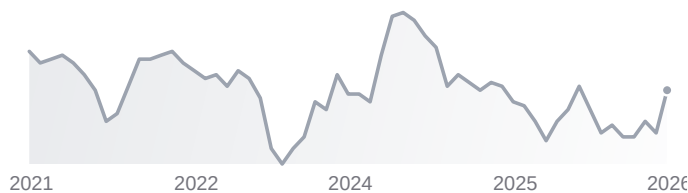
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$175K · Average \$163K

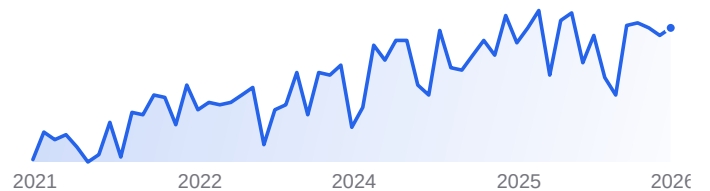
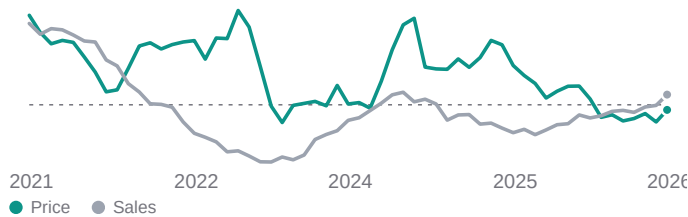


Growth (year over year)

Price -2.7% · Sales +5.4%

Price per square foot

\$102/ft²

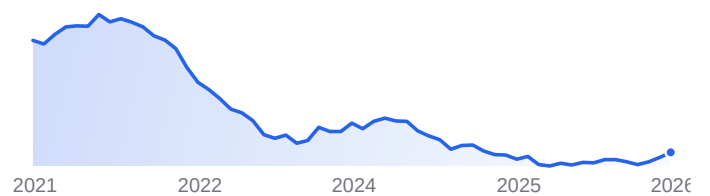
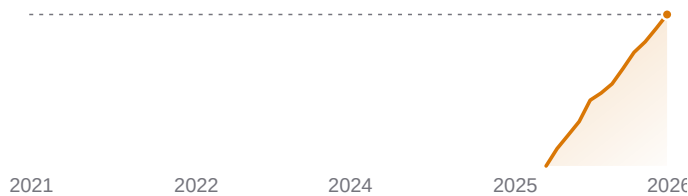


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

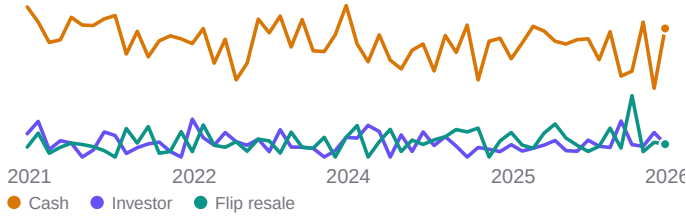
4.0%



BUYERS & OUTCOMES

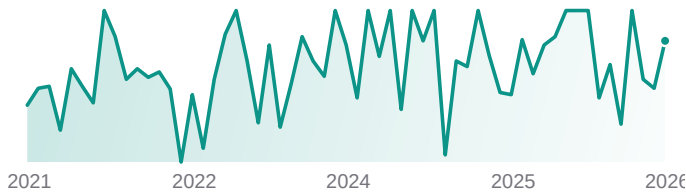
Buyer mix

Cash 48% · Investor 4.8% · Flip resale 4.8%



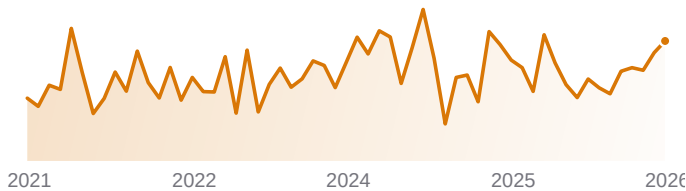
Sellers who sold at a gain

96%

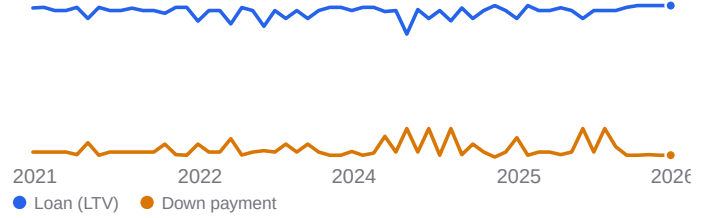


Median annualized return at resale

+14.4%

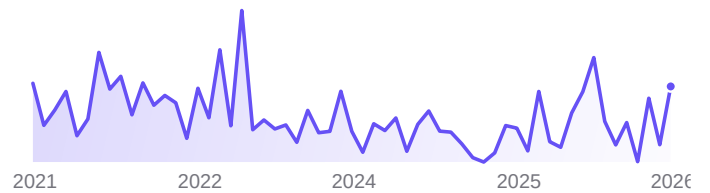


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



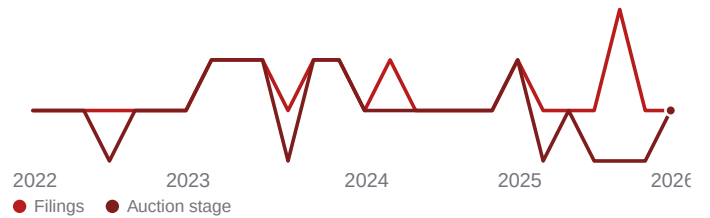
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	13,308
Median value (AVM)	\$147K
Median size	1,554 ft²
Median year built	1925
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.8%
Owner occupied	68%
Company owned	10.0%
Median loan-to-value	26%
Typical ownership tenure	15.7 yrs

COMMUNITY

Population	44,851
Density	532 / mi²
Median household income	\$55K
Average household income	\$71K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	53
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	21.8%
Unemployment	1.2%
Average temp	46°F
Annual precip	48 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.