

**TIOGA COUNTY
OWEGO AREA UPDATE
September 2019**

**Roger Katchuk M.Sc.
Licensed Real estate Broker
First Tioga Realty**



County Residential Sales

9/9/2018 – 9/8/2019 *274 homes*
9/9/2017 – 9/8/2018 *272 homes*

Owego School District Home Sales

9/9/2018 – 9/8/2019 *105 homes*
9/9/2017 – 9/8/2018 *122 homes*

**Top 3 Styles of homes sold in Owego School District
Past 12 months**

2 Story *41 homes*
Ranch *36 homes*
Cape Cod *12 homes*

Tioga County Commercial Sales

9/9/2018 – 9/8/2019 *8*
9/9/2017 – 9/8/2018 *6*

Tioga County Land Past 12 Months

Parcels over 30 acres have been averaging \$1,360 per acre.

*Past 12 months 31 residential homes sold with land totaling between 5 and 50 acres.

First Tioga Publishes: www.NewYorkFarmandVineyardsForSale.com

Check out our new website for farms. Here I am not restricted as to how many pictures, maps, videos and information I want to utilize.

SATURATION MARKETING With First Tioga Home Listings

Published listings on the Southern Tiers 4 major boards of realtors.

Published listings on hundreds of real estate web sites including all regional broker sites and marketing partners like Zillow, Trulia and Realtor.com. Drone photography, high definition photos and home videos. No one does more!

ROGER KATCHUK TV on YouTube: This month we surpassed 10,000 views and 18,000 minutes of home video touring. *Community Stories with Roger Katchuk* has 2 new stories in the works coming in November.

Statistical Update (Source: Greater Binghamton Association of Realtors)

	<u>Jan. – Sept. 2019</u>	<u>2018 (12 months)</u>
Residential units sold	1,404	2,187
Average List price	\$139,616	\$133,199
Average Sale price	\$134,082	\$127,798
Average Days on market	83	85
Average price per square foot	\$70	\$69

Currently On The Market (GBAR)

1,083 Residential Homes
347 Land Parcels
256 Multi-Family Homes
82 Rental Units
175 Commercial properties

Real Estate Market Valuations, Contract Reviews & Consultations are presented in detail on a 70" screen in the:

Historic Delaware & Hudson Building

Blacksmith Shop & Stables

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President Greater Binghamton Association of Realtors (Former)

Realtor of the Year (Former)