17 W Broadway,
Jim Thorpe, PA 18229

Real sample run, November 16, 2026. The asking price of $150,000 and rehab budget of $50,000 are hypothetical, entered to show how the tool works. This property is not being offered for sale by us.

CAUTION

Target asking price of $150,000 falls between low max offer ($135,500) and high max offer ($223,000). It works if the finished house sells like the 5 bed sale at $390,000, not if it lands closer to the 3 bed sale at $265,000.

VALUE AFTER REPAIRS	YOUR MAX OFFER	ASKING (HYPOTHETICAL)
$265K to $390K	$136K to $223K	$150,000
range from the comps below	by the 70% rule	rehab budget $50,000

NO. 01 *How the max offer is figured*

value after repairs × 70% − rehab budget = max offer

Low end: $265,000 × 0.70 − $50,000 = **$135,500**
High end: $390,000 × 0.70 − $50,000 = **$223,000**

Wide because the comps split: one 5 bed sale at $390K (131 W Broadway), a 3 bed sale at $265K (111 W Broadway). Set aside as less comparable: 208 W Broadway (3 bed, 1,468 sq ft, much smaller) and 138 High St (7 bed, 5 bath). 109 W Broadway (3 bed, 3 bath, $330K) sits inside the range.

NO. 02 *The property*

Subject: 5 bed, 1 bath. Square footage is not in public records.

NO. 03 *Comparable sales used*

ADDRESS (JIM THORPE)	SOLD	PRICE	BD/BA	SQ FT	DISTANCE
111 W Broadway	October 30, 2026	$265,000	3/2	2,024	0.1 mi
109 W Broadway	June 18, 2026	$330,000	3/3	2,396	0.1 mi
131 W Broadway	January 29, 2026	$390,000	5/1.5	2,352	0.1 mi
208 W Broadway	December 1, 2025	$170,000	3/1	1,468	0.2 mi
138 High St	October 30, 2025	$400,000	7/5	2,582	0.2 mi

Comps found by live web search at run time across carboncountypa.gov, realtor.com, redfin.com, trulia.com, zillow.com.

Verify before you rely on it. Comparable sales are as reported by the Deal Hunter engine from public listing and record data. Confirm each one on the MLS or county records.

NO. 04 *The neighborhood*

Working against it

- Sale prices swing because the ZIP mixes rural cabins with historic downtown homes
- Older infrastructure and historic district building rules
- Few high-wage local jobs outside tourism and healthcare

Working for it

- Strong tourist draw to historic downtown Jim Thorpe
- Demand for walkable rowhomes near the downtown business district
- Close to outdoor recreation and Pocono attractions

NO. 05 *Risks it flagged*

- Historic district (HARB) rules could push exterior rehab costs past $50,000
- Older rowhome systems: shared party walls, knob and tube wiring, cast iron plumbing
- Possible hidden municipal, mechanics' or tax liens
- A tourism dependent local market with seasonal swings

NO. 06 *What it could not confirm*

- Square footage is not in public records
- Year built and structural condition (estimated 1857 to 1868)
- Interior condition, mechanical systems, and whether a second full bath is needed
- Lot size, boundary lines, and basement and foundation condition

NO. 07 *Next steps it recommends*

01 Order a title search to check for liens and back taxes

02 Walk it with a general contractor to test the $50,000 rehab budget

03 Measure the interior and price out adding a second bathroom

04 Check Jim Thorpe's Historic Architectural Review Board rules for exterior work

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Run a free check

This is a fast first read, not an appraisal, financial advice, or a guarantee of any deal outcome. Numbers can shift between runs as comps change. Verify comps, title, and condition before you bid.