

Watkins Glen 14891

ZIP code · NY · New York > Schuyler County > Watkins Glen

BUYER'S MARKET

\$175K

MEDIAN SALE PRICE

-28.1%

1-YR CHANGE

47

SALES (12 MO)

\$224K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



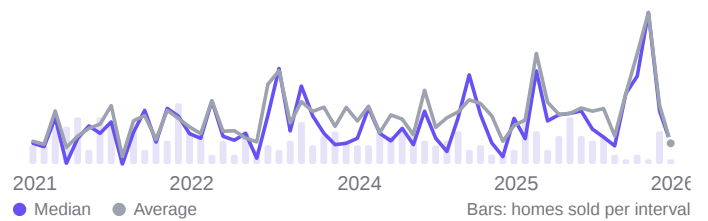
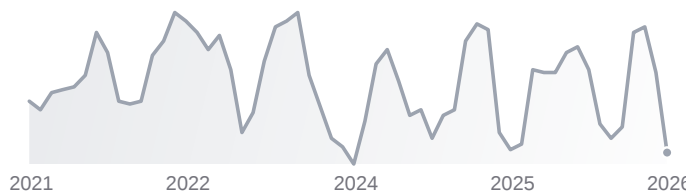
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$110K · Average \$110K

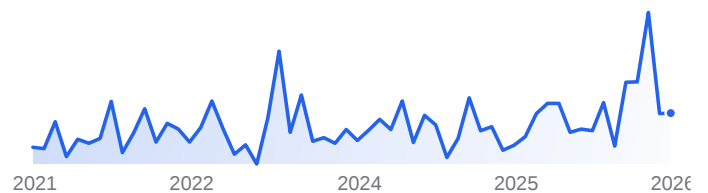
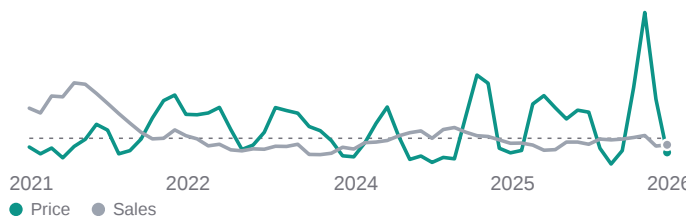


Growth (year over year)

Price -28.1% · Sales -13.0%

Price per square foot

\$146/ft²

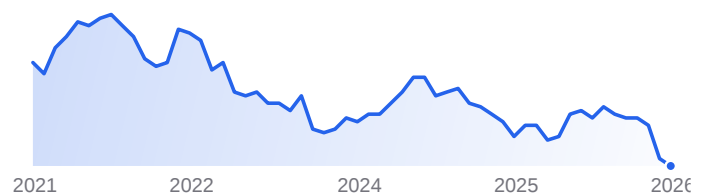


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

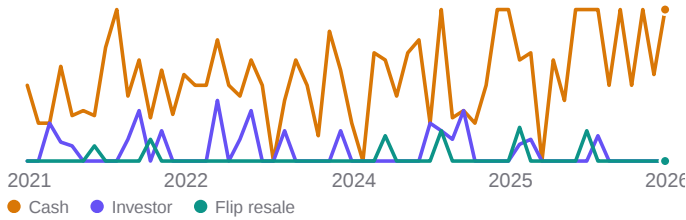
2.5%



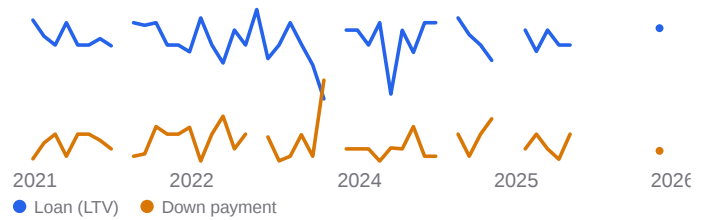
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

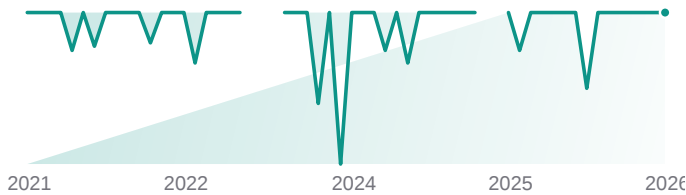


Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.7%



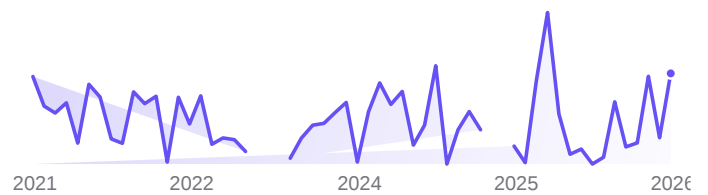
Sellers who sold at a gain

100%



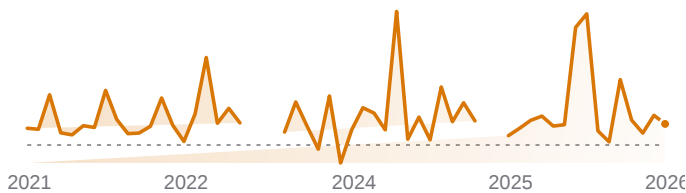
Typical hold before selling

11.8 yrs



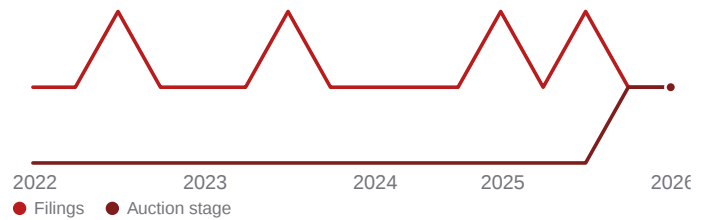
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,858
Median value (AVM)	\$224K
Median size	1,624 ft²
Median bedrooms	3
Median year built	1955
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.3%
Owner occupied	70%
Company owned	12%
Median loan-to-value	30%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	3,695
Density	70 / mi²
Median household income	\$57K
Average household income	\$74K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	34
Homes occupied	82%
Bachelor's or higher	9%
Poverty rate	12.7%
Unemployment	1.1%
Average temp	46°F
Annual precip	35 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.