

Trumansburg 14886

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

BUYER'S MARKET

\$143K

MEDIAN SALE PRICE

-8.7%

1-YR CHANGE

57

SALES (12 MO)

\$312K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



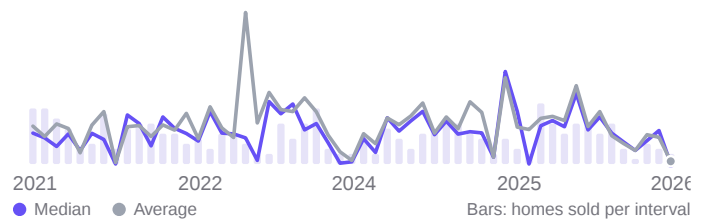
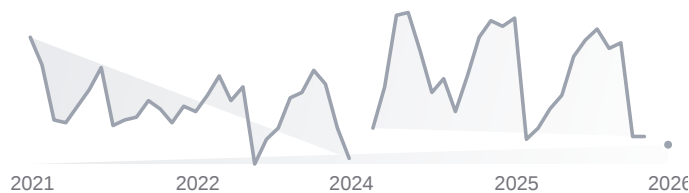
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

21 / 100

Sale prices

Median \$40K · Average \$55K

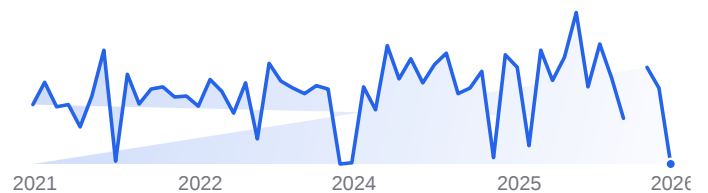
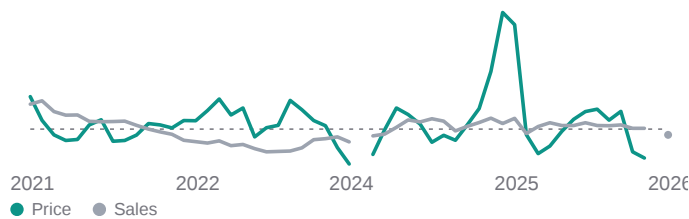


Growth (year over year)

Price -8.7% · Sales -10.9%

Price per square foot

\$25/ft²

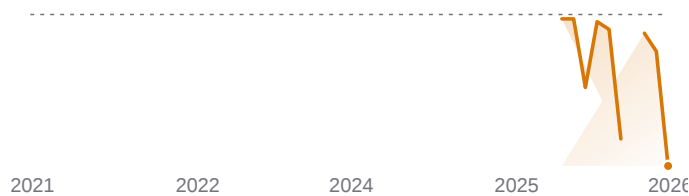


Sale premium vs estimated value

-84.8%

Annual turnover (share of homes sold)

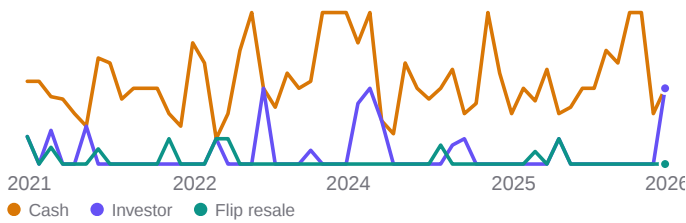
2.2%



BUYERS & OUTCOMES

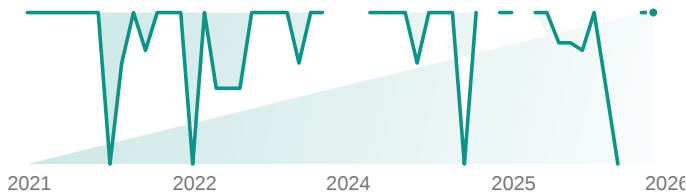
Buyer mix

Cash 50% · Investor 50% · Flip resale 0%



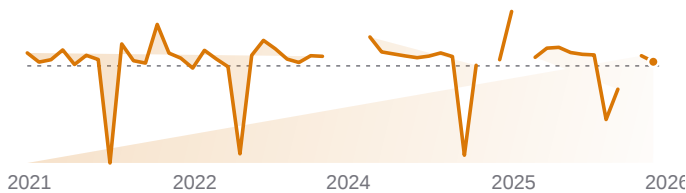
Sellers who sold at a gain

100%

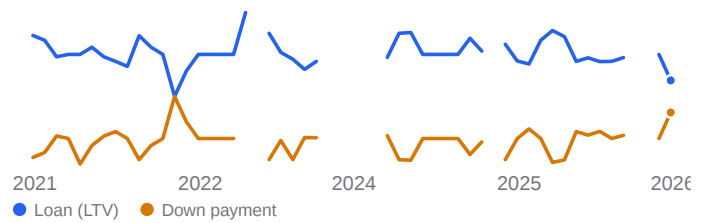


Median annualized return at resale

+2.3%

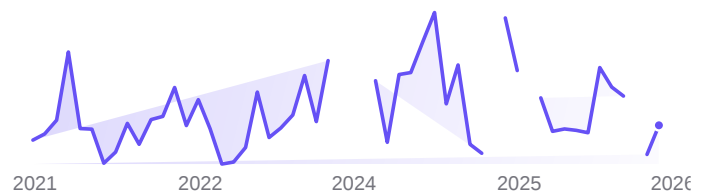


Financing (share of purchase price) Loan (LTV) 61% · Down payment 39%



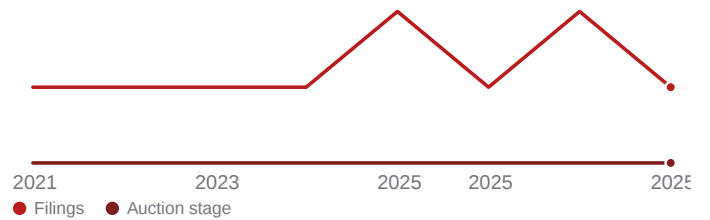
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,592
Median value (AVM)	\$312K
Median size	1,661 ft²
Median bedrooms	3
Median year built	1970
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.9%
Owner occupied	79%
Company owned	24%
Median loan-to-value	8%
Typical ownership tenure	19.3 yrs

COMMUNITY

Population	6,614
Density	87 / mi²
Median household income	\$74K
Average household income	\$91K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	34
Homes occupied	87%
Bachelor's or higher	24%
Poverty rate	9.0%
Unemployment	0.9%
Average temp	46°F
Annual precip	38 in
Sunshine	49%

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