

Groton 13073

ZIP code · NY · New York > Tompkins County > Groton

BALANCED MARKET

\$168K

MEDIAN SALE PRICE

-26.6%

1-YR CHANGE

71

SALES (12 MO)

\$224K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



MARKET TRENDS (5 YEARS)

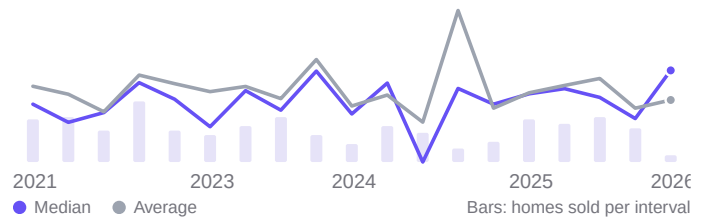
Market temperature (0–100)

41 / 100



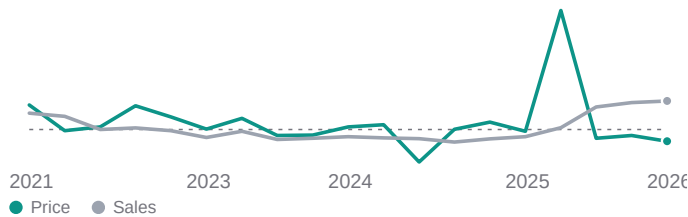
Sale prices

Median \$265K · Average \$197K



Growth (year over year)

Price -26.6% · Sales +65.1%



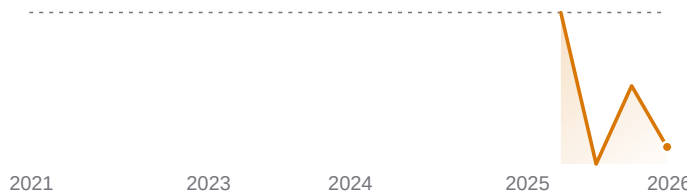
Price per square foot

\$193/ft²



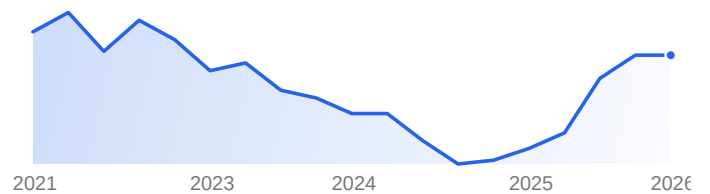
Sale premium vs estimated value

-18.0%



Annual turnover (share of homes sold)

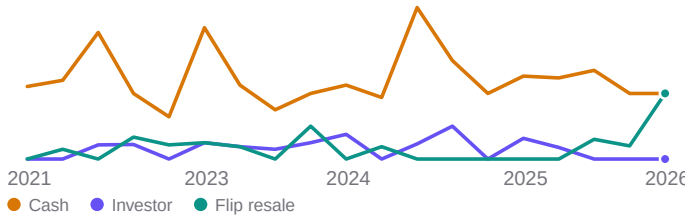
3.1%



BUYERS & OUTCOMES

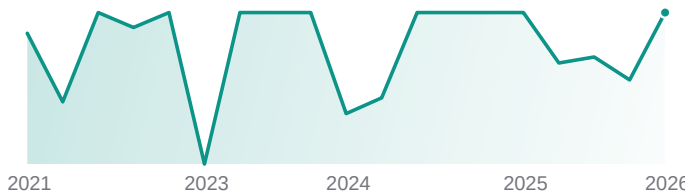
Buyer mix

Cash 33% · Investor 0% · Flip resale 33%



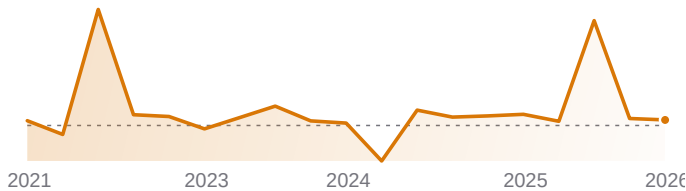
Sellers who sold at a gain

100%

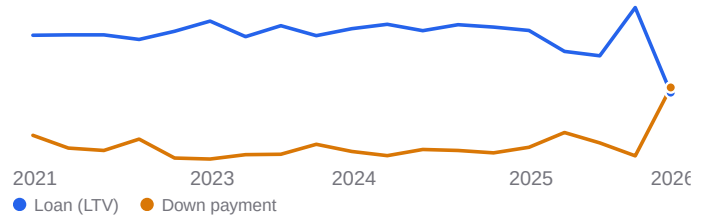


Median annualized return at resale

+4.4%

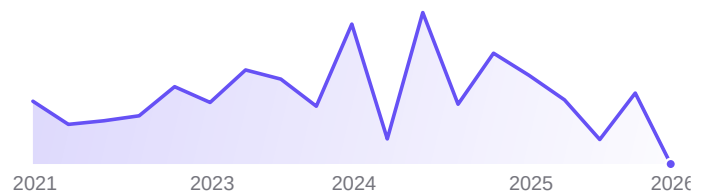


Financing (share of purchase price) Loan (LTV) 48% · Down payment 52%



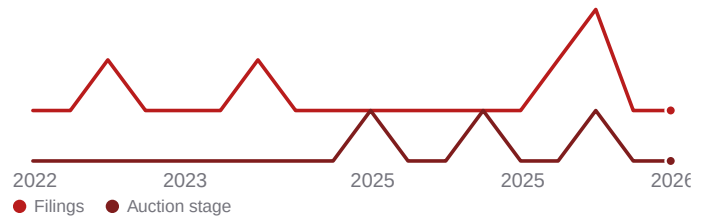
Typical hold before selling

0.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,306
Median value (AVM)	\$224K
Median size	1,525 ft²
Median bedrooms	3
Median year built	1971
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.3%
Owner occupied	83%
Company owned	56%
Median loan-to-value	0%
Typical ownership tenure	22.9 yrs

COMMUNITY

Population	5,875
Density	106 / mi²
Median household income	\$70K
Average household income	\$92K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	38
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	8.3%
Unemployment	1.0%
Average temp	46°F
Annual precip	39 in
Sunshine	49%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.