

Binghamton 13905

ZIP code · NY · New York > Broome County > Binghamton

BALANCED MARKET

\$180K

MEDIAN SALE PRICE

+10.1%

1-YR CHANGE

301

SALES (12 MO)

\$191K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



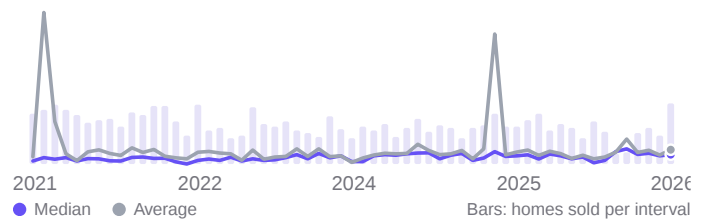
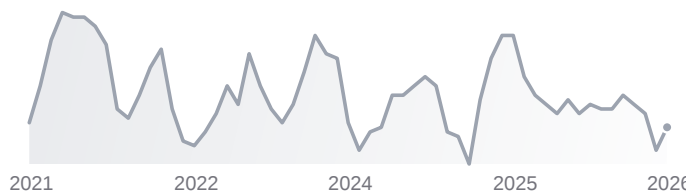
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$180K · Average \$222K

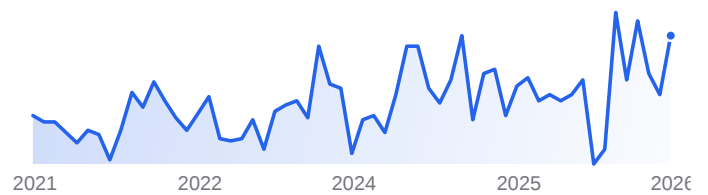
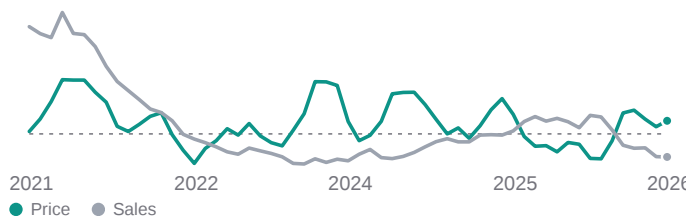


Growth (year over year)

Price +10.1% · Sales -17.8%

Price per square foot

\$114/ft²

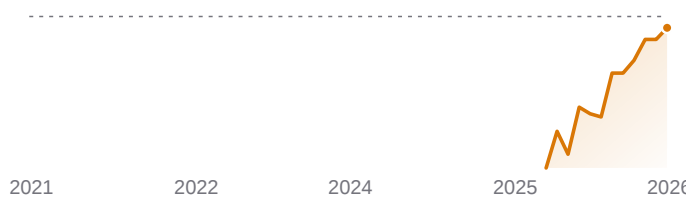


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

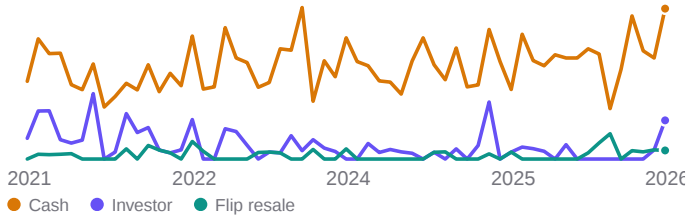
3.9%



BUYERS & OUTCOMES

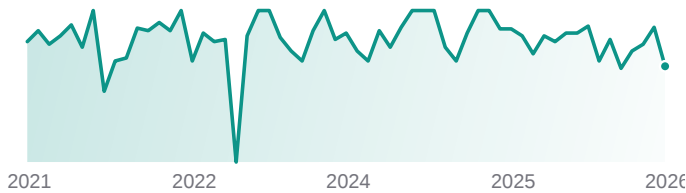
Buyer mix

Cash 74% · Investor 19% · Flip resale 4.3%



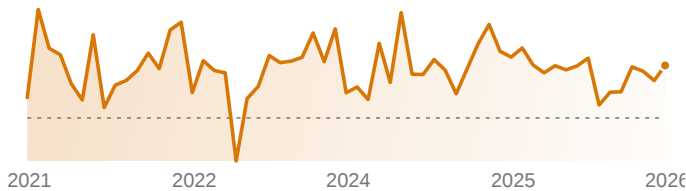
Sellers who sold at a gain

72%

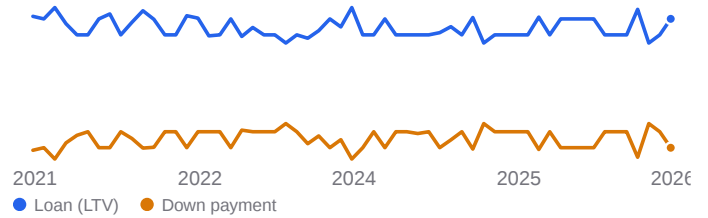


Median annualized return at resale

+8.4%

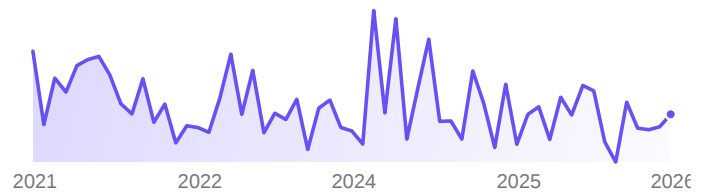


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



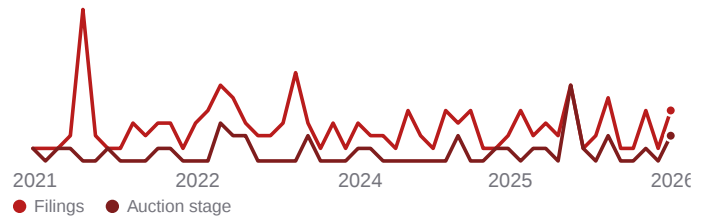
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	7,685
Median value (AVM)	\$191K
Median size	1,720 ft²
Median bedrooms	3
Median year built	1930
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.1%
Owner occupied	62%
Company owned	75%
Median loan-to-value	24%
Typical ownership tenure	14.5 yrs

COMMUNITY

Population	27,977
Density	1,019 / mi²
Median household income	\$55K
Average household income	\$79K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	36
Homes occupied	86%
Bachelor's or higher	18%
Poverty rate	28.7%
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.