

Port Crane 13833

ZIP code · NY · New York > Broome County

BUYER'S MARKET

\$85K

MEDIAN SALE PRICE

-30.7%

1-YR CHANGE

30

SALES (12 MO)

\$199K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



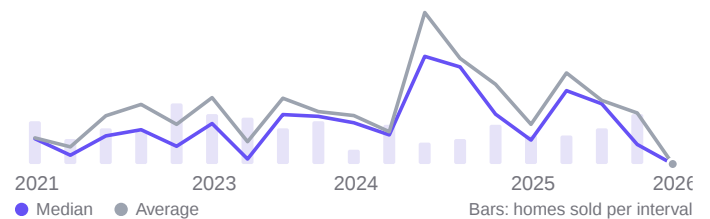
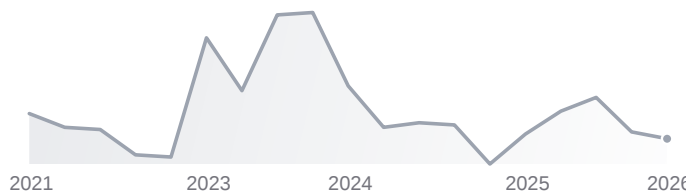
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$70K · Average \$70K

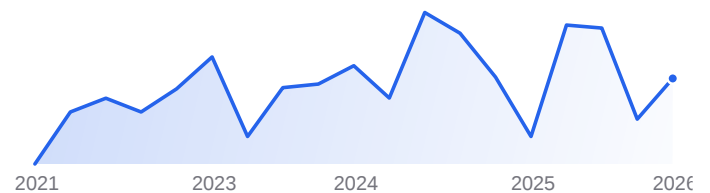
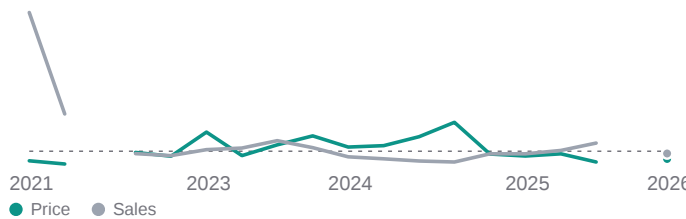


Growth (year over year)

Price -30.7% · Sales -9.1%

Price per square foot

\$94/ft²

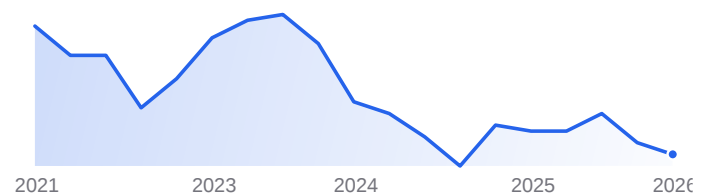
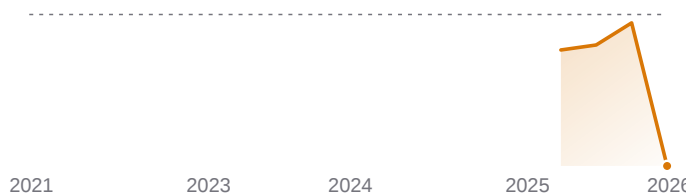


Sale premium vs estimated value

-20.4%

Annual turnover (share of homes sold)

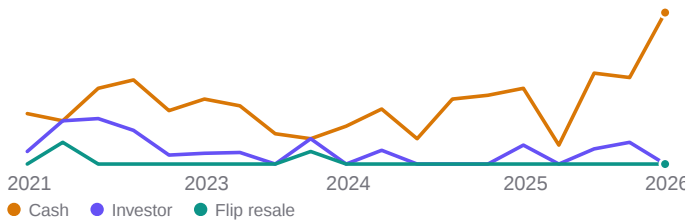
2.1%



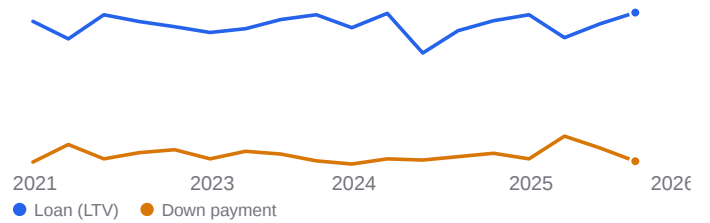
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

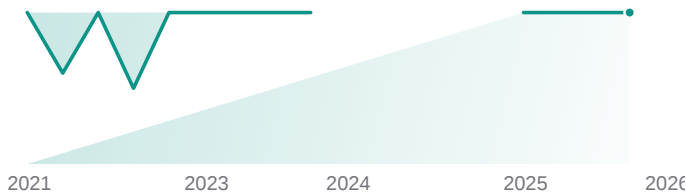


Financing (share of purchase price) Loan (LTV) 96% · Down payment 3.6%



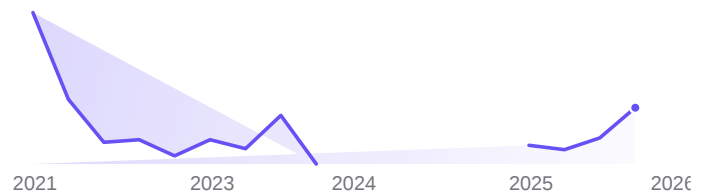
Sellers who sold at a gain

100%



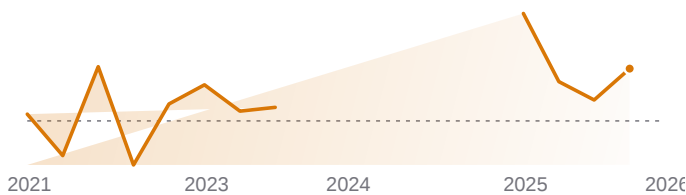
Typical hold before selling

6.4 yrs



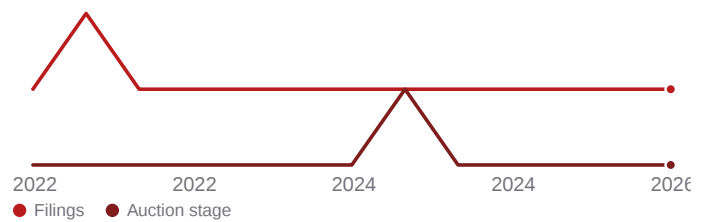
Median annualized return at resale

+12.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,398
Median value (AVM)	\$199K
Median size	1,426 ft²
Median bedrooms	3
Median year built	1970
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.9%
Owner occupied	75%
Company owned	43%
Median loan-to-value	28%
Typical ownership tenure	24.3 yrs

COMMUNITY

Population	3,764
Density	103 / mi²
Median household income	\$66K
Average household income	\$84K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	42
Homes occupied	89%
Bachelor's or higher	13%
Poverty rate	20.5%
Unemployment	1.1%
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.