

Kirkwood 13795

ZIP code · NY · New York > Broome County

BUYER'S MARKET

\$116K

MEDIAN SALE PRICE

-23.1%

1-YR CHANGE

31

SALES (12 MO)

\$177K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



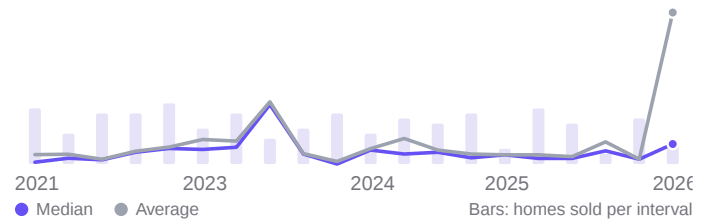
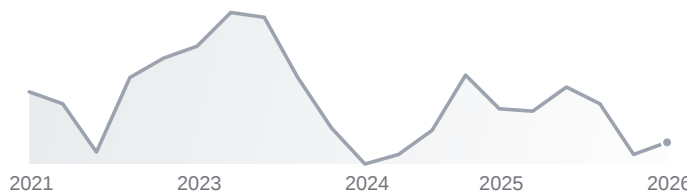
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$210K · Average \$1.2M

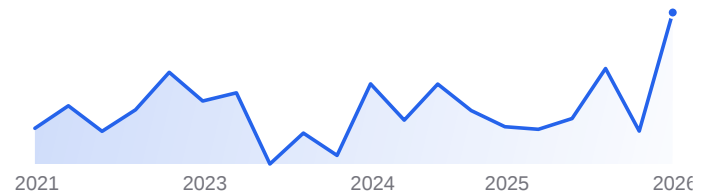
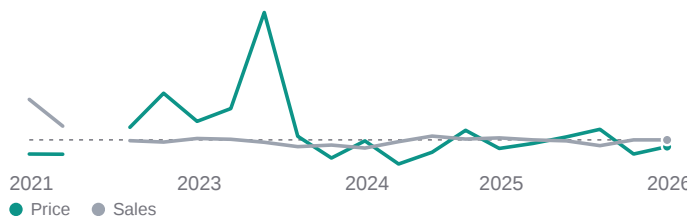


Growth (year over year)

Price -23.1% · Sales +0.0%

Price per square foot

\$199/ft²

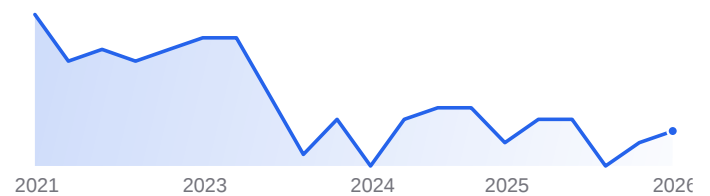


Sale premium vs estimated value

+8.7%

Annual turnover (share of homes sold)

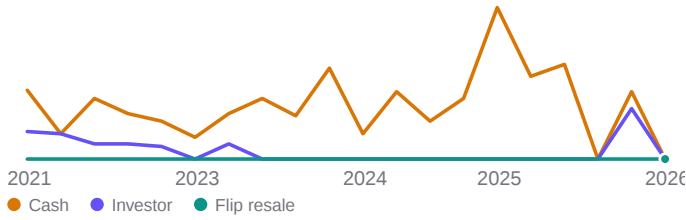
2.5%



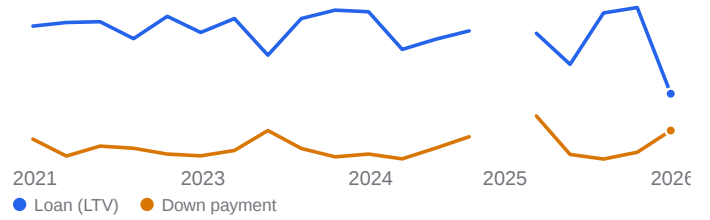
BUYERS & OUTCOMES

Buyer mix

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

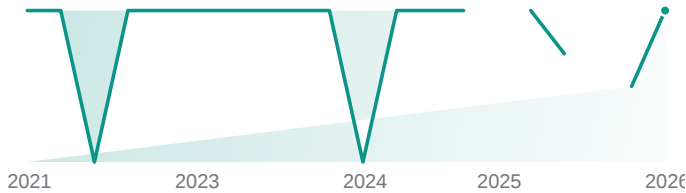


Financing (share of purchase price) Loan (LTV) 44% · Down payment 20%



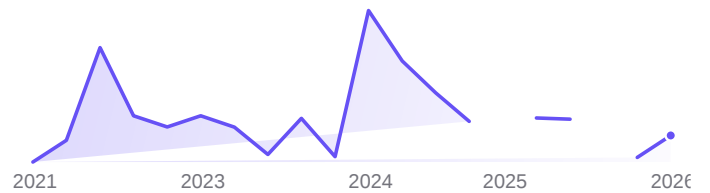
Sellers who sold at a gain

100%



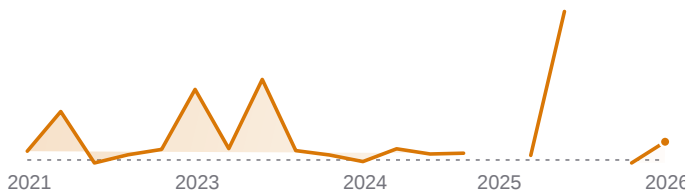
Typical hold before selling

5.1 yrs



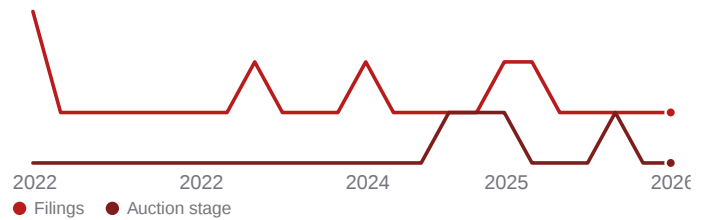
Median annualized return at resale

+11.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,216
Median value (AVM)	\$177K
Median size	1,424 ft²
Median bedrooms	3
Median year built	1960
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.3%
Owner occupied	77%
Company owned	44%
Median loan-to-value	28%
Typical ownership tenure	22.3 yrs

COMMUNITY

Population	3,436
Density	167 / mi²
Median household income	\$58K
Average household income	\$72K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	43
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	15.8%
Unemployment	1.3%
Average temp	46°F
Annual precip	41 in
Sunshine	49%

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.