

Sugar Run 18846

ZIP code · PA · Pennsylvania > Bradford County

BUYER'S MARKET

\$82K

MEDIAN SALE PRICE

-72.9%

1-YR CHANGE

11

SALES (12 MO)

\$257K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



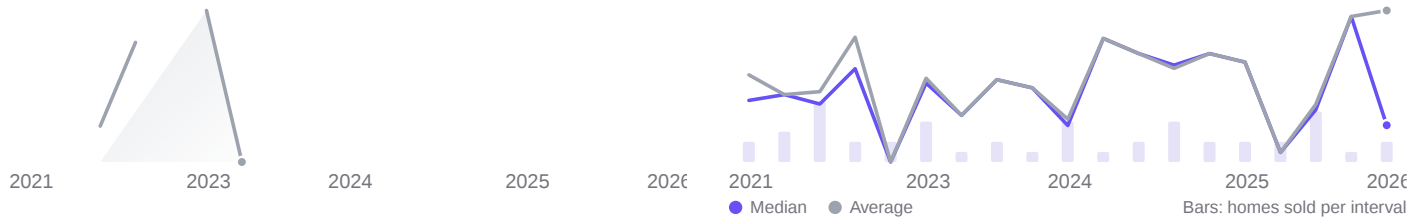
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$82K · Average \$291K

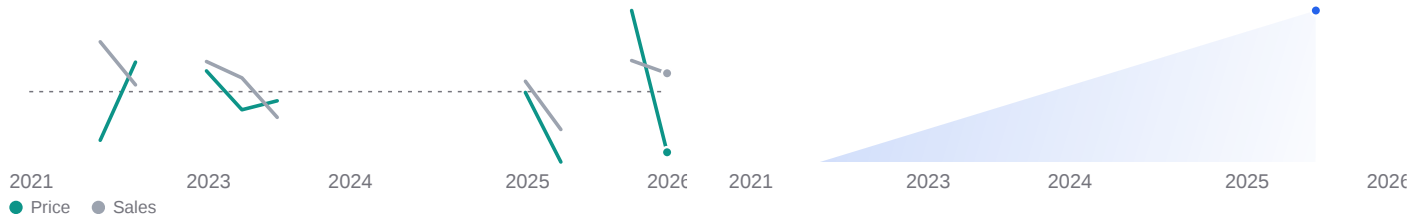


Growth (year over year)

Price -72.9% · Sales +22.2%

Price per square foot

\$103/ft²

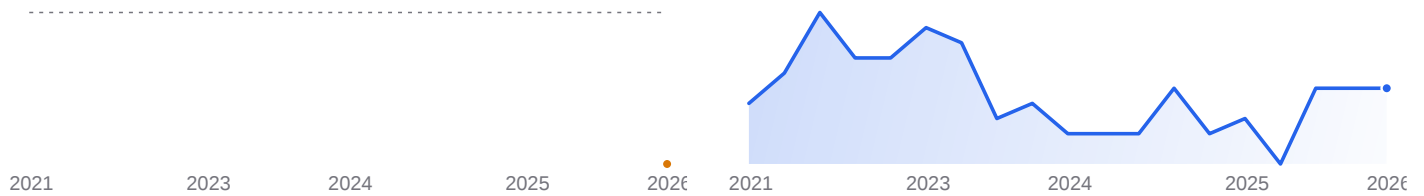


Sale premium vs estimated value

-32.6%

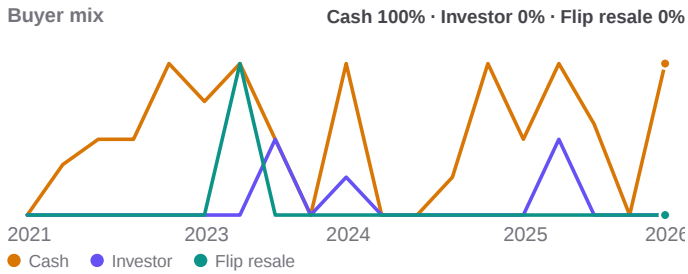
Annual turnover (share of homes sold)

2.5%

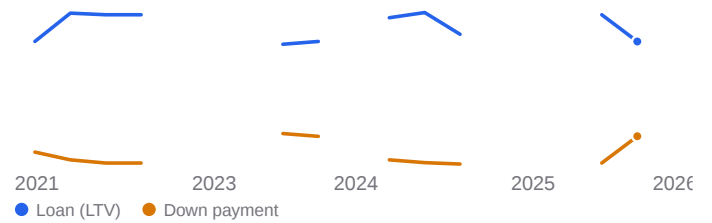


BUYERS & OUTCOMES

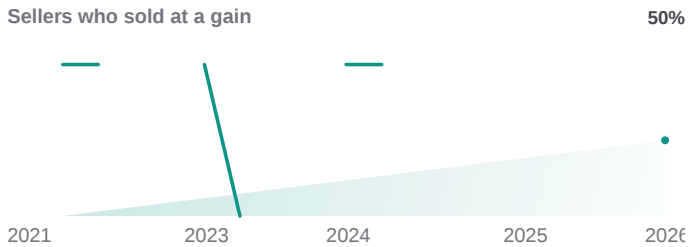
Buyer mix



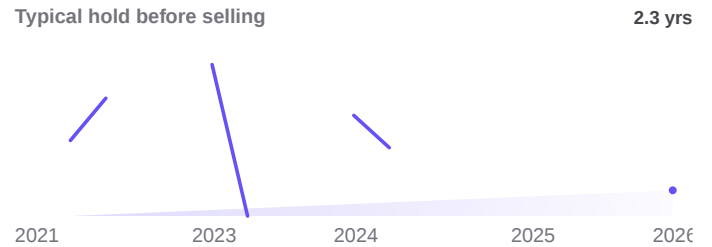
Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Sellers who sold at a gain



Typical hold before selling



Median annualized return at resale



HOUSING STOCK

Homes	437
Median value (AVM)	\$257K
Median size	780 ft²
Median bedrooms	3
Median year built	1976
Single family	38%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.2%
Owner occupied	68%
Company owned	7.6%
Median loan-to-value	26%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	650
Density	25 / mi²
Median household income	\$80K
Average household income	\$90K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	44
Homes occupied	72%
Bachelor's or higher	16%
Poverty rate	12.0%
Unemployment	1.2%
Average temp	47°F
Annual precip	37 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.