

Broome County, NY

County · NY · New York

BALANCED MARKET

\$185K

MEDIAN SALE PRICE

+7.1%

1-YR CHANGE

2,230

SALES (12 MO)

\$191K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



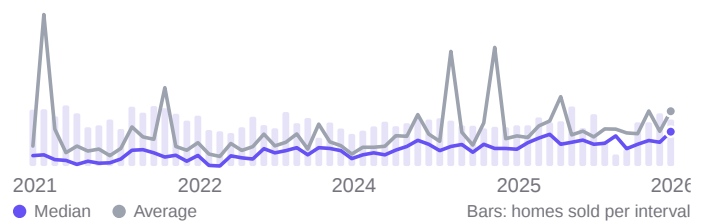
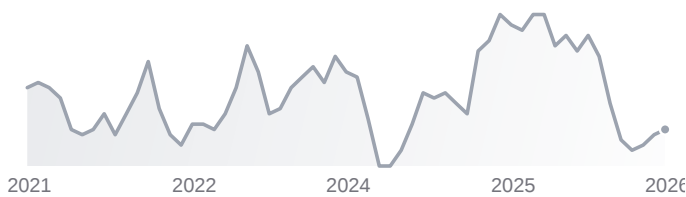
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$200K · Average \$249K

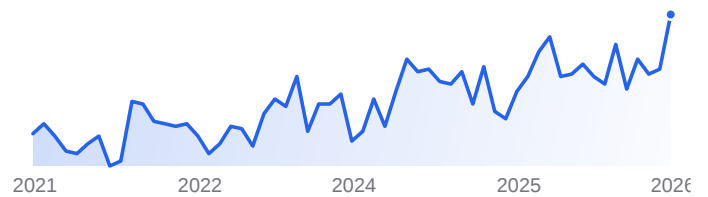
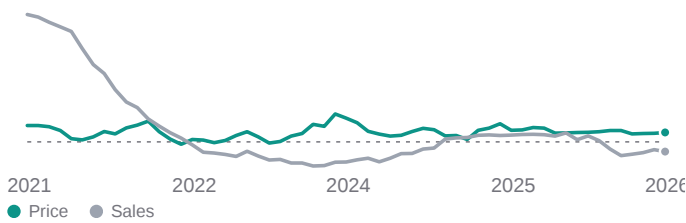


Growth (year over year)

Price +7.1% · Sales -7.4%

Price per square foot

\$137/ft²

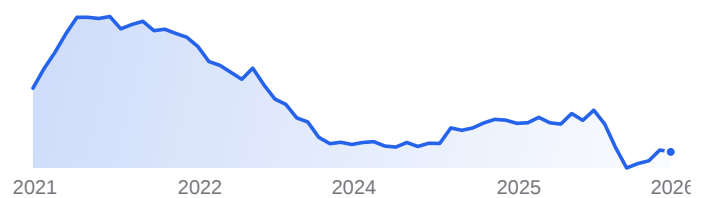
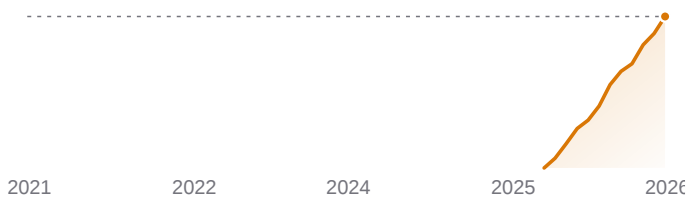


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

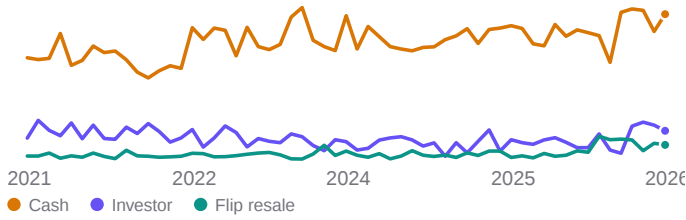
3.5%



BUYERS & OUTCOMES

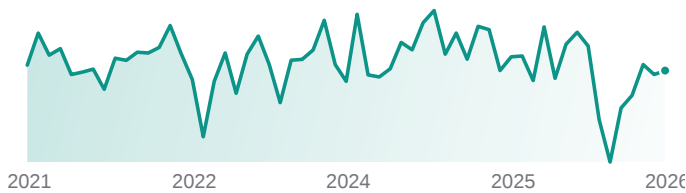
Buyer mix

Cash 53% · Investor 11% · Flip resale 5.5%



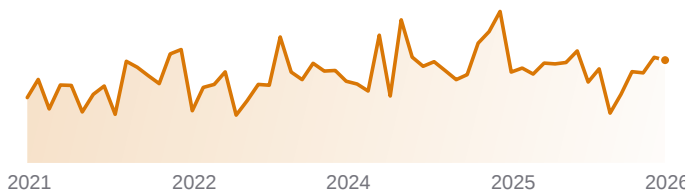
Sellers who sold at a gain

87%

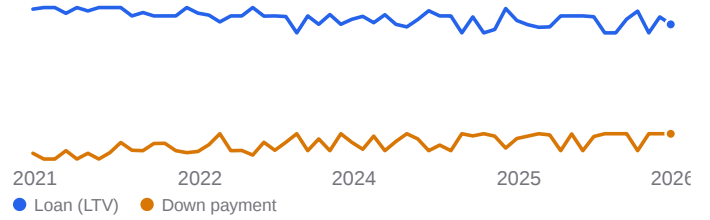


Median annualized return at resale

+8.5%

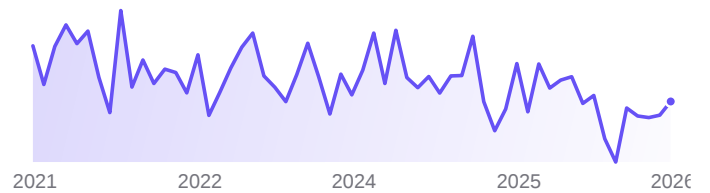


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



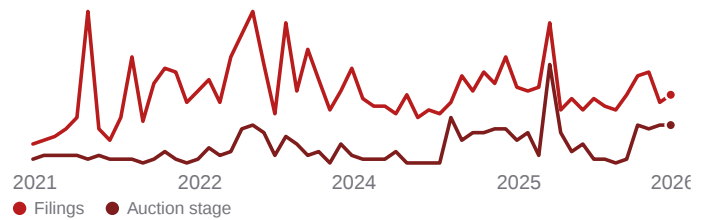
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 18 · Auction stage 10



HOUSING STOCK

Homes	64,435
Median value (AVM)	\$191K
Median size	1,550 ft²
Median bedrooms	3
Median year built	1952
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.9%
Owner occupied	73%
Company owned	59%
Median loan-to-value	28%
Typical ownership tenure	19.1 yrs

COMMUNITY

Population	196,726
Density	279 / mi²
Median household income	\$60K
Average household income	\$84K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	38
Homes occupied	88%
Bachelor's or higher	17%
Poverty rate	18.0%
Unemployment	1.1%
Average temp	46°F
Annual precip	39 in
Sunshine	49%

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.