

Ithaca 14850

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

BALANCED MARKET

\$332K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

501

SALES (12 MO)

\$399K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



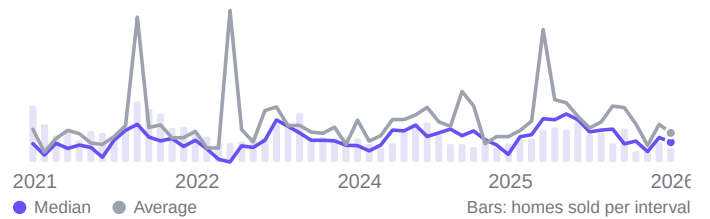
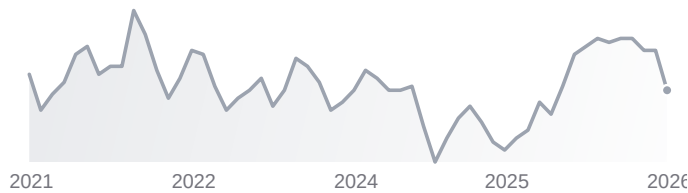
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$340K · Average \$390K

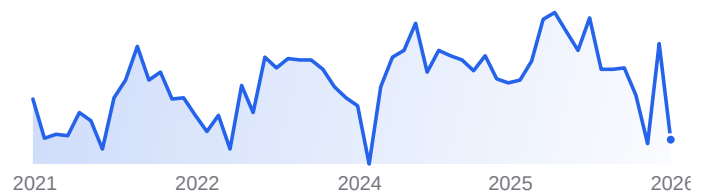
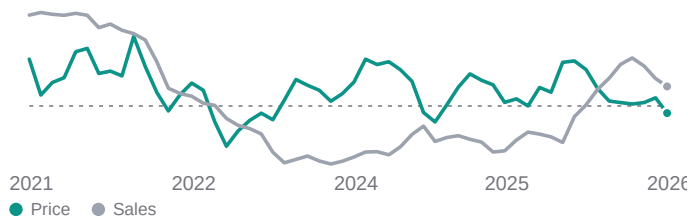


Growth (year over year)

Price -2.9% · Sales +8.0%

Price per square foot

\$164/ft²

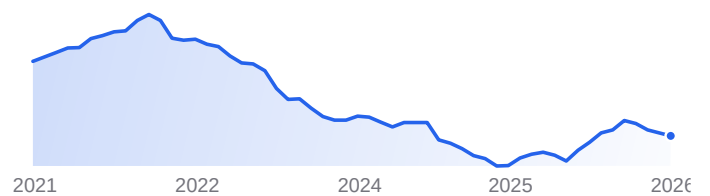
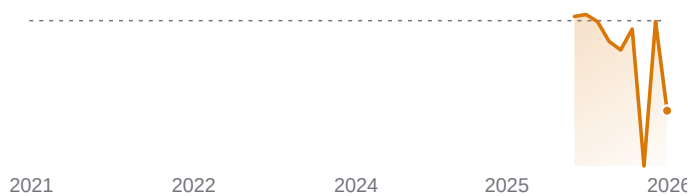


Sale premium vs estimated value

-25.1%

Annual turnover (share of homes sold)

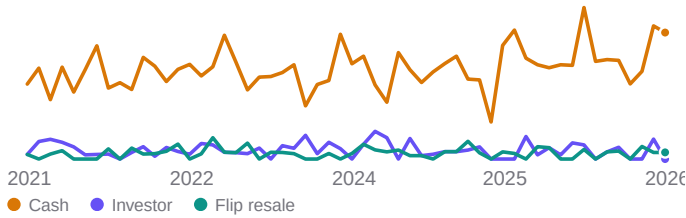
3.5%



BUYERS & OUTCOMES

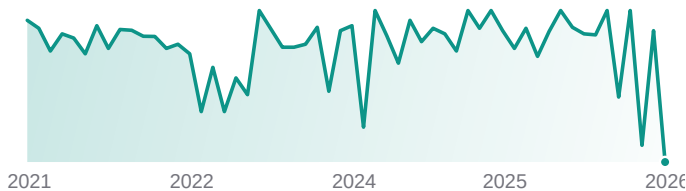
Buyer mix

Cash 59% · Investor 0% · Flip resale 3.1%



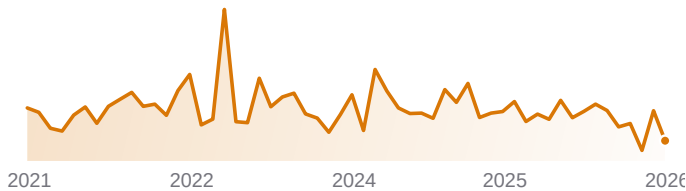
Sellers who sold at a gain

50%

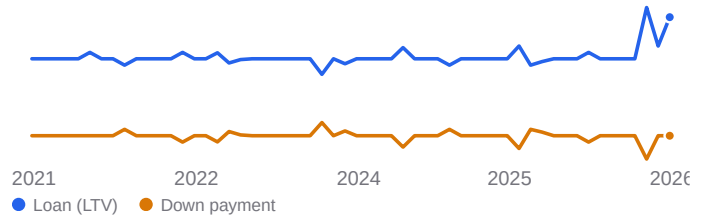


Median annualized return at resale

+2.4%

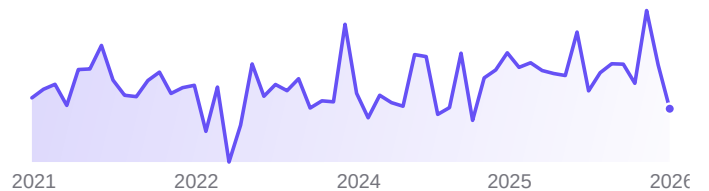


Financing (share of purchase price) Loan (LTV) 113% · Down payment 20%



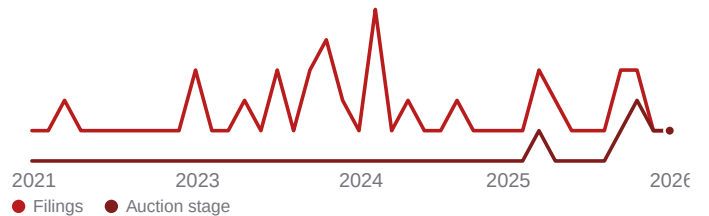
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	14,477
Median value (AVM)	\$399K
Median size	1,828 ft²
Median bedrooms	3
Median year built	1964
Single family	66%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.7%
Owner occupied	71%
Company owned	82%
Median loan-to-value	0%

Typical ownership tenure

19.3 yrs

COMMUNITY

Population	68,254
Density	529 / mi²
Median household income	\$68K
Average household income	\$102K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	36
Homes occupied	87%
Bachelor's or higher	27%
Poverty rate	15.7%
Unemployment	0.8%
Average temp	47°F
Annual precip	38 in
Sunshine	49%

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