

Whitney Point 13862

ZIP code · NY · New York > Broome County > Whitney Point

BALANCED MARKET

\$120K

MEDIAN SALE PRICE

-32.7%

1-YR CHANGE

44

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



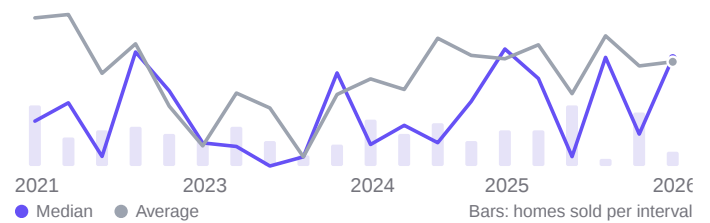
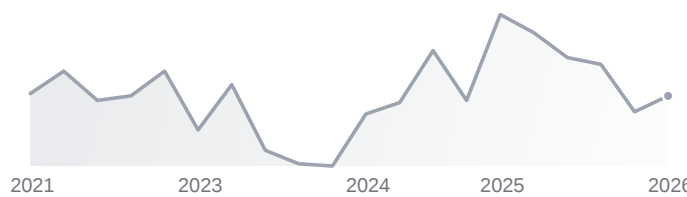
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$165K · Average \$161K

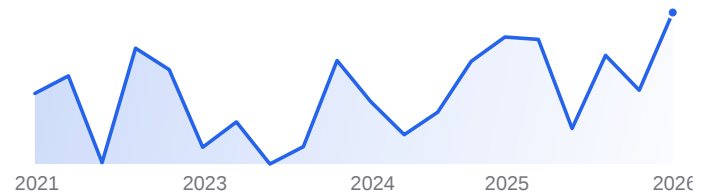
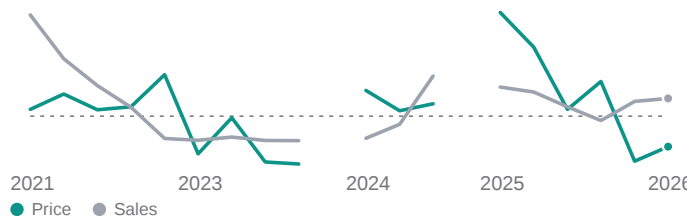


Growth (year over year)

Price -32.7% · Sales +18.9%

Price per square foot

\$132/ft²



Sale premium vs estimated value

+1.2%

Annual turnover (share of homes sold)

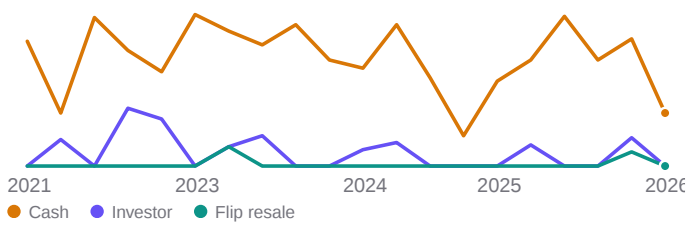
2.9%



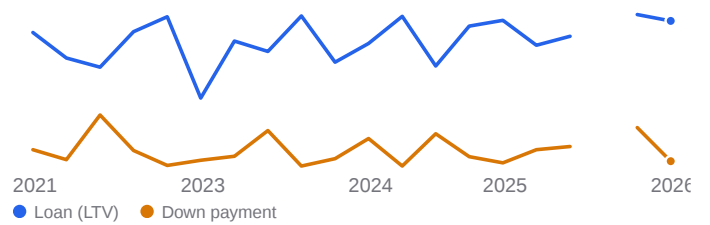
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

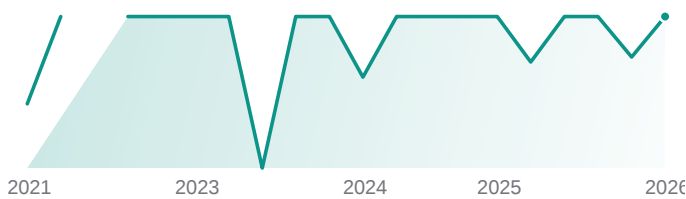


Financing (share of purchase price) Loan (LTV) 95% · Down payment 4.9%



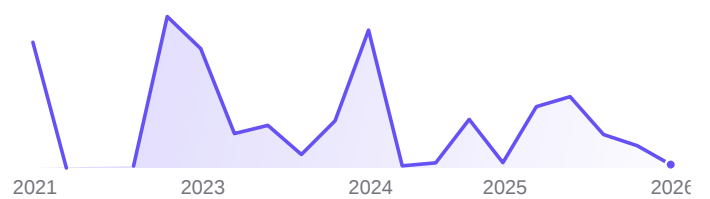
Sellers who sold at a gain

100%



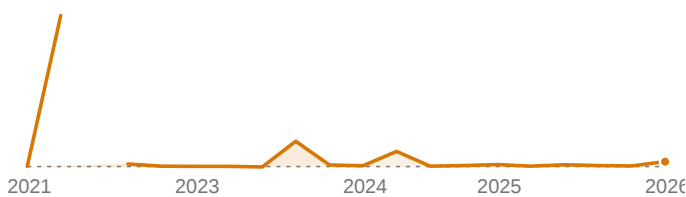
Typical hold before selling

1.4 yrs



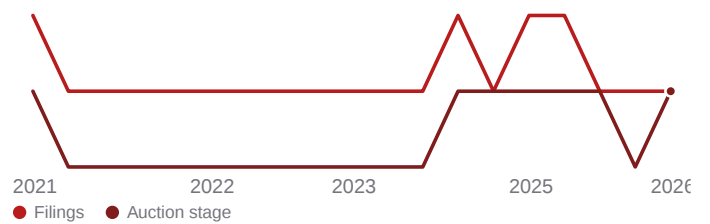
Median annualized return at resale

+30.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,495
Median value (AVM)	\$196K
Median size	1,534 ft²
Median bedrooms	3
Median year built	1975
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.9%
Owner occupied	71%
Company owned	45%
Median loan-to-value	22%
Typical ownership tenure	23.3 yrs

COMMUNITY

Population	3,898
Density	67 / mi²
Median household income	\$64K
Average household income	\$83K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	35
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	20.8%
Unemployment	1.1%
Average temp	46°F
Annual precip	38 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.