

Wilkes Barre 18705

ZIP code · PA · Pennsylvania > Luzerne County

BALANCED MARKET

\$188K

MEDIAN SALE PRICE

-2.2%

1-YR CHANGE

188

SALES (12 MO)

\$166K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



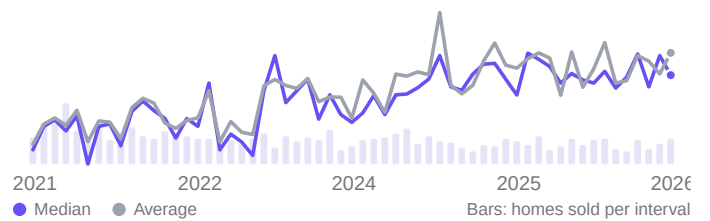
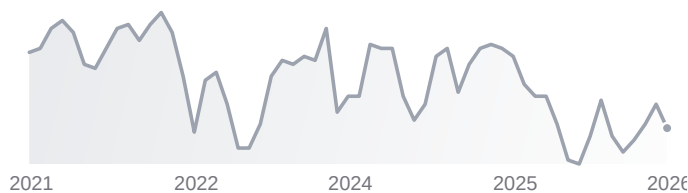
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$185K · Average \$213K

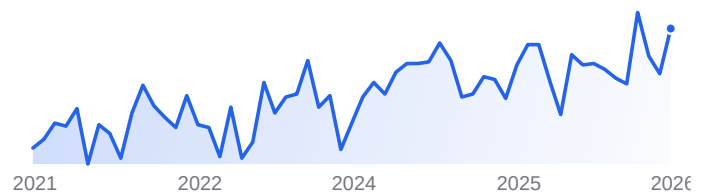
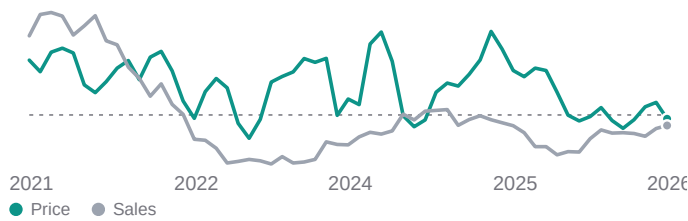


Growth (year over year)

Price -2.2% · Sales -6.0%

Price per square foot

\$138/ft²

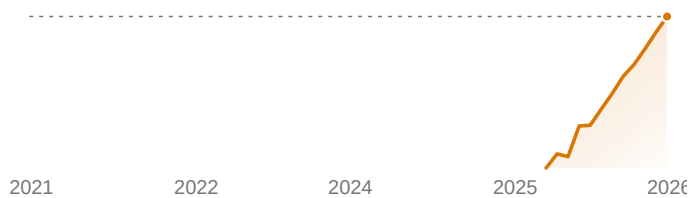


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

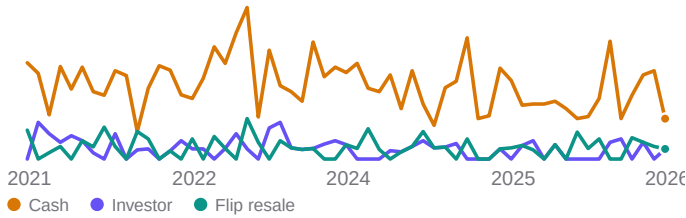
3.3%



BUYERS & OUTCOMES

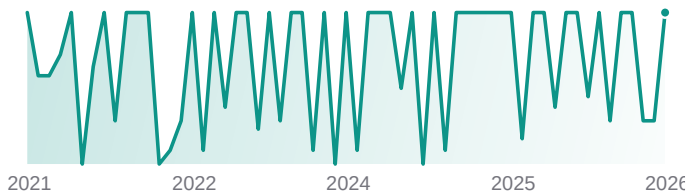
Buyer mix

Cash 20% · Investor 5.0% · Flip resale 5.0%



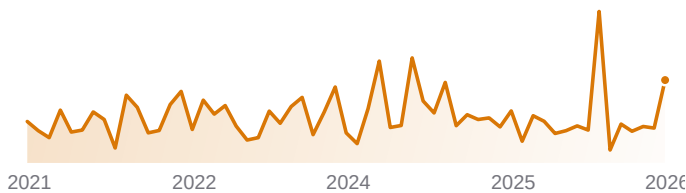
Sellers who sold at a gain

100%

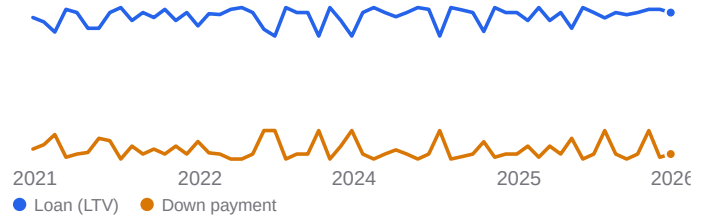


Median annualized return at resale

+17.5%

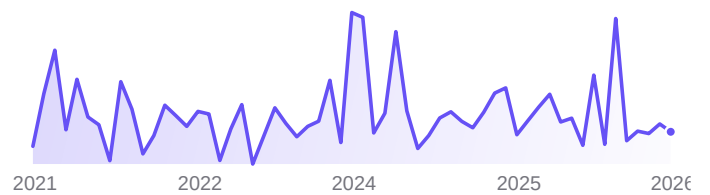


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



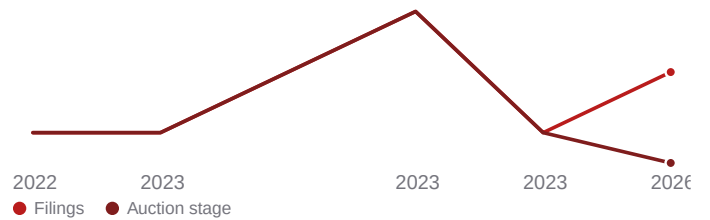
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	5,758
Median value (AVM)	\$166K
Median size	1,568 ft²
Median year built	1925
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.8%
Owner occupied	73%
Company owned	8.9%
Median loan-to-value	32%
Typical ownership tenure	20.8 yrs

COMMUNITY

Population	12,532
Density	2,594 / mi²
Median household income	\$61K
Average household income	\$72K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	50
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	18.6%
Unemployment	1.4%
Average temp	49°F
Annual precip	41 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.