

Lockwood 14859

ZIP code · NY · New York > Tioga County

BUYER'S MARKET

\$185K

MEDIAN SALE PRICE

+12.1%

1-YR CHANGE

12

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



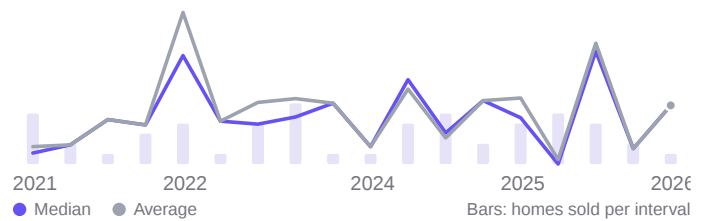
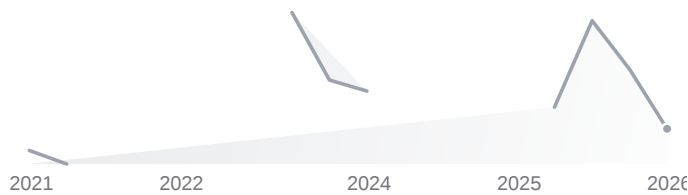
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$185K · Average \$185K

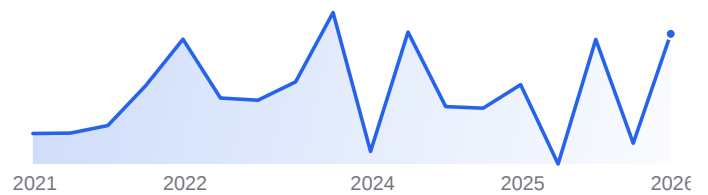
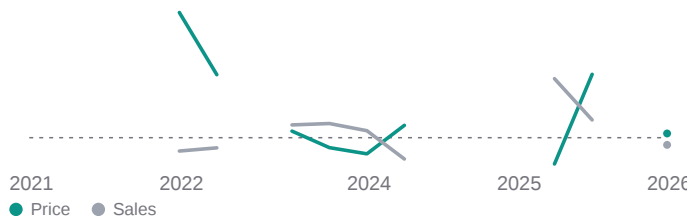


Growth (year over year)

Price +12.1% · Sales -20.0%

Price per square foot

\$174/ft²

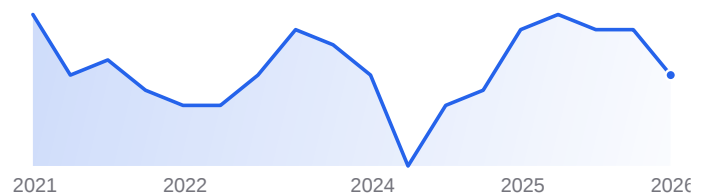


Sale premium vs estimated value

+66.4%

Annual turnover (share of homes sold)

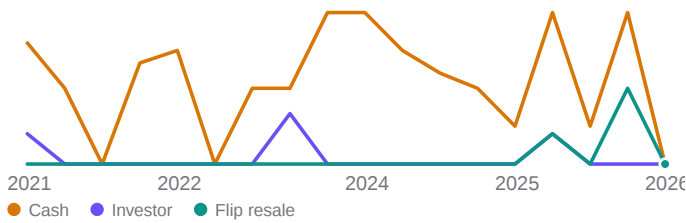
2.5%



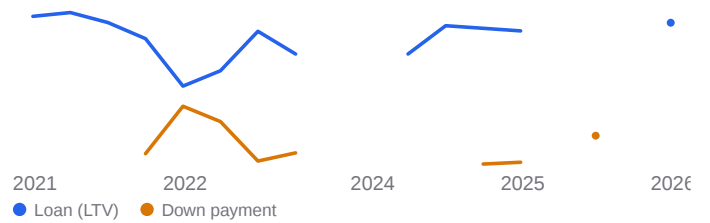
BUYERS & OUTCOMES

Buyer mix

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

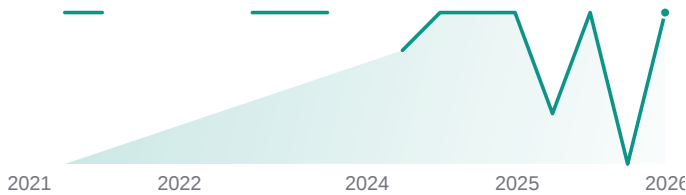


Financing (share of purchase price) Loan (LTV) 102% · Down payment 22%



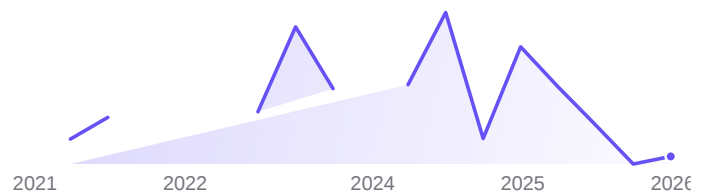
Sellers who sold at a gain

100%



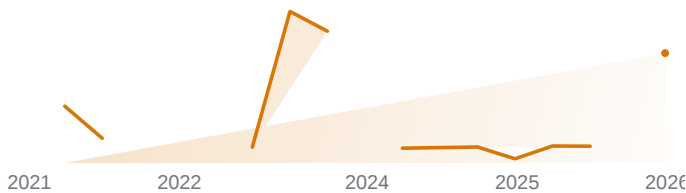
Typical hold before selling

1.1 yrs



Median annualized return at resale

+41.7%



HOUSING STOCK

Homes	483
Median value (AVM)	\$196K
Median size	1,395 ft²
Median bedrooms	3
Median year built	1978
Single family	43%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.6%
Owner occupied	74%
Company owned	17%
Median loan-to-value	20%
Typical ownership tenure	25.1 yrs

COMMUNITY

Population	1,064
Density	37 / mi²
Median household income	\$65K
Average household income	\$77K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	38
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	13.5%
Unemployment	1.0%
Average temp	46°F
Annual precip	39 in
Sunshine	49%

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