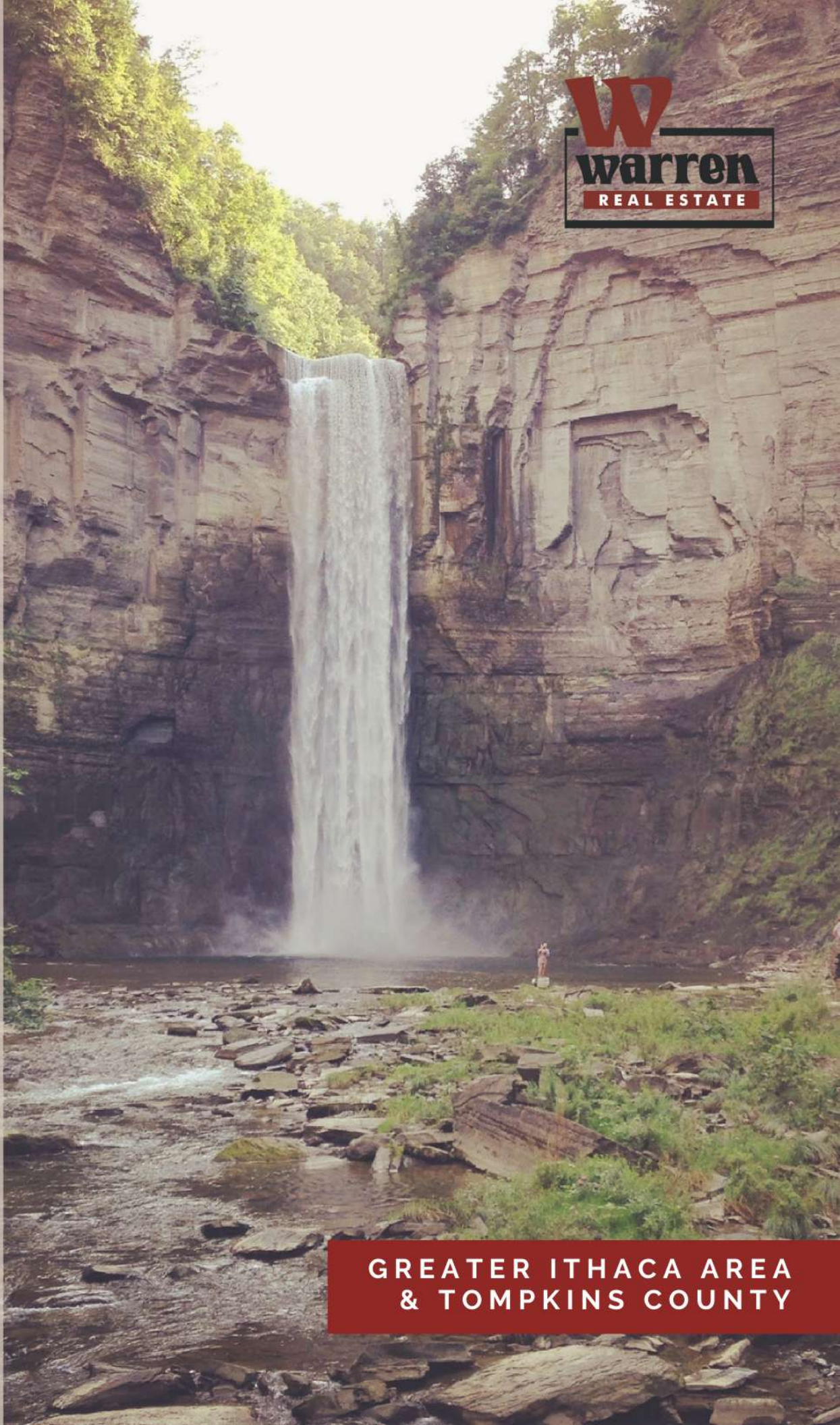


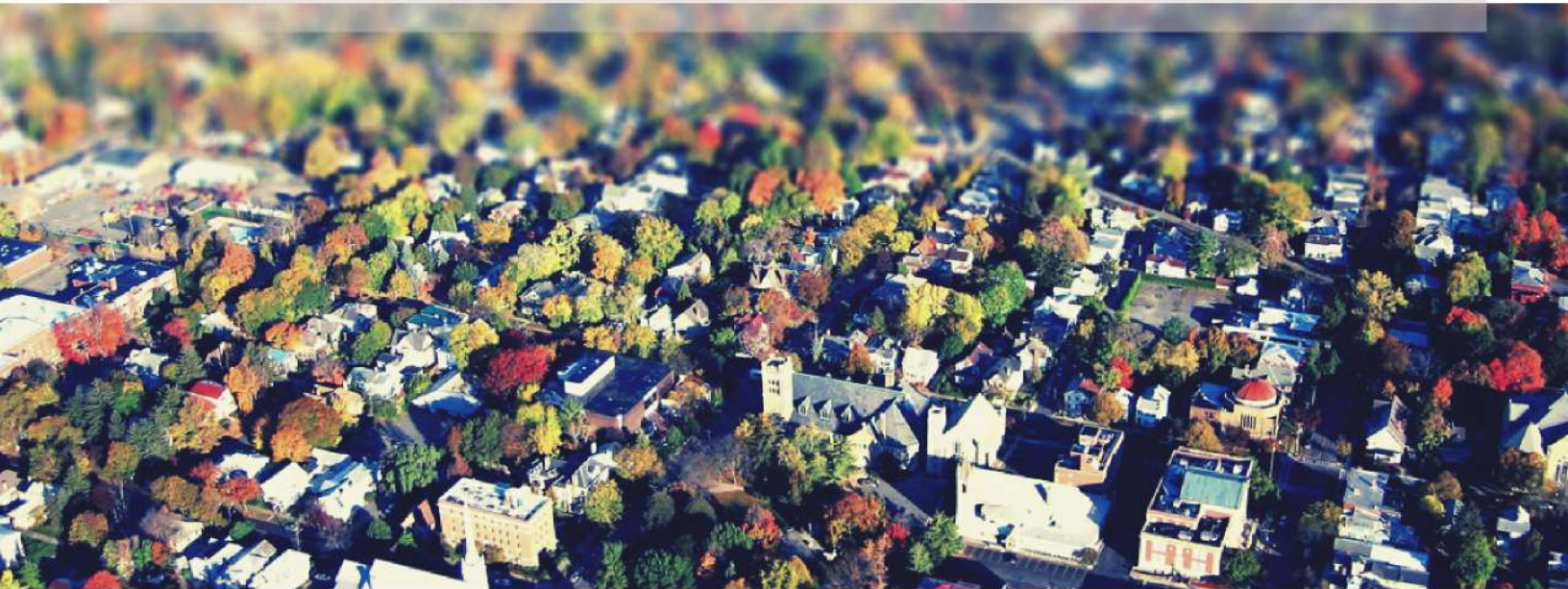
# WARREN REAL ESTATE

2022 ANNUAL MARKET REPORT



GREATER ITHACA AREA  
& TOMPKINS COUNTY

# GREATER ITHACA & TOMPKINS COUNTY REAL ESTATE



## TABLE OF CONTENTS

COMPANY NEWS	2
THE WARREN ADVANTAGE	3-4
TOMPKINS COUNTY MARKET OVERVIEW	5-8
TOTAL MARKET OVERVIEW	9
ADDITIONAL COUNTIES MLS OVERVIEW	10
LAKE FRONT OVERVIEW	11-12
TOMPKINS COMMERCIAL/MULTI-UNIT OVERVIEW	13
TOMPKINS LAND OVERVIEW	14
2021 NATIONAL DATA	15
SCHOOL DISTRICT REPORTS	16-29
WORKING WITH WARREN	30



### ITHACA MLS TOTAL MARKET OVERVIEW

TOTAL RESIDENTIAL SALES: \$398M

AVERAGE SALE PRICE: \$297,777

AVERAGE DAYS ON MARKET: 32

AVERAGE LIST TO SELL RATIO: 102%

# SOLD LISTINGS 1,338

# WARREN REAL ESTATE

**Since 1953** - Proud and honored to have served the real estate needs of so many in the community. Expanding on a legacy started by Ann Warren in 1953, her grandson Bryan Warren currently leads the company with the same values of providing superior services to clients and having a true commitment to the staff, agents and communities we serve. Warren has grown to be the area's #1 locally owned real estate services provider.



## EXPANDING OUR REACH

Warren serves over 14 counties and has grown to 7 offices in the Finger Lakes and Southern Tier. With over 150 agents and \$614M in annual sales, our Warren Agents are committed to providing the best local service with top producing agents in all of our markets.



## EXPANDING WARRENHOMES.COM

Warren Real Estate is dedicated to providing the latest technology and marketing strategies. As a result, the WarrenHomes.com site has undergone a full renovation, with more resources and information, a new aesthetic and more comprehensive maneuverability for an overall enhanced experience.

# COMMUNITY PHILOSOPHY

We believe that giving back to our community is the most meaningful and important investment we can make. We are reminded of the importance and strength of our communities amid the COVID-19 pandemic. The health and growth of our community is an initiative we take very seriously. We are proud to have supported over 50 local and amazing nonprofit organizations in 2021.

# YOUR MARKET LEADER

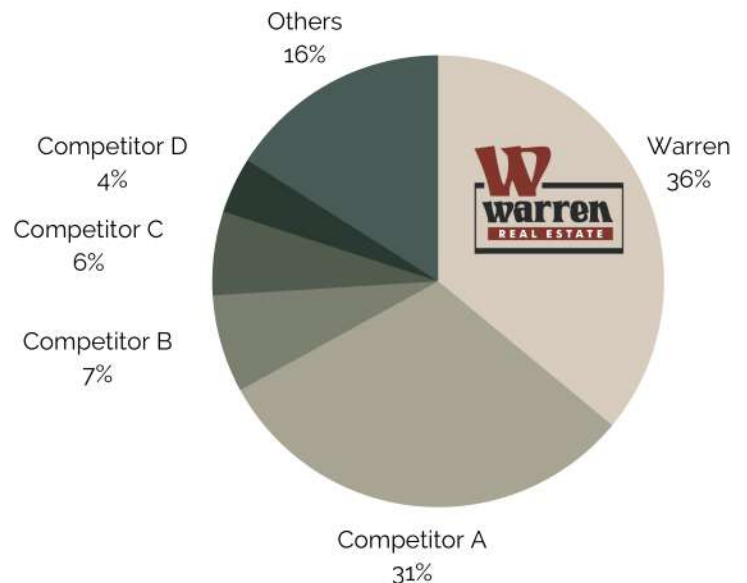
Choosing the right company makes the difference. Our success is directly connected to your success. We want our position in the market to be *your* position. Committed to the health and growth of our local community, Warren leads each of their local markets year after year. We are known for superior real estate services, top producing real estate professionals, and superior results.

## ITHACA MARKET DATA TRACK RECORD & HISTORY

Since 1953, Warren has been a successful and highly reputable force in the Finger Lakes real estate business. Our strength in Ithaca & surrounding communities is legendary. For 2021, Warren Real Estate in Ithaca had:

- **Most Sold Listings in the Market**
- **Highest Avg. Selling Price**
- **Fewest Days on Market**
- **Highest Per Agent Production**
- **\$298M Annual Sales**
- **150+ Warren Agents**
- **7 Local Real Estate Offices**
- **69 Years in the Market**

2021 Ithaca Market Share



### THE LOCAL CHOICE & MARKET LEADER

Family-owned business with deep roots in our area. Fully committed to the health and growth of our local community. #1 in real estate sales.



### MOST SUCCESSFUL AGENTS

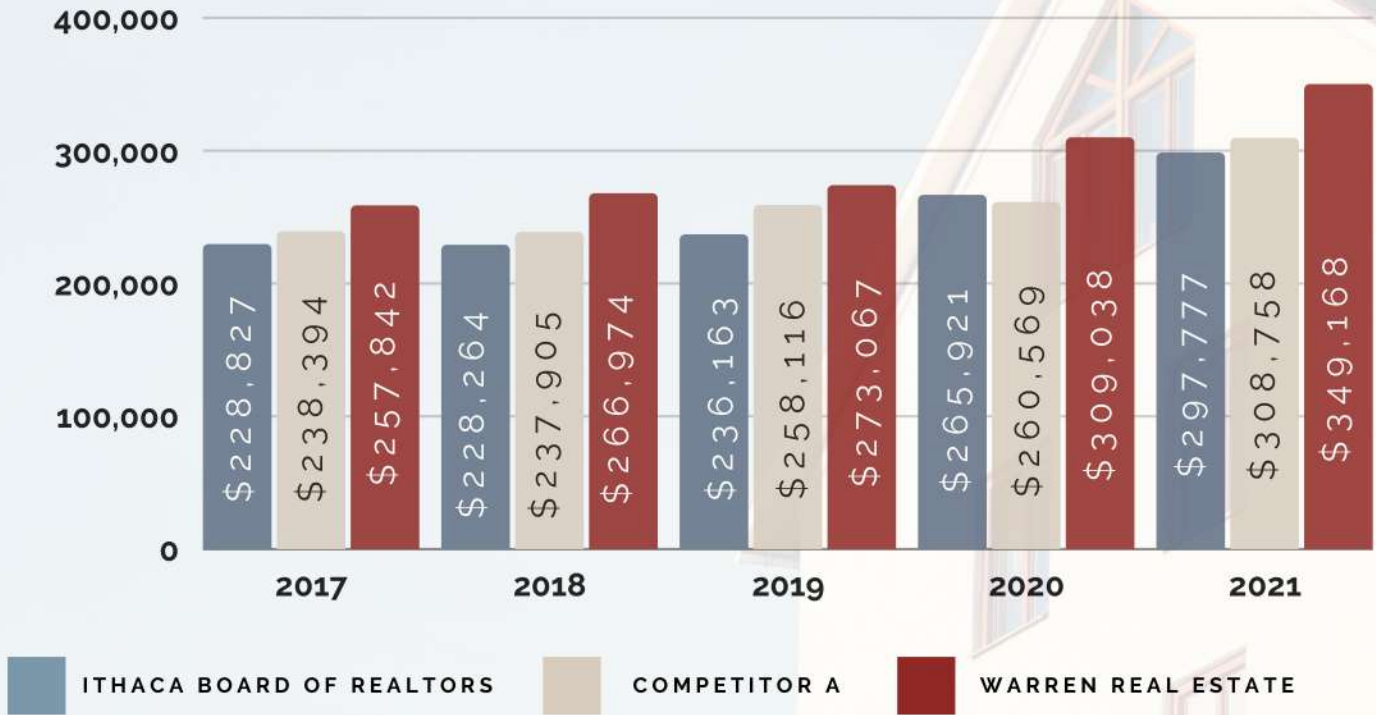
The average sales of Warren agents outperform the average agent sales of our largest competitor.



### LATEST TECHNOLOGY

Top producing agents that utilize the latest technology, marketing strategies, and sales techniques.

## AVERAGE RESIDENTIAL SELLING PRICE BY COMPANY



Source of Information: Ithaca Board of Realtors Multiple Listing Service.



## SIDE-BY-SIDE COMPARISON 2021

HIGHEST SELLING PRICE, FEWEST DAYS ON MARKET & HIGHEST LIST TO SELL RATIO

### ITHACA BOARD OF REALTORS

Average Sale Price \$297,777  
 Days on Market: 32  
 List to Sell: 102%  
 Total Res. Sales \$398 mil  
 # sold listings 1,338

### WARREN REAL ESTATE

Average Sale Price \$349,168  
 Days on Market: 26  
 List to Sell: 104%  
 Marketshare 36%  
 # sold Listings 406

### COMPETITOR A

Average Sale Price \$308,759  
 Days on Market: 30  
 List to Sell: 102%  
 Marketshare 31%  
 # sold Listings 355

# RESIDENTIAL: TOMPKINS COUNTY DATA

## SELLING OR BUYING A HOME? - KNOW YOUR MARKET



Since 1953, putting people in their dream home has been the way of life at Warren. With 69 years' experience buying, selling and marketing property, you can rely on Warren as your resource for finding information related to market trends, property values, inventory, zoning, land planning, subdivision, building lots, improvements, commercial, due diligence and more. With a Warren agent, you will find all of the resources, techniques and tools that you'll need in order to make more educated decisions about buying, selling and real estate investing.

## RESIDENTIAL SALES 2021



**Number of Homes Sold**  
**830**



**Average Days on Market**  
(list to contract)  
**26**

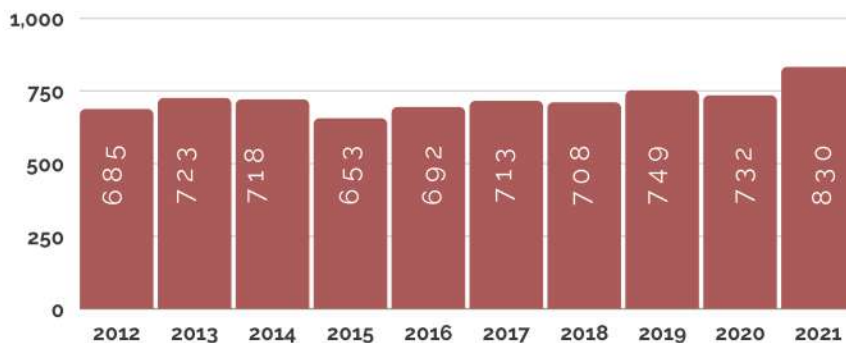


**Average Selling Price**  
**\$328,822**



**Average List to Sell Ratio**  
**103%**

## HOW MANY HOMES SELL YEARLY?

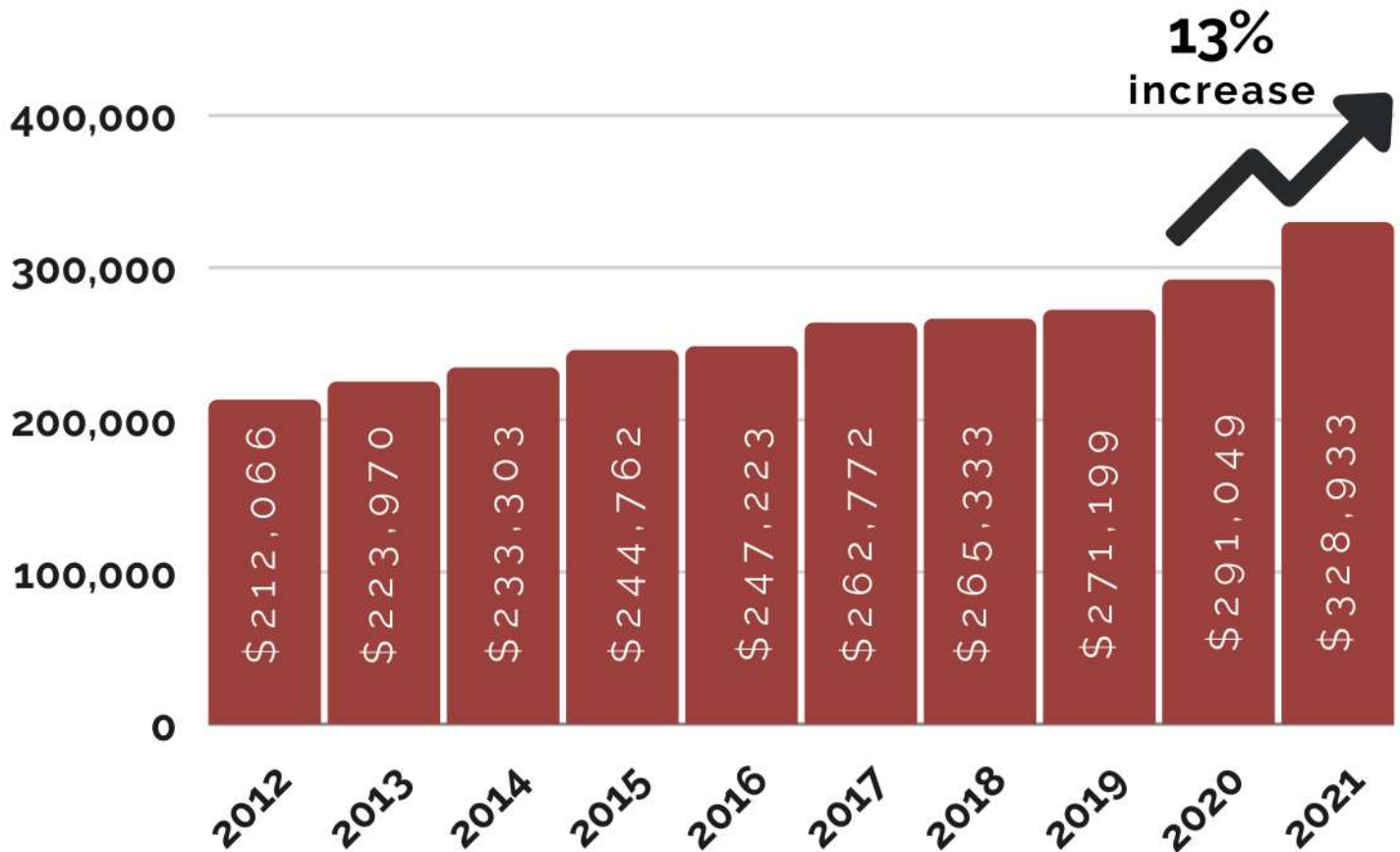


*Source of Information: Ithaca Board of Realtors Multiple Listing Service. Statistics based on Tompkins County residential sales reported to Ithaca Board of Realtors 2021. Information deemed reliable but not guaranteed.*

*All residential statistics in this report exclude lakefront unless specified.*

# RESIDENTIAL:

## TOMPKINS COUNTY AVERAGE SELLING PRICE

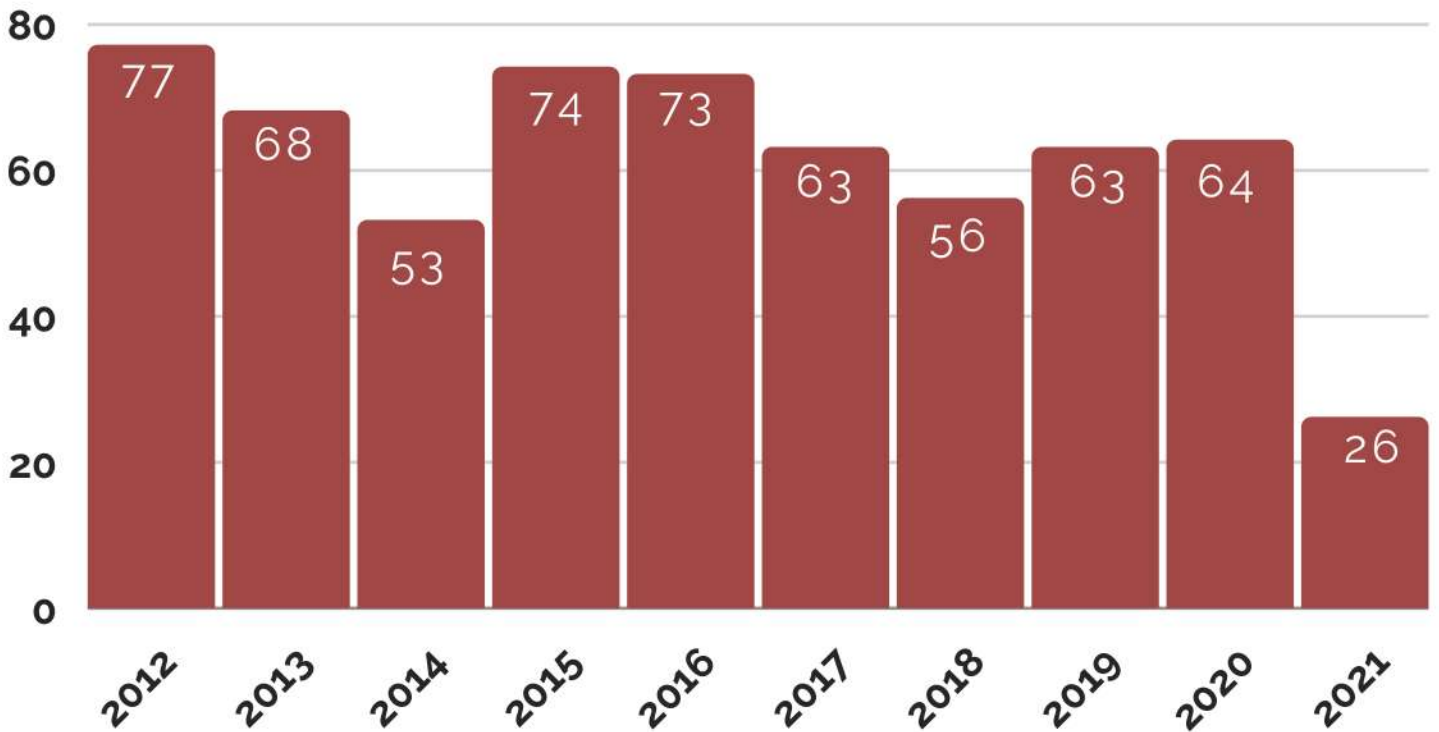


**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on Tompkins residential sales reported to Ithaca Board of Realtors 2021. Information deemed reliable but not guaranteed.



# RESIDENTIAL:

TOMPKINS COUNTY AVERAGE DAYS ON MARKET (LIST TO CONTRACT)



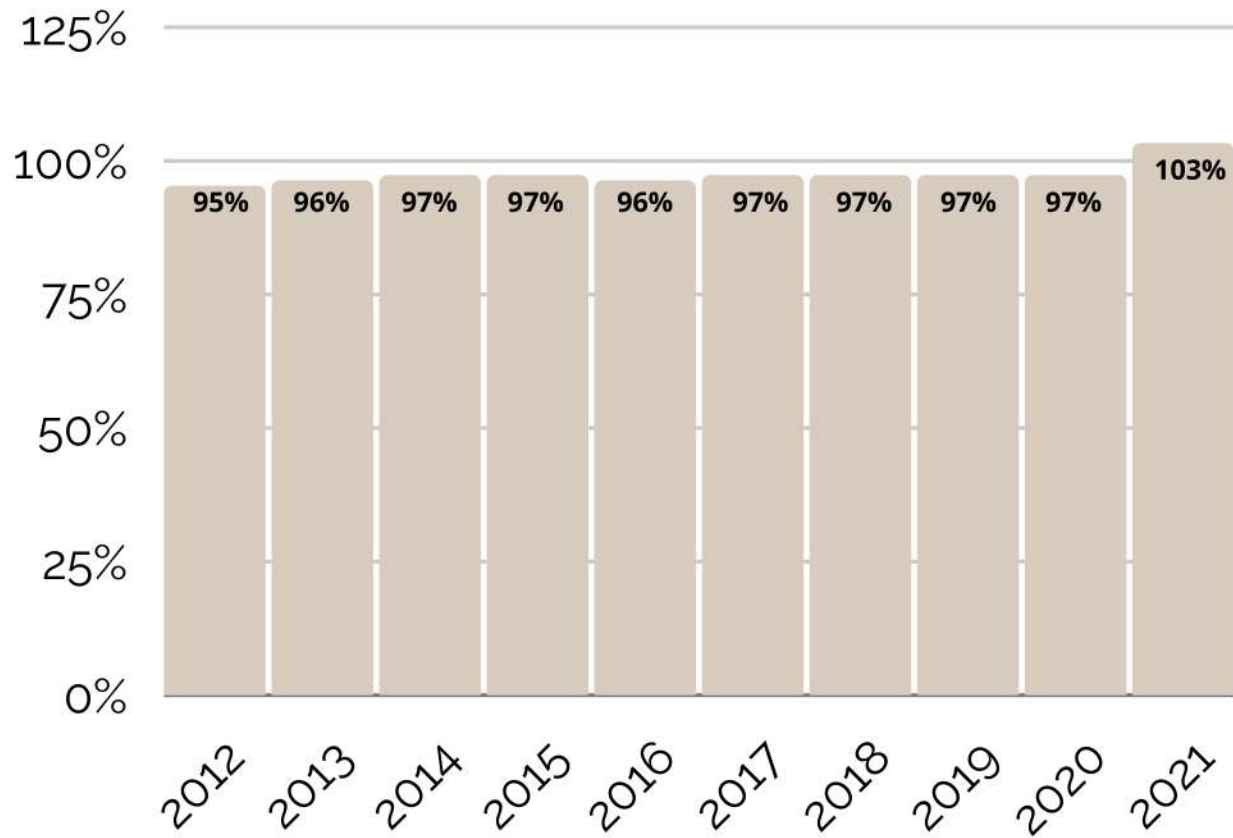
**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on Tompkins residential sales reported to Ithaca Board of Realtors 2021. Information deemed reliable but not guaranteed.





# RESIDENTIAL:

## TOMPKINS COUNTY AVERAGE LIST TO SELL %



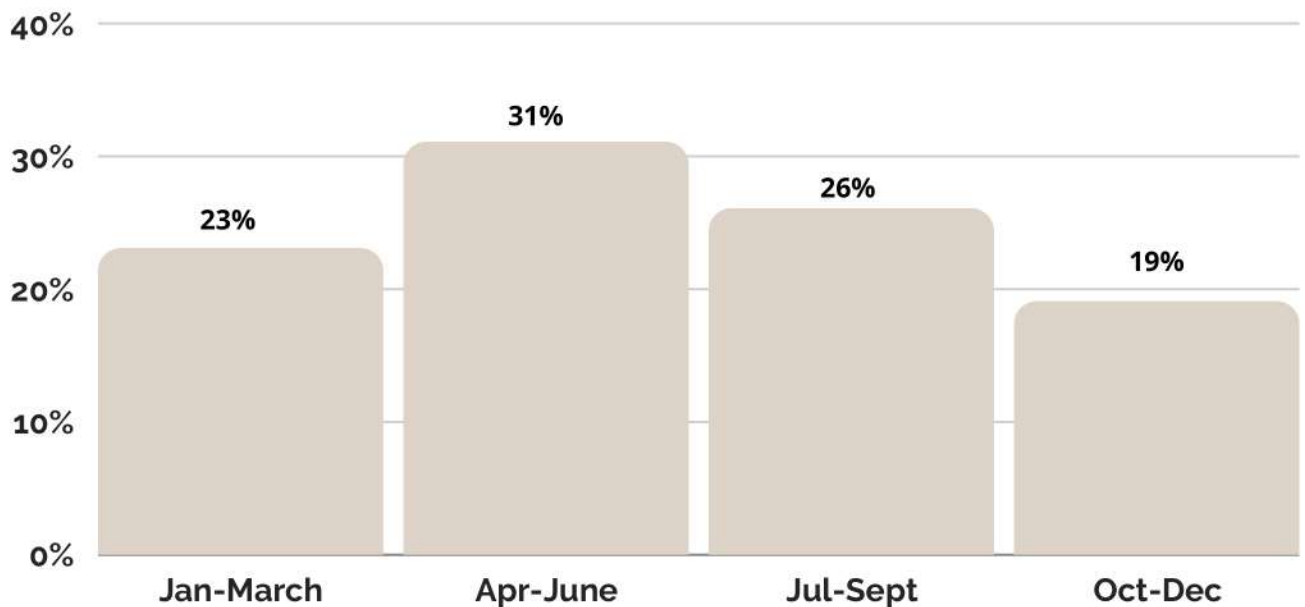
**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on Tompkins residential sales reported to Ithaca Board of Realtors 2021. Information deemed reliable but not guaranteed.



# RESIDENTIAL:

## WHEN HOMES GO UNDER CONTRACT - BY QUARTER

SALES ACTIVITY HAS BEEN SPREADING LATER IN THE YEAR OVER THE PAST FEW YEARS. THERE REALLY NO LONGER IS AN "OFF SEASON".



**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on total residential sales reported to Ithaca Board of Realtors 2021. Information deemed reliable but not guaranteed.



# RESIDENTIAL SALES 2021

## CORTLAND COUNTY



Number of Homes Sold  
**123**



Average Days on Market  
(list to contract)  
**30**

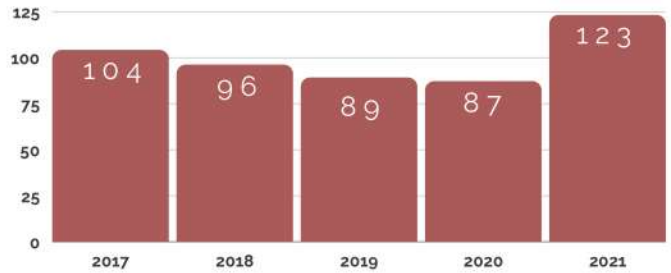


Average Selling Price  
**\$211,939**



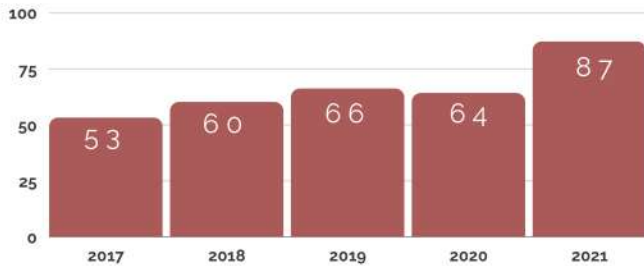
Average List to Sell Ratio  
**108%**

### HOW MANY HOMES SELL YEARLY?



## TIOGA COUNTY

### HOW MANY HOMES SELL YEARLY?



Number of Homes Sold  
**87**



Average Selling Price  
**\$181,869**



Average Days on Market  
(list to contract)  
**45**



Average List to Sell Ratio  
**98%**

## SCHUYLER COUNTY

### HOW MANY HOMES SELL YEARLY?



Number of Homes Sold  
**55**



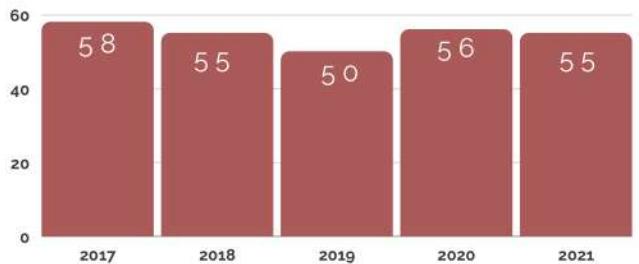
Average Days on Market  
(list to contract)  
**35**



Average Selling Price  
**\$215,822**



Average List to Sell Ratio  
**99%**



# CAYUGA LAKEFRONT: ALL MULTIPLE LISTING SERVICE DATA

## CAYUGA LAKEFRONT SALES 2021



Number of Homes Sold

**87**



Average Days on Market  
(list to contract)

**54**



Average Selling Price

**\$475,870**



Average List to Sell Ratio

**101%**



Price Per Square Foot

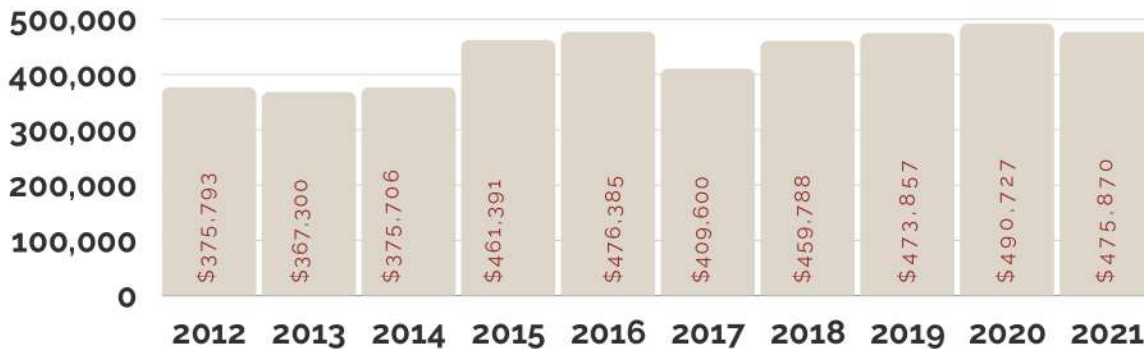
**\$273.38**



**Cayuga Lake**

Source of Information: Ithaca Board of Realtors Multiple Listing Service.

AVERAGE RESIDENTIAL SALES PRICE, LAKEFRONT



# CAYUGA LAKEFRONT: TOMPKINS COUNTY DATA

## CAYUGA LAKEFRONT SALES 2021



Number of Homes Sold

**25**



Average Days on Market  
(list to contract)

**29**



Average Selling Price

**\$559,720**



Average List to Sell Ratio

**100%**



Median Selling Price

**\$462,000**

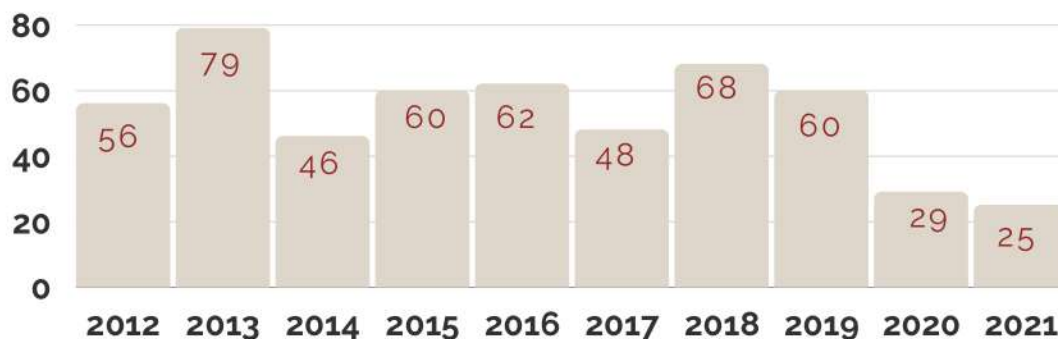


**Cayuga Lake**

Cayuga Lake is the longest of central New York's glacial Finger Lakes, and is the second largest in surface area and second largest in volume. It is just under 40 miles long. Its average width is 1.7 miles, and it is 3.5 mi wide at its widest point near Aurora. It is approximately 435 ft deep at its deepest point.

Source: Wikipedia

### HOW MANY LAKEFRONT HOMES SELL IN THIS AREA?



**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on Tompkins residential sales reported to Ithaca Board of Realtors 2021. Information deemed reliable but not guaranteed.

**Common Commercial Practice Areas:**

- Development Sites
- Re-Development Sites
- Commercial
- Commercial Land
- Commercial/Residential
- Commercial/Industrial
- Inns and B&B's
- Hotels
- Farms
- Mixed Use
- Mobile Home Parks
- Manufacturing
- Restaurants
- Retail
- Schools
- Warehouse
- Wineries

# COMMERCIAL:

TOMPKINS COUNTY

## MLS COMMERCIAL SALES 2021

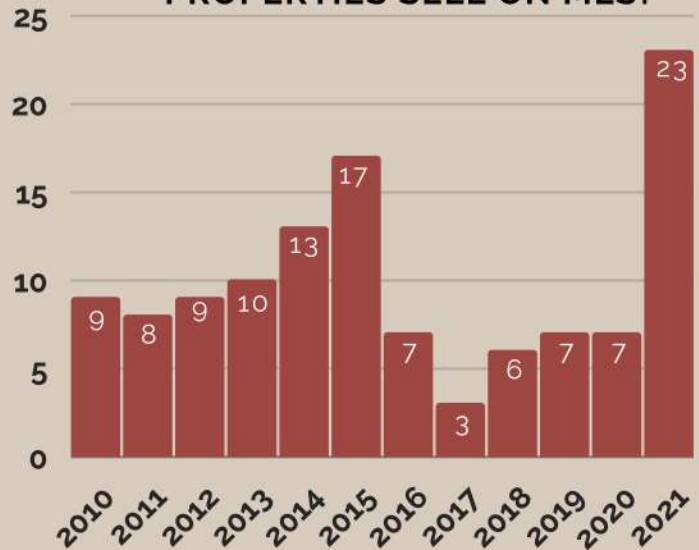
Average Days on Market  
(list to contract)

**119**

Average List to Sell Ratio

**90.6%**

### HOW MANY COMMERCIAL PROPERTIES SELL ON MLS?



# MULTI-UNIT:

TOMPKINS COUNTY



## MLS MULTI-UNIT SALES 2021

Average Days on Market  
(list to contract)

**43**

Average List to Sell Ratio

**95%**

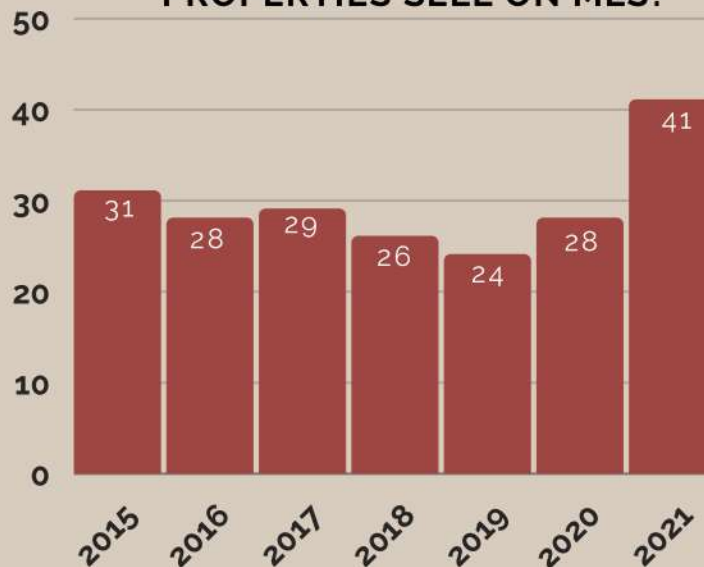
Number of Listings Sold

**41**

Average Selling Price

**\$446,680**

### HOW MANY MULTI-UNIT PROPERTIES SELL ON MLS?



The most common type of multi-unit property to sell in Tompkins County was 1-4 units.

Multi-Unit sales increased by 69% over last year.

According to historical data over the past 6 years, 2021 was the highest multi-unit sales year in Tompkins County.

Average sales per year for multi-unit are 27.

# LAND: TOMPKINS COUNTY

## Selling or Buying LAND? KNOW YOUR MARKET

The Finger Lakes is abundant with beautiful land. With over 69 years' experience buying and selling land, you can rely on Warren as your resource for finding answers to questions related to land values, trends, inventory, zoning, land planning, subdivision, building lots, improvements, commercial, due diligence and more. With a Warren agent, you will find many of the resources, techniques and tools that you'll need in order to make more educated decisions about buying and selling land and real estate investing.

### ALL LAND SALES 2021

Number of Properties Sold

**112**

Average Selling Price

**\$89,886**

Average Days on Market  
(list to contract)

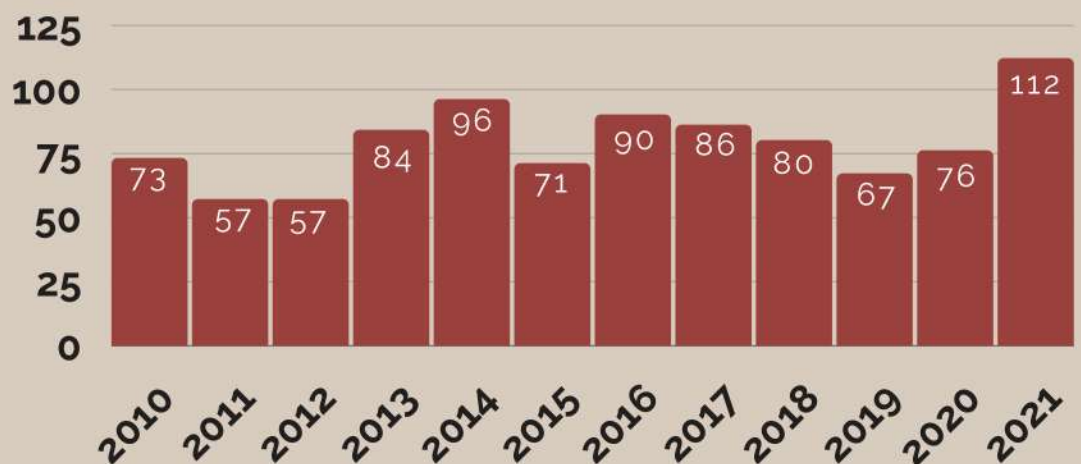
**80**

Average List to Sell Ratio

**97.10%**



### HOW MANY LAND PROPERTIES SELL YEARLY?



Source of Information: Ithaca Board of Realtors Multiple Listing Service.

# NATIONAL DATA (NAR) 2022

National buyer and seller trends derived from National Association of Realtors (NAR) 2021 Home Buyer and Seller Profile, a comprehensive annual study.

BUYERS	SELLERS	WARREN
<p><b>8</b></p> <p>The number of homes a typical buyer viewed over an 8-week period of time.</p>	<p><b>90%</b></p> <p>The percent of sellers who recently sold their home through an agent or broker.</p>	<p><b>69</b></p> <p>The number of years Warren Real Estate has been "The Best in the Business."</p>
<p><b>42%</b></p> <p>The percent of buyers that looked online at properties for sale as their first step.</p>	<p><b>\$66,000</b></p> <p>This year, sellers cited that their homes sold for a median of \$66k more than they purchased it for.</p>	<p><b>150+</b></p> <p>The number of real estate professionals working every day at Warren to help home buyers and sellers</p>
<p><b>\$96,500</b></p> <p>The average gross household income of a typical buyer.</p>	<p><b>\$132,700</b></p> <p>The average gross household income of a typical seller.</p>	<p><b>\$614</b></p> <p>Millions of dollars in volume of sales in 2021.</p>

## WHAT BUYERS & SELLERS CAN EXPECT FROM THEIR WARREN AGENT:

1. **Immediate Access/Response**
2. **Honesty & Trustworthiness**
3. **Experience & Education**
4. **Communication & Negotiation Skills**
5. **Professionalism**
6. **Neighborhood & Market Knowledge**
7. **Wide Network & Technical Skills**
8. **Price Guidance**

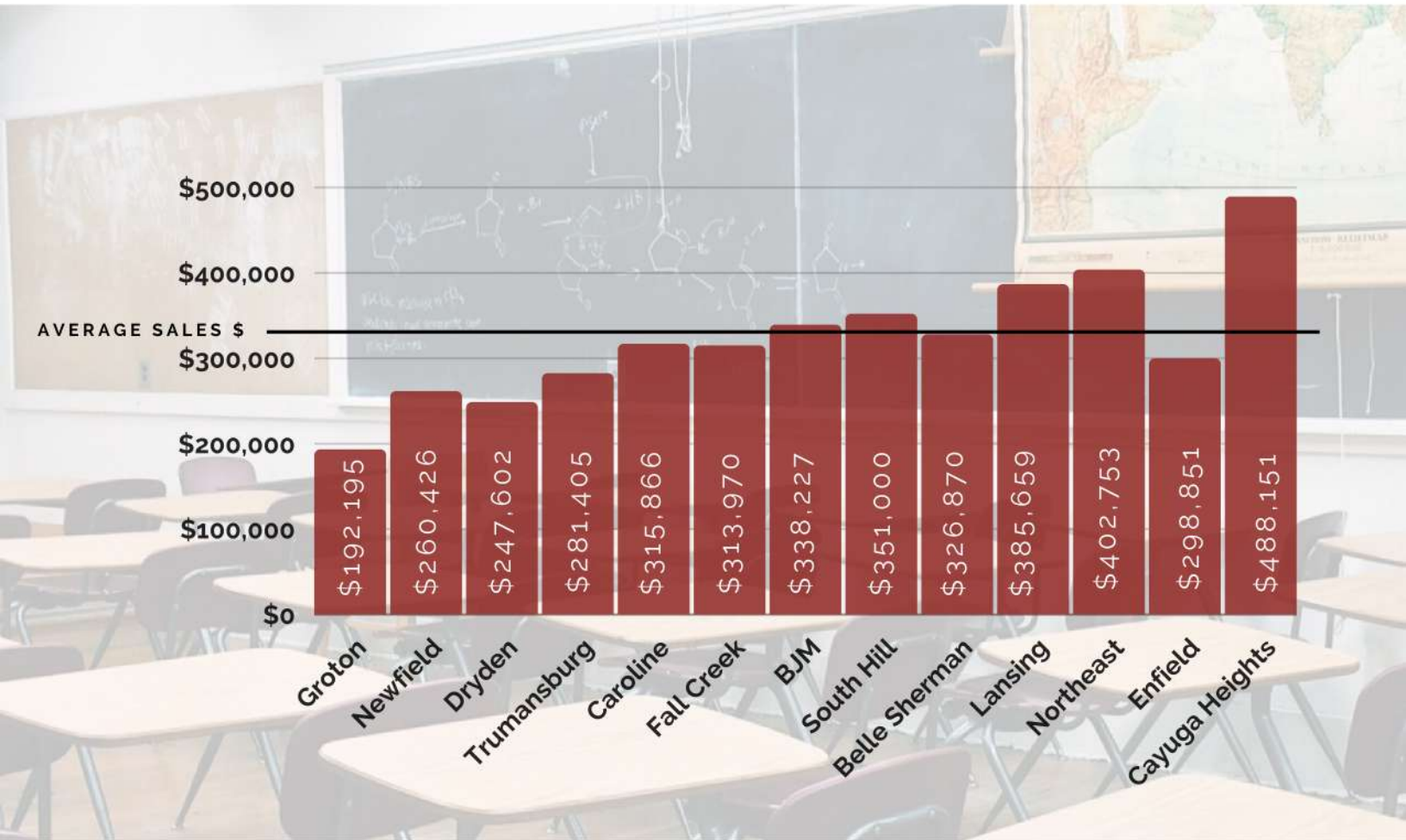




# SCHOOL DISTRICT MARKET REPORT

AVERAGE SALES PRICE BY SCHOOL DISTRICT

2021 MARKET AVERAGE - \$328,822



**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on total residential sales reported to Ithaca Board of Realtors. Information deemed reliable but not guaranteed.

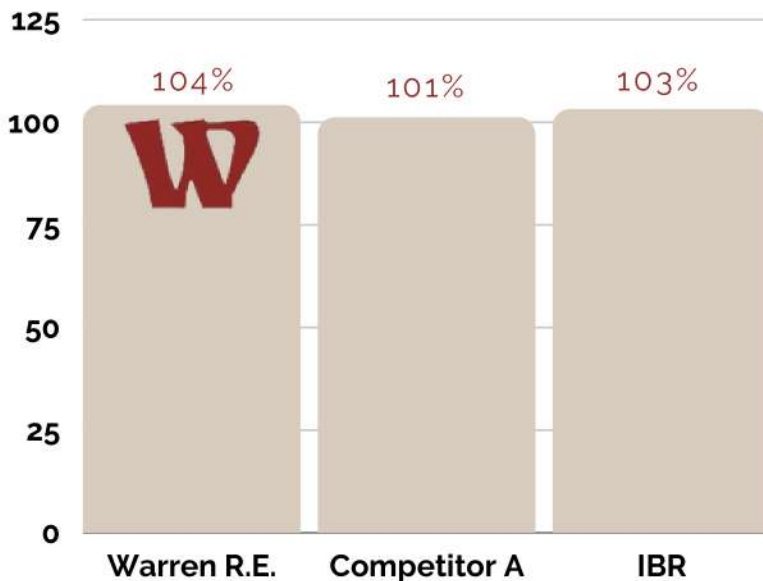
residential, excluding lakefront



# BELLE SHERMAN: MARKET OVERVIEW

## THE WARREN ADVANTAGE

MARKET LEADER WITH HIGHEST  
BELLE SHERMAN LIST TO SELL RATIO



**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on total residential sales reported to Ithaca Board of Realtors. Information deemed reliable but not guaranteed.

## BELLE SHERMAN 2021

Number of Properties Sold

**61**

Average Selling Price

**\$326,870**

Average Days on Market  
(list to contract)

**16**

Average List to Sell Ratio

**103%**

Average Price per Sq. Ft.

**\$190.83**



## BELLE SHERMAN TREND OF AVG. SELLING PRICE



## BEVERLY J MARTIN 2021

Number of Properties Sold

**56**

Average Selling Price

**\$338,227**

Average Days on Market  
(list to contract)

**22**

Average List to Sell Ratio

**104%**

Average Price per Sq. Ft.

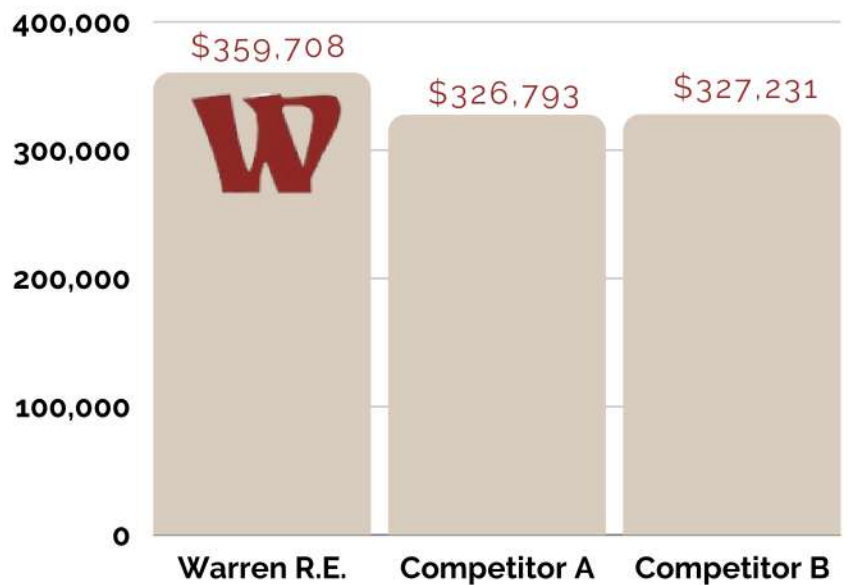
**\$178.07**



## BEVERLY J MARTIN: MARKET OVERVIEW

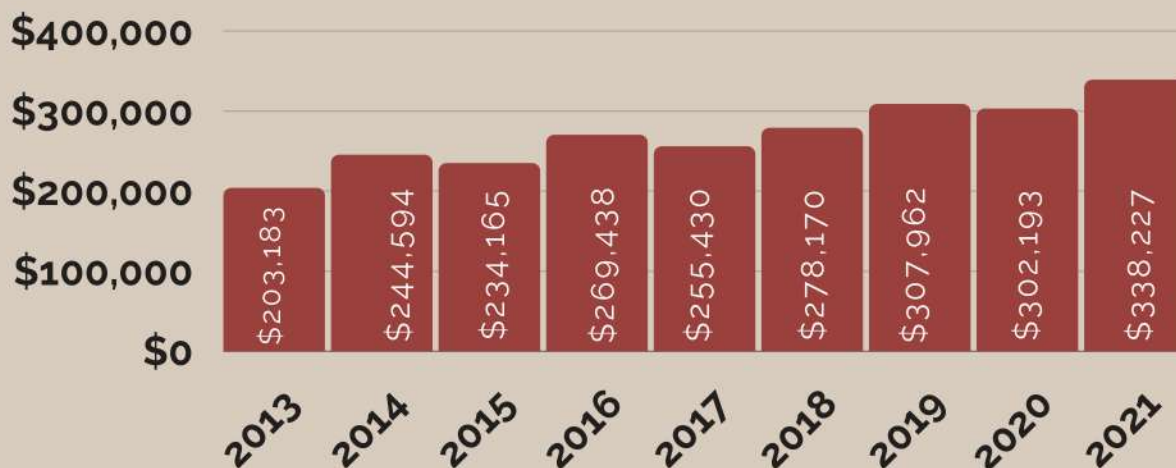
### THE WARREN ADVANTAGE

MARKET LEADER WITH THE HIGHEST AVERAGE SALE PRICE, MOST HOMES SOLD, AND FEWEST DAYS ON MARKET IN BJM



**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on total residential sales reported to Ithaca Board of Realtors. Information deemed reliable but not guaranteed.

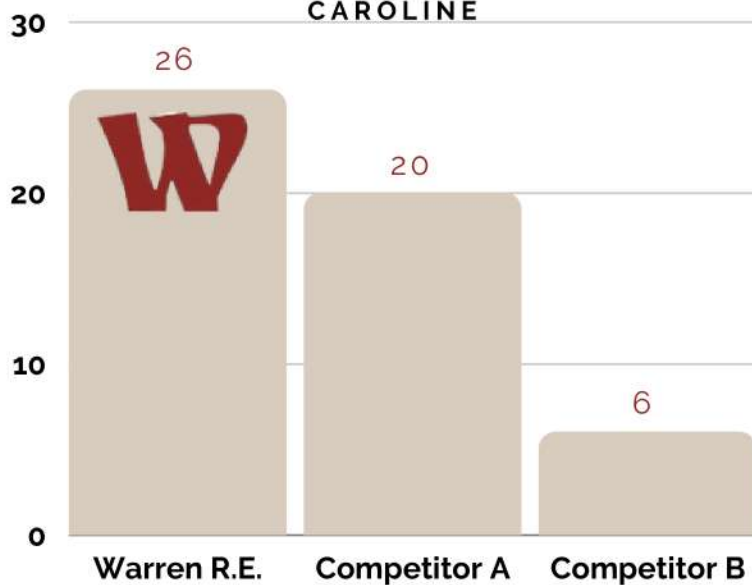
### BEVERLY J MARTIN TREND OF AVG. SELLING PRICE



# CAROLINE: MARKET OVERVIEW

## THE WARREN ADVANTAGE

MARKET LEADER WITH THE MOST SOLD LISTINGS, FEWEST DAYS ON MARKET, AND HIGHEST AVERAGE SELLING PRICE IN CAROLINE



**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on total residential sales reported to Ithaca Board of Realtors. Information deemed reliable but not guaranteed.

## CAROLINE 2021

Number of Properties Sold

**59**

Average Selling Price

**\$315,866**

Average Days on Market  
(list to contract)

**20**

Average List to Sell Ratio

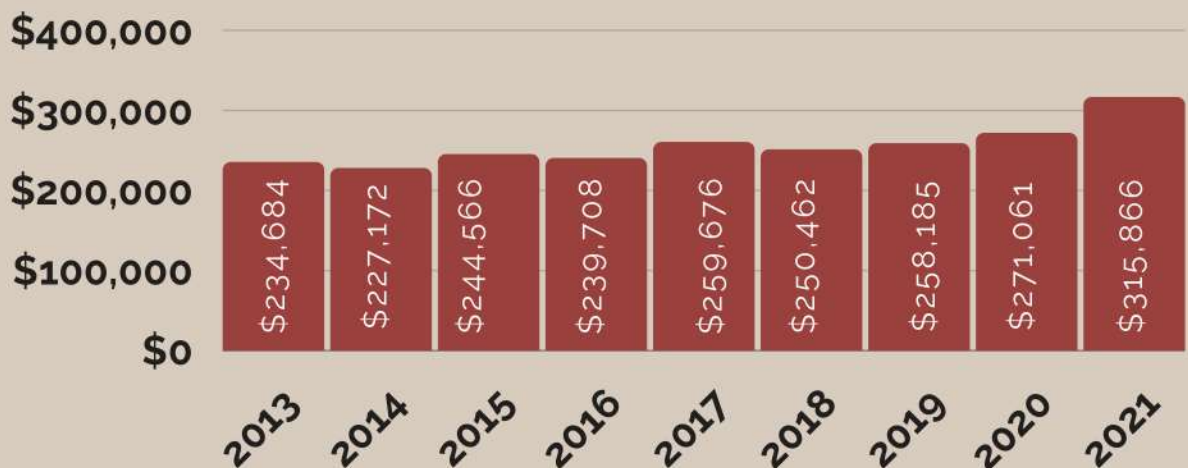
**103%**

Average Price per Sq. Ft.

**\$152.72**



## CAROLINE TREND OF AVG. SELLING PRICE



## CAYUGA HEIGHTS 2021

Number of Properties Sold

**79**

Average Selling Price

**\$491,372**

Average Days on Market  
(list to contract)

**22**

Average List to Sell Ratio

**102%**

Average Price per Sq. Ft.

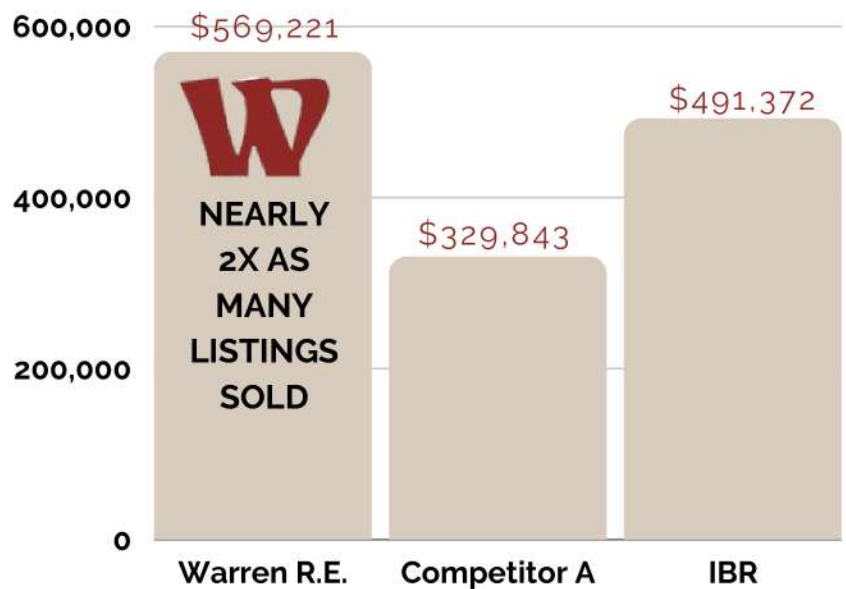
**\$202.93**



## CAYUGA HEIGHTS: MARKET OVERVIEW

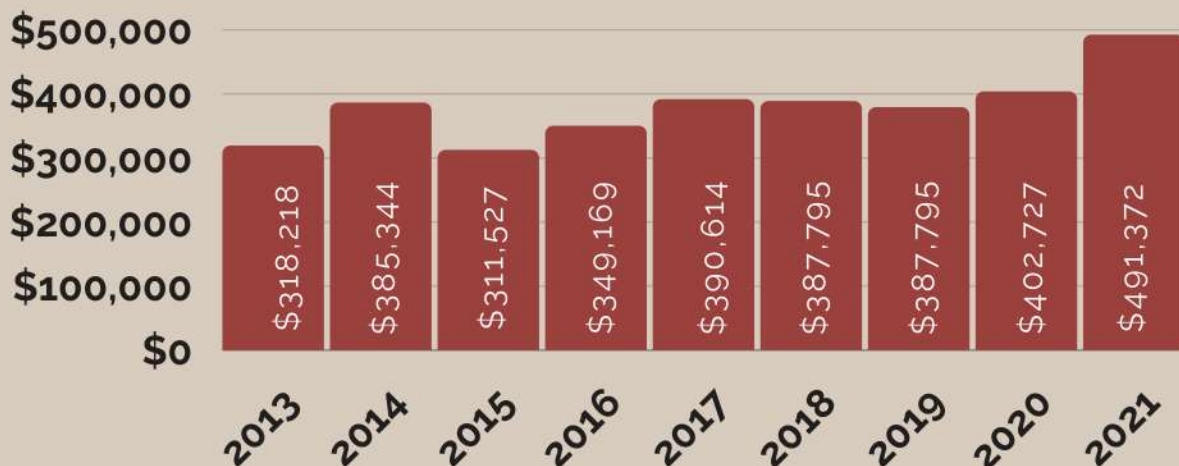
### THE WARREN ADVANTAGE

MARKET LEADER WITH HIGHEST CAYUGA HEIGHTS  
AVERAGE SALES & HIGHEST VOLUME



**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on total residential sales reported to Ithaca Board of Realtors. Information deemed reliable but not guaranteed.

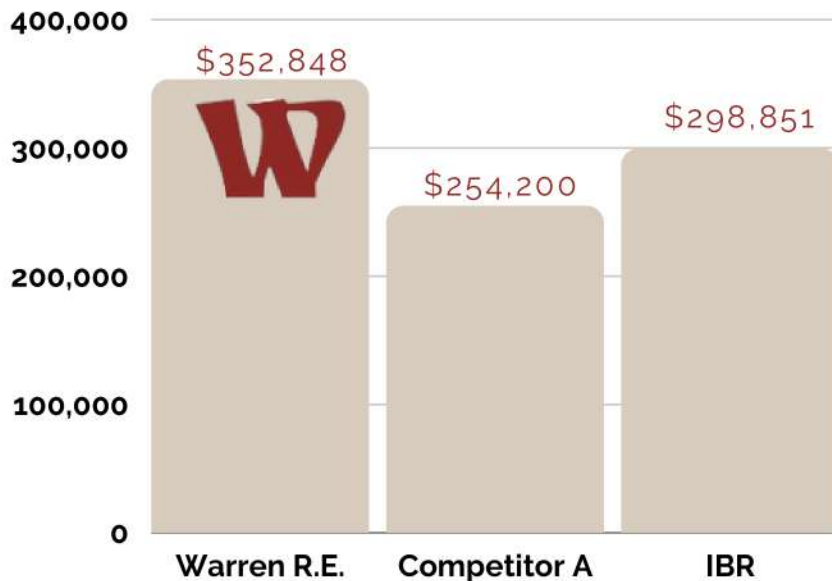
### CAYUGA HEIGHTS TREND OF AVG. SELLING PRICE



# ENFIELD: MARKET OVERVIEW

## THE WARREN ADVANTAGE

MARKET LEADER WITH HIGHER AVERAGE SALES PRICE OF ENFIELD LISTINGS SOLD



**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on total residential sales reported to Ithaca Board of Realtors. Information deemed reliable but not guaranteed.

## ENFIELD 2021

Number of Properties Sold

**42**

Average Selling Price

**\$298,851**

Average Days on Market  
(list to contract)

**17**

Average List to Sell Ratio

**108%**

Average Price per Sq. Ft.

**\$170.50**



## ENFIELD TREND OF AVG. SELLING PRICE



## FALL CREEK 2021

Number of Properties Sold

**52**

Average Selling Price

**\$313,970**

Average Days on Market  
(list to contract)

**18**

Average List to Sell Ratio

**106%**

Average Price per Sq. Ft.

**\$191.57**



## FALL CREEK: MARKET OVERVIEW

### THE WARREN ADVANTAGE

MARKET LEADER WITH MOST LISTINGS SOLD



**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on total residential sales reported to Ithaca Board of Realtors. Information deemed reliable but not guaranteed.

### FALL CREEK TREND OF AVG. SELLING PRICE



# NORTHEAST: MARKET OVERVIEW

## THE WARREN ADVANTAGE

MARKET LEADER WITH HIGHEST LIST-TO-SELL RATIO



**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on total residential sales reported to Ithaca Board of Realtors. Information deemed reliable but not guaranteed.

## NORTHEAST 2021

Number of Properties Sold

**32**

Average Selling Price

**\$402,753**

Average Days on Market  
(list to contract)

**19**

Average List to Sell Ratio

**103%**

Average Price per Sq. Ft.

**\$190.69**



### NORTHEAST TREND OF AVG. SELLING PRICE





## SOUTH HILL 2021

Number of Properties Sold

**77**

Average Selling Price

**\$351,000**

Average Days on Market  
(list to contract)

**23**

Average List to Sell Ratio

**101%**

Average Price per Sq. Ft.

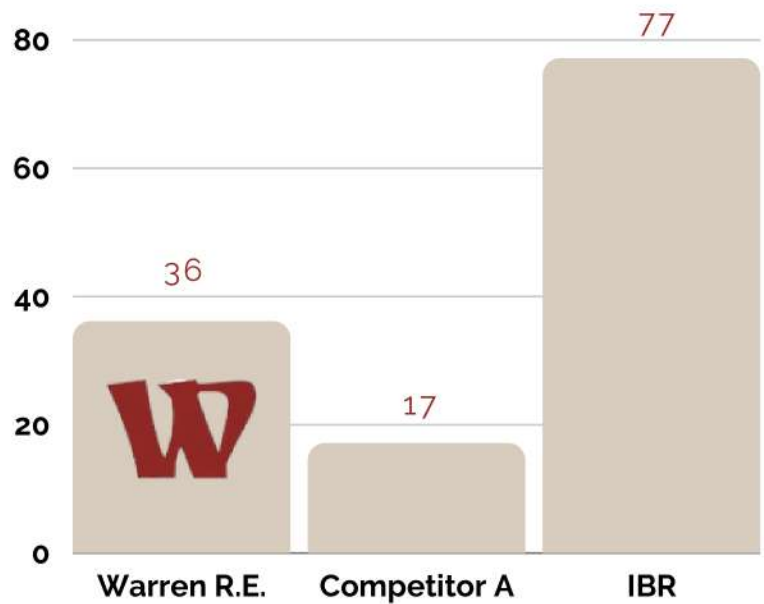
**\$174.11**



## SOUTH HILL: MARKET OVERVIEW

### THE WARREN ADVANTAGE

MARKET LEADER WITH THE MOST LISTINGS



**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on total residential sales reported to Ithaca Board of Realtors. Information deemed reliable but not guaranteed.

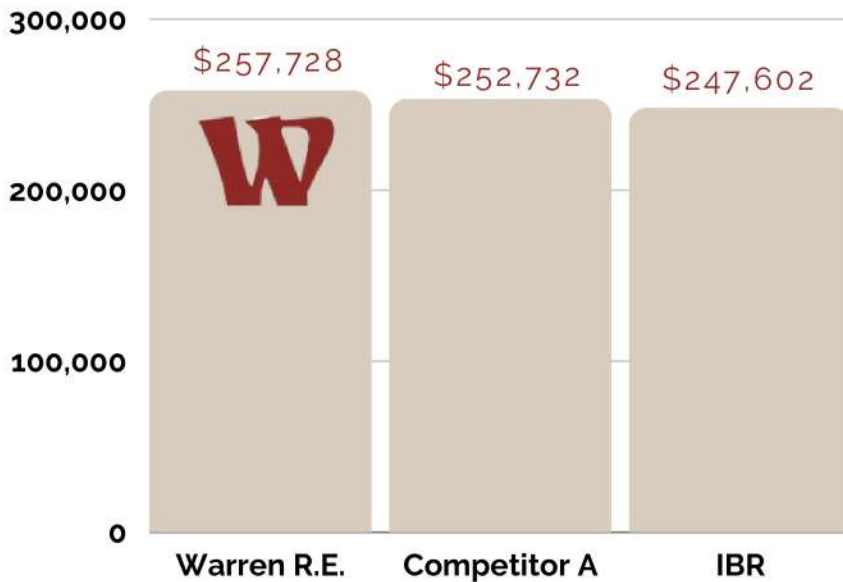
### SOUTH HILL TREND OF AVG. SELLING PRICE



# DRYDEN: MARKET OVERVIEW

## THE WARREN ADVANTAGE

MARKET LEADER WITH HIGHEST AVG. SALES PRICE



**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on total residential sales reported to Ithaca Board of Realtors. Information deemed reliable but not guaranteed.

## DRYDEN 2021

Number of Properties Sold

**86**

Average Selling Price

**\$247,602**

Average Days on Market  
(list to contract)

**26**

Average List to Sell Ratio

**101%**

Average Price per Sq. Ft.

**\$137.82**



### DRYDEN TREND OF AVG. SELLING PRICE



## GROTON 2021

Number of Properties Sold

**38**

Average Selling Price

**\$192,195**

Average Days on Market  
(list to contract)

**30**

Average List to Sell Ratio

**99%**

Average Price per Sq. Ft.

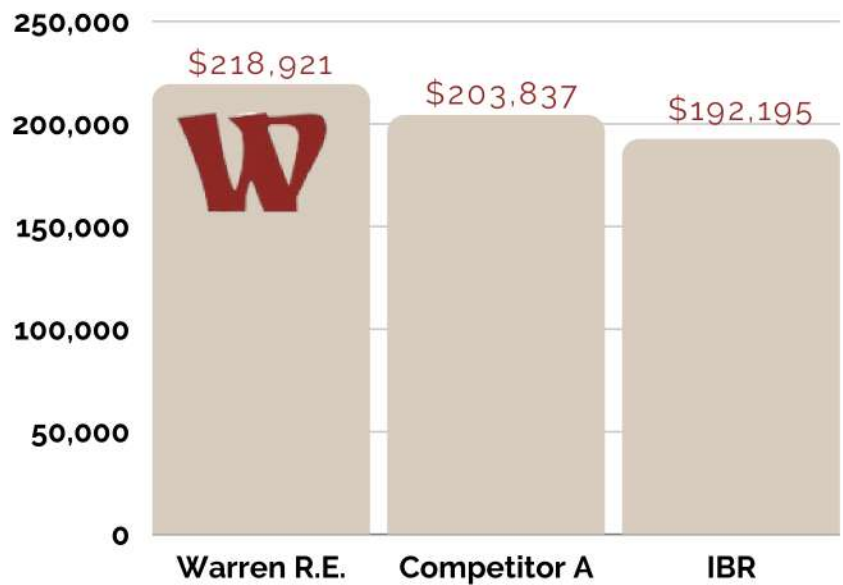
**\$123.79**



## GROTON: MARKET OVERVIEW

### THE WARREN ADVANTAGE

MARKET LEADER WITH HIGHEST SELLING PRICE



**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on total residential sales reported to Ithaca Board of Realtors. Information deemed reliable but not guaranteed.

### GROTON TREND OF AVG. SELLING PRICE



# LANSING: MARKET OVERVIEW

## THE WARREN ADVANTAGE

MARKET LEADER WITH HIGHEST AVERAGE SALE PRICE, MORE SOLD LISTINGS AND FEWER DAYS ON MARKET



**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on total residential sales reported to Ithaca Board of Realtors. Information deemed reliable but not guaranteed.

## LANSING 2021

Number of Properties Sold

**94**

Average Selling Price

**\$383,242**

Average Days on Market  
(list to contract)

**44**

Average List to Sell Ratio

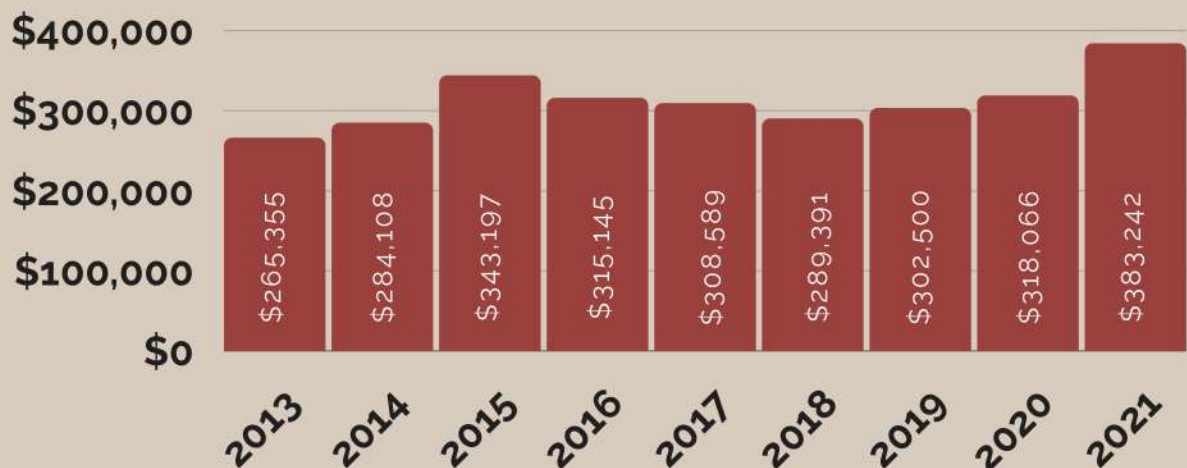
**101%**

Average Price per Sq. Ft.

**\$163.37**



## LANSING TREND OF AVG. SELLING PRICE



**NEWFIELD  
2021**

Number of Properties Sold

**42**

Average Selling Price

**\$260,426**

Average Days on Market  
(list to contract)

**37**

Average List to Sell Ratio

**99%**

Average Price per Sq. Ft.

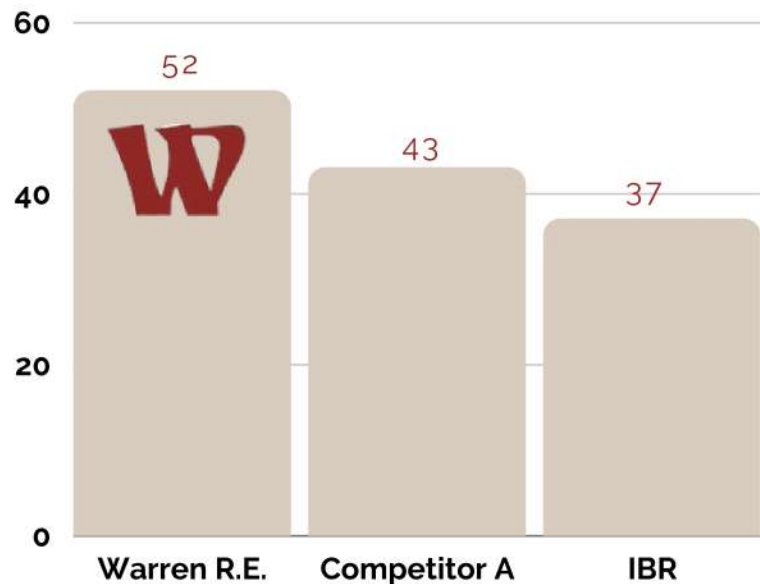
**\$126.24**



**NEWFIELD:  
MARKET OVERVIEW**

**THE WARREN ADVANTAGE**

MARKET LEADER WITH THE  
FEWEST DAYS ON MARKET



**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on total residential sales reported to Ithaca Board of Realtors. Information deemed reliable but not guaranteed.

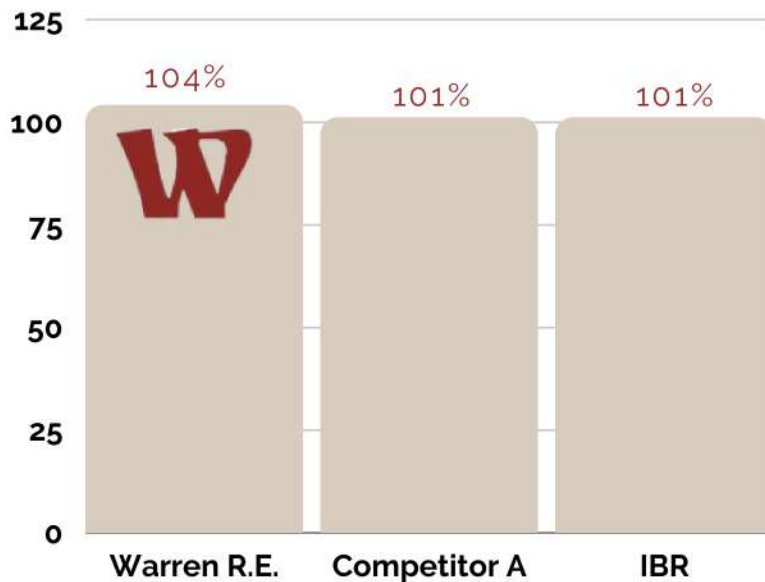
**NEWFIELD TREND OF AVG. SELLING PRICE**



# TRUMANSBURG: MARKET OVERVIEW

## THE WARREN ADVANTAGE

MARKET LEADER WITH HIGHEST LIST-TO-SELL RATIO



**Source of Information:** Ithaca Board of Realtors Multiple Listing Service. Statistics based on total residential sales reported to Ithaca Board of Realtors. Information deemed reliable but not guaranteed.

## TRUMANSBURG 2021

Number of Properties Sold

**72**

Average Selling Price

**\$281,269**

Average Days on Market  
(list to contract)

**30**

Average List to Sell Ratio

**101%**

Average Price per Sq. Ft.

**\$138.14**



### TRUMANSBURG TREND OF AVG. SELLING PRICE



# WHY WARREN

## MARKETING, SERVICES & BENEFITS

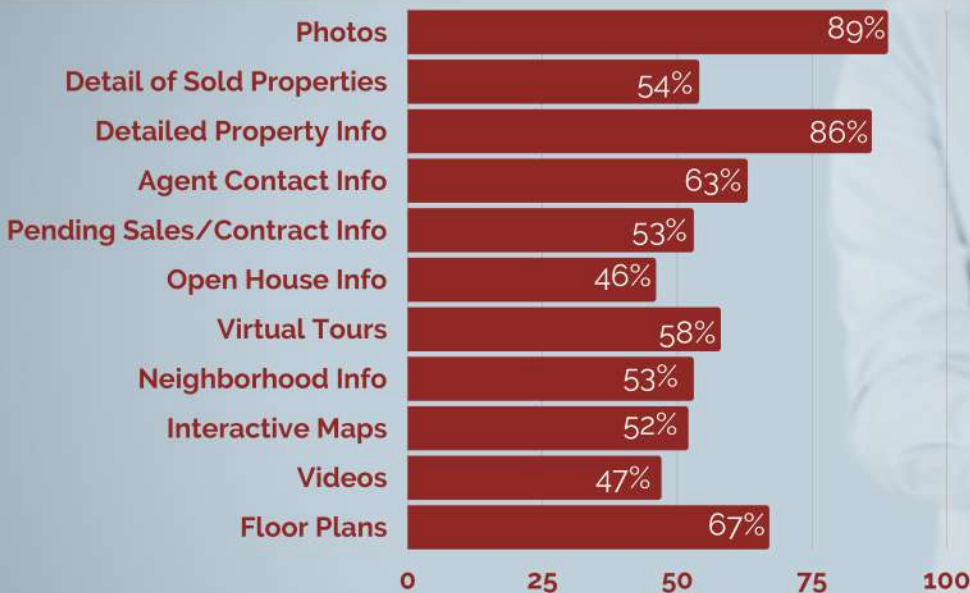


- **#1 Locally and family-owned Real Estate Company**- established in 1953.
- **Highest** Average Sale Price.
- **Highest** Sell to List Ratio.
- **Lowest** Days on Market.
- **Most skilled agents** in the area: **Highest** per agent production for any large firm and more top agents than any other company.
- **Highest Agent to Manager/Staff ratio** in the industry, ensuring any problems are handled promptly.
- **Interoffice marketing strategies** - high networking & communication.
- **Offices open 6 days a week** with full-time Managers and Administrators.
- **Single property website** with each listing with a premier syndication strategy.
- **Industry-leading technology** (website, campaigns, CMAs, CRM, marketing)
- **High-quality** photography and brochures to maximize buyer appeal.
- **Full exposure:** the ability to list on all area MLS and NYC
- **Syndication** to hundreds of websites.
- **National and International** referral network.
- **Broker inspections** and **open houses** (sellers' discretion).
- **Full-service** transaction management and professional client care and guidance
- **Comprehensive** local market reports, guides, and marketing.
- **Warren Legacy Collection** (Luxury Marketing Package).



In order to stay one step ahead, we must know consumers' needs and desires. Whether it is helping our sellers position their property online in the best possible way to reach their selling goals, or making it easier for buyers to search on our website, we always do our homework first! Let our team of experts guide you through the process.

## WHAT ARE ONLINE BUYERS LOOKING FOR?



Source: 2021 National Association of Realtors Profile of Home Buyers & Sellers



check out [www.warrenhomes.com](http://www.warrenhomes.com) to learn more about us.

FINDING THE PERFECT PLACE  
SINCE 1953.

[WWW.WARRENHOMES.COM](http://WWW.WARRENHOMES.COM)

**ITHACA CITY OFFICE**  
140 SENECA WAY SUITE 200  
ITHACA, NY 14850  
(607) 277-2660

**BINGHAMTON OFFICE**  
33 FRONT STREET  
BINGHAMTON, NY 13905  
(607) 235-3333

**VESTAL OFFICE**  
3456 VESTAL PARKWAY EAST  
VESTAL, NY 13850  
(607) 217-5673



**ITHACA VILLAGE OFFICE**  
830 HANSHAW ROAD  
ITHACA, NY 14850  
(607) 257-0666

**CORNING OFFICE**  
40 W. MARKET STREET  
CORNING, NY 14830  
(607) 936-2844

**HORSEHEADS/ELMIRA OFFICE**  
2493 CORNING ROAD  
ELMIRA, NY 14903  
(607) 398-6416

**WATKINS GLEN OFFICE**  
210 N. FRANKLIN STREET  
WATKINS GLEN, NY 14891  
(607) 703-0111