

Brooktondale 14817

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

BALANCED MARKET

\$132K

MEDIAN SALE PRICE

-28.5%

1-YR CHANGE

37

SALES (12 MO)

\$236K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



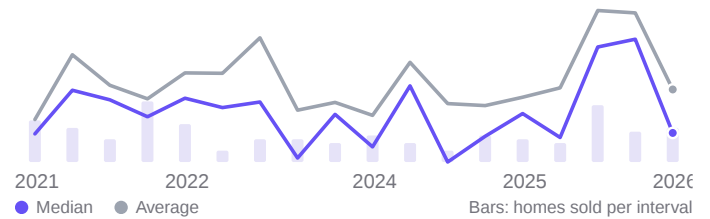
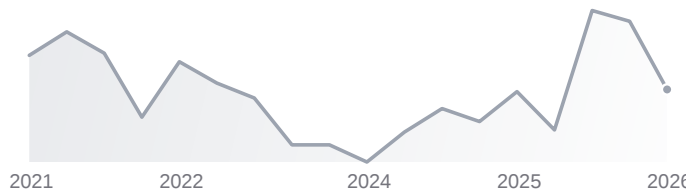
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$140K · Average \$224K

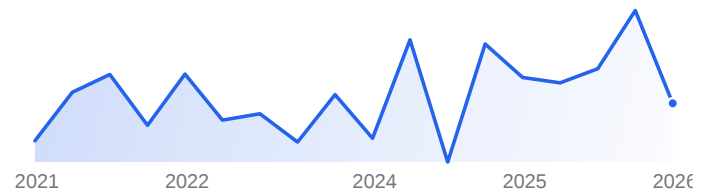
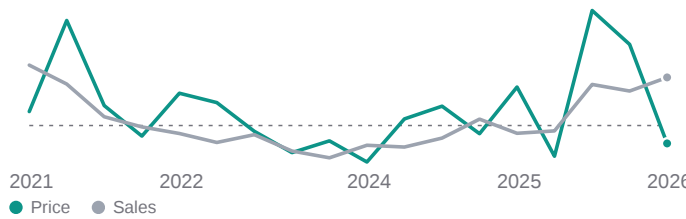


Growth (year over year)

Price -28.5% · Sales +76.2%

Price per square foot

\$124/ft²

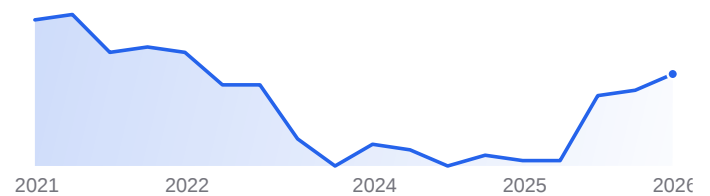


Sale premium vs estimated value

-14.5%

Annual turnover (share of homes sold)

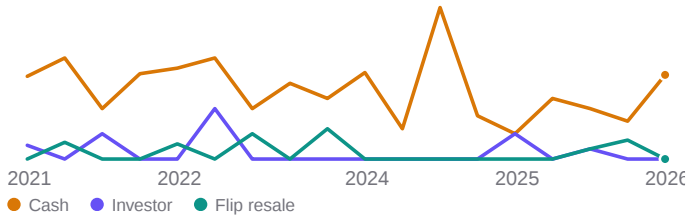
3.6%



BUYERS & OUTCOMES

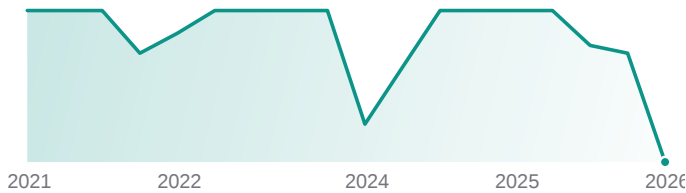
Buyer mix

Cash 56% · Investor 0% · Flip resale 0%



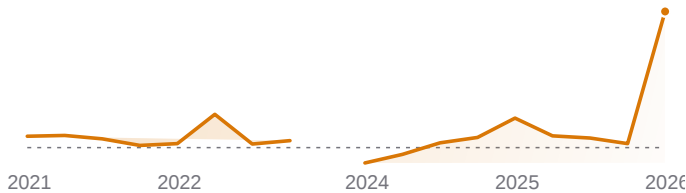
Sellers who sold at a gain

33%



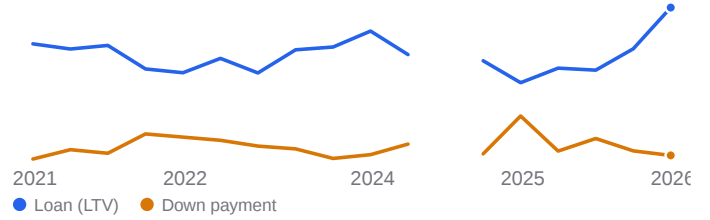
Median annualized return at resale

+140.2%



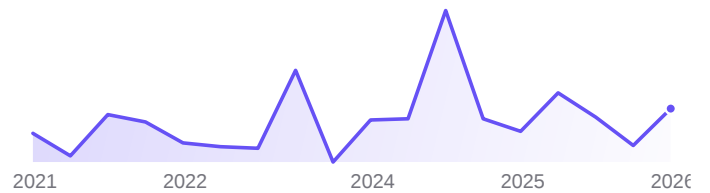
Financing (share of purchase price)

Loan (LTV) 114% · Down payment 11%



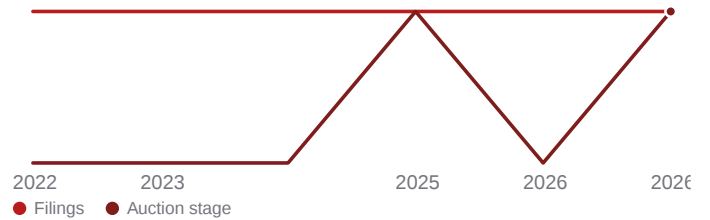
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,031
Median value (AVM)	\$236K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1973
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.9%
Owner occupied	73%
Company owned	79%
Median loan-to-value	2%
Typical ownership tenure	26.7 yrs

COMMUNITY

Population	2,090
Density	54 / mi²
Median household income	\$83K
Average household income	\$102K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	33
Homes occupied	89%
Bachelor's or higher	26%
Poverty rate	3.4%
Unemployment	1.1%
Average temp	45°F
Annual precip	40 in
Sunshine	49%

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