



WARREN  
REAL  
ESTATE



2026

# MARKET REPORT

Twin Tiers Real Estate



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# Company Overview

## OUR COMPANY AND MISSION

Founded in 1953 in Ithaca, New York, Warren Real Estate has proudly served the real estate needs of the communities we call home for more than seven decades. Established by Ann Warren, one of the first women Realtors in Tomkins County, and carried forward by her grandson, Bryan Warren, the company continues a tradition of exceptional service grounded in integrity and community commitment. Today, Warren Real Estate stands as the region's leading locally owned real estate services provider, dedicated to supporting our clients, agents, and the communities we serve.

Committed to excellence, Warren Real Estate aims to enhance agent and client services while upholding a legacy built on trust, integrity, and proven results. Our core values revolve around quality and service, guided by principles of experience, professionalism, and integrity. Every journey with Warren Real Estate is characterized by trust, transparency, and success, as our experienced team of professionals leverage decades of industry knowledge to provide unmatched service. Focused on integrity and a dedication to quality, we adeptly navigate the intricacies of real estate careers and client transactions.

## COMMUNITY PHILOSOPHY

We are firm believers that giving back to our communities is the most meaningful and impactful investment we can make. With intention and dedication, we prioritize the well-being and growth of the communities we serve. In 2025, we were proud to support more than 50 outstanding local nonprofit organizations.



# The Warren Advantage

## The Local Choice & Market Leader

A family-owned business with deep roots in our area. Fully committed to the health and growth of our local community, #1 locally owned real estate broker in our region.

## Most Successful Agents

The average sales of Warren agents outperform the national average agent sales and of our market competitors.

## Latest Technology

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

## Your Market Leader

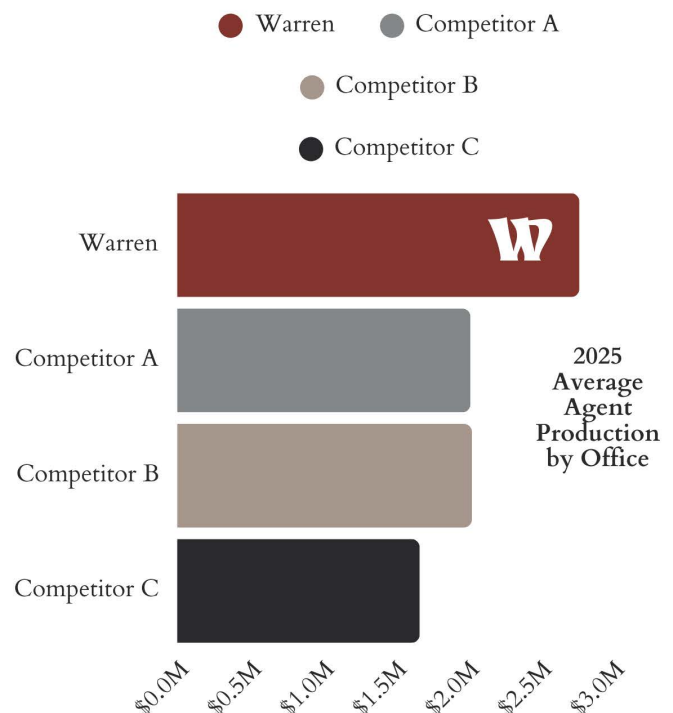
Choosing the right company makes all the difference. Our success is built on your success, and our leadership position is designed to elevate yours. Deeply committed to the health and growth of our local communities, Warren consistently leads each of our markets year after year, known for exceptional service, top-producing professionals, and outstanding results.

## Warren Real Estate

## Track Record & History

Since 1953, Warren has been a successful and highly reputable force in the NY & PA real estate industry.

- Highest Average Selling Price
- Highest Per Agent Production
- Over \$700M in Annual Volume
- 185+ Warren Agents
- 9 Real Estate Offices
- 73 Years in the Marketplace



# Company Snapshot :

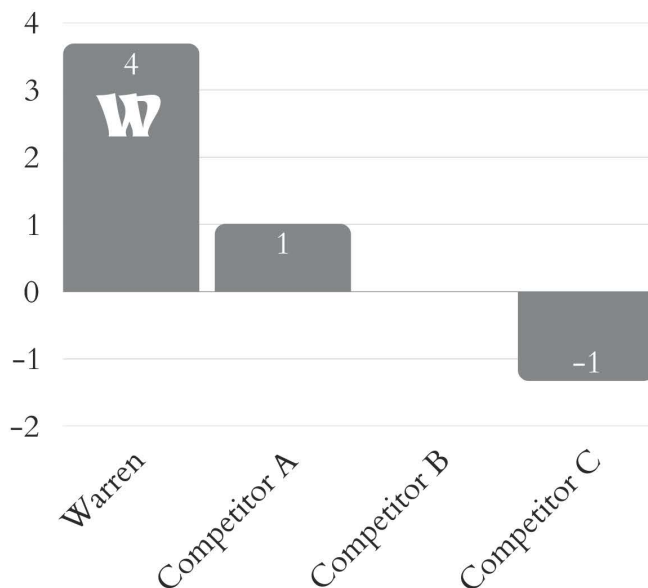
## Choosing the Right Company Makes a Difference

*There's no substitute for experience*

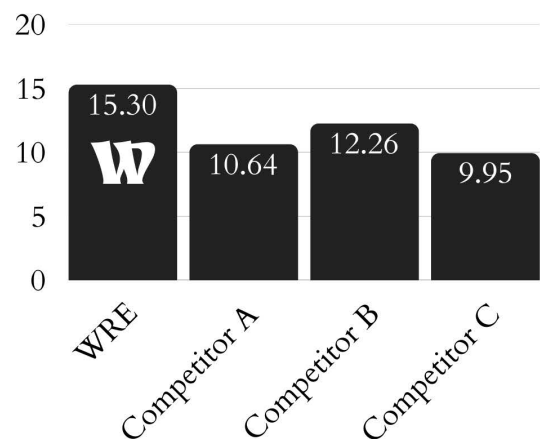
Average Agent Annual Sales



Largest Increase in Market Share



More Transactions  
Average Agent Transaction Sides



# Residential: Twin Tiers Data

## Selling or Buying a Home? - Know Your Markets

Since 1953, putting people in their dream home has been the way of life at Warren. With 73 years of experience helping people buy, sell, and market their 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 2025

### Number of Homes Sold



**1,355**

### Average Selling Price



**\$211,532**

### Average Days on Market



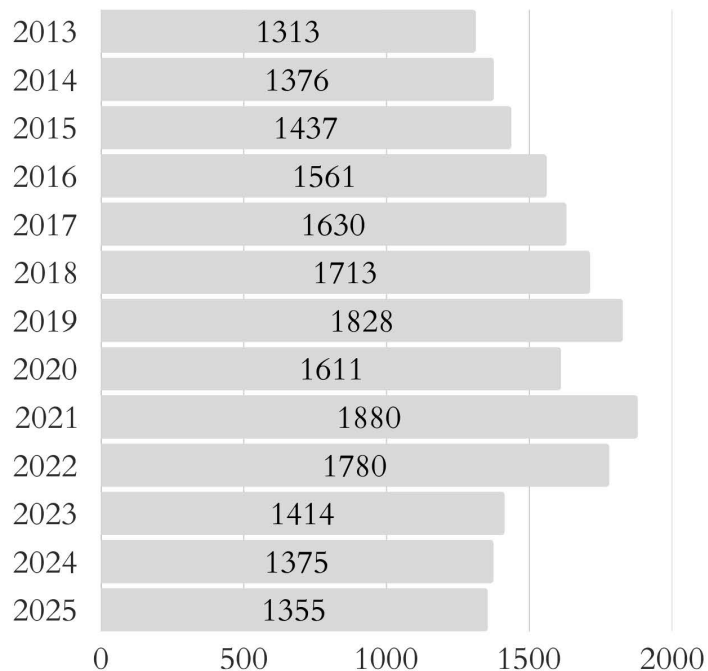
**47**

### Average List to Sell Ratio



**97.40%**

## How Many Homes Sell Yearly?

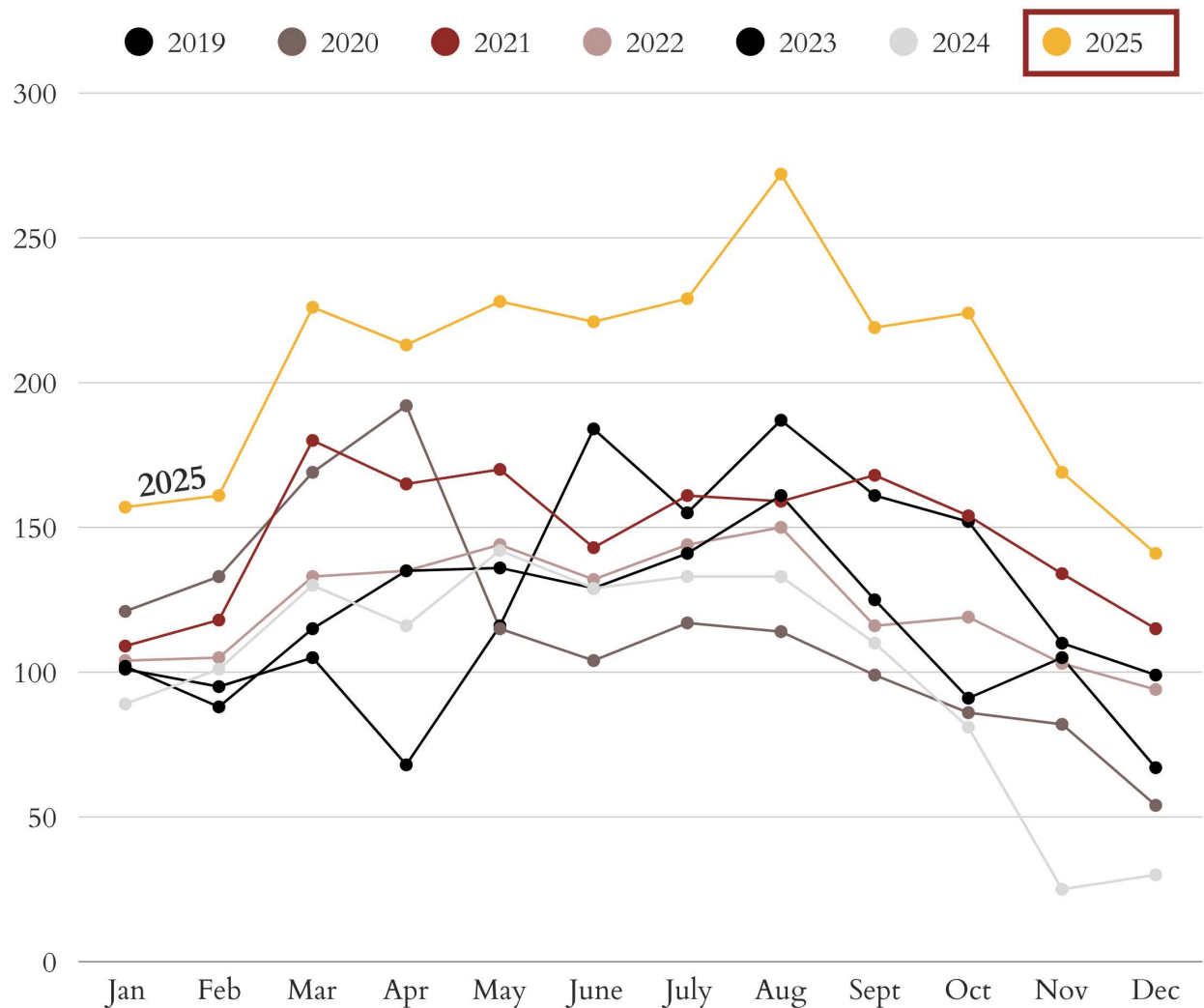


*Source of Information: Elmira Corning Board of Realtors. Multiple Listing Service. Statistics based on total residential sales reported to Elmira Corning Board of Realtors. Information deemed reliable but not guaranteed.*

# Residential: Twin Tiers Data

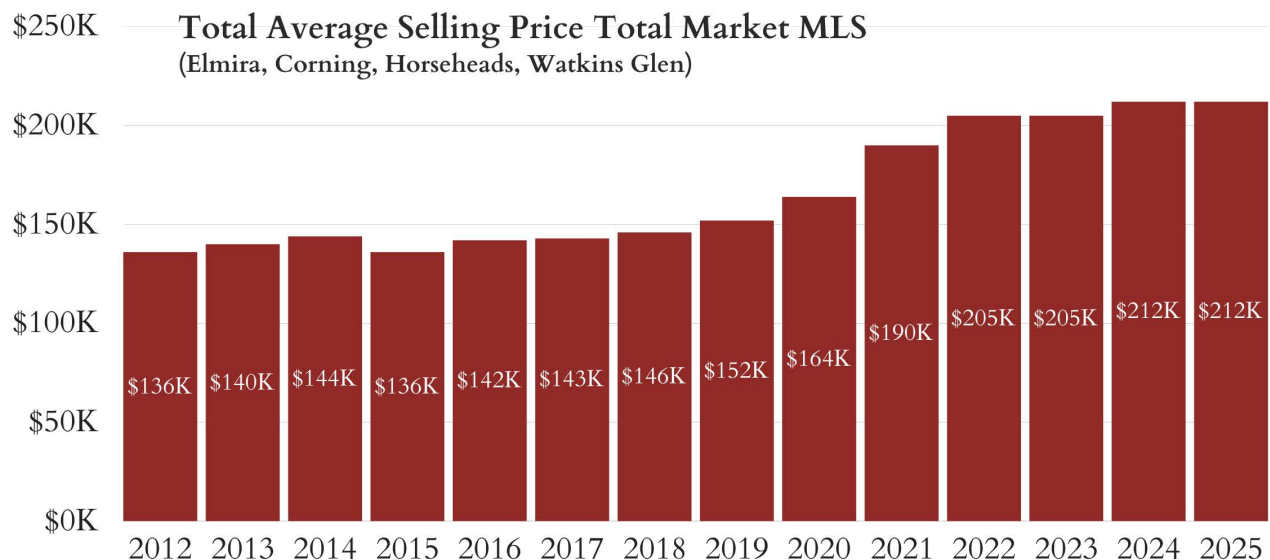
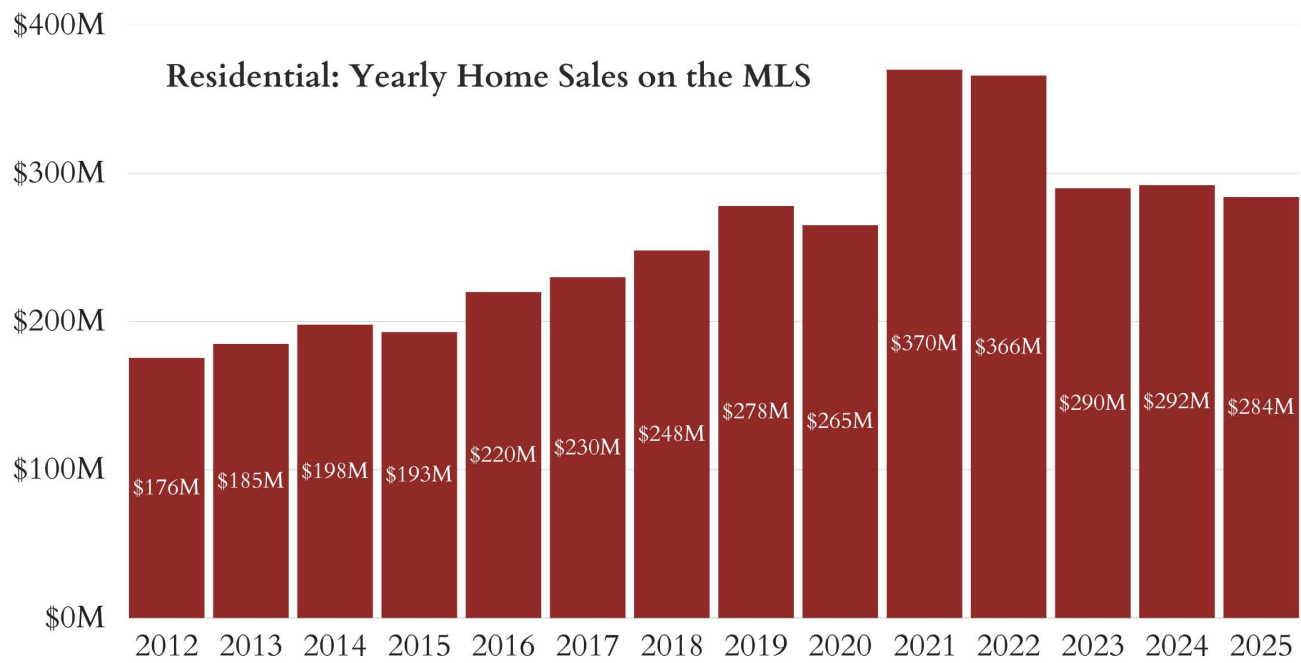
*Source of information: Elmira Corning Board of Realtors Multiple Listing Service. Statistics based on total residential sales reported to Elmira Corning Board of Realtors. Information deemed reliable but not guaranteed.*

## When Do Homes Go Under Contract?



# Residential: Twin Tiers Data

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





# Residential: Twin Tiers Data

*Source of Information: Elmira Corning Board of Realtors.*

## Chemung County Service Data

### Number of Homes Sold

 **706**

### Average Selling Price

 **\$187,200**

### Average Days on Market

 **42**

### Average List to Sell Ratio


 **97.07%**

## Steuben County Service Data

### Number of Homes Sold

 **435**

### Average Selling Price

 **\$221,034**

### Average Days on Market

 **52**

### Average List to Sell Ratio

 **96.90%**

# Residential: Twin Tiers Data

*Source of Information: Elmira Corning Board of Realtors.*

## Schuyler County Service Data

### Number of Homes Sold

 **84**

### Average Selling Price

 **\$242,573**

### Average Days on Market

 **52**

### Average List to Sell Ratio


 **96.80%**

## Seneca County Service Data

### Number of Homes Sold

 **3**

### Average Selling Price

 **\$827,667**

### Average Days on Market

 **49**

### Average List to Sell Ratio

 **99.90%**

# Lakefront/Lake View: All Multiple Listing Service Data

*Source of Information: Elmira Corning Board of Realtors.*




## Lakefront/Lake View Residential Sales 2025

Number of Homes Sold

 **84**

Average Selling Price

 **\$782,350**

Average Days on Market

 **43**

Average List to Sell Ratio

 **101.20%**

## All Lakes in MLS Service Area



# Land

## Twin Tiers Service Data

### Selling or Buying Land? Know Your Market


The Finger Lakes are abundant with beautiful land. With over 73 years of experience helping people buy and sell 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 2025

#### Number of Properties Sold

 **118**

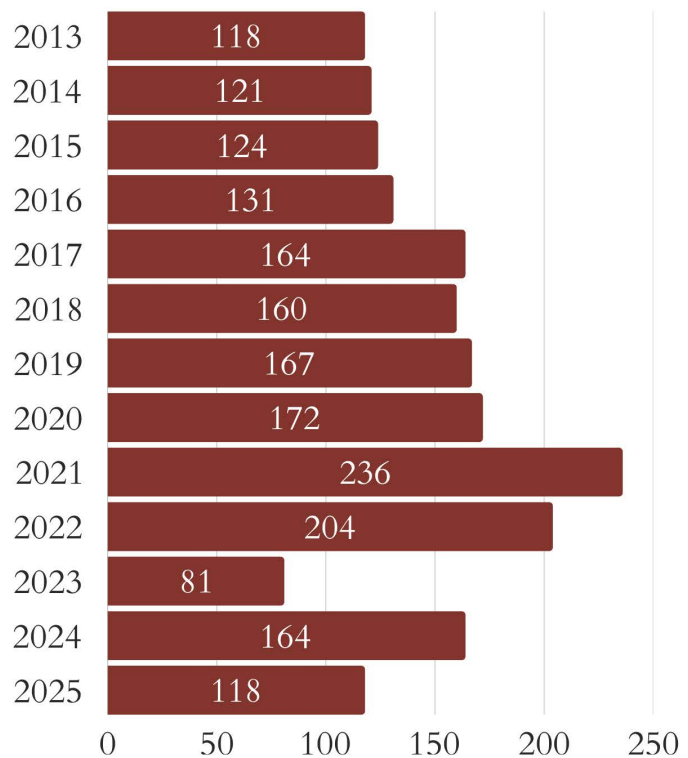
#### Average Selling Price

 **\$93,165**

#### Average List to Sell Ratio

 **91.20%**

### How Many Land Properties Sell Yearly?



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

# Commercial: Twin Tiers Service Data

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

## Commercial Sales 2025

### Units Sold

 **51**

### Average Selling Price

 **\$203,566**

### Average Days on Market

 **169**

### Average List to Sell Ratio

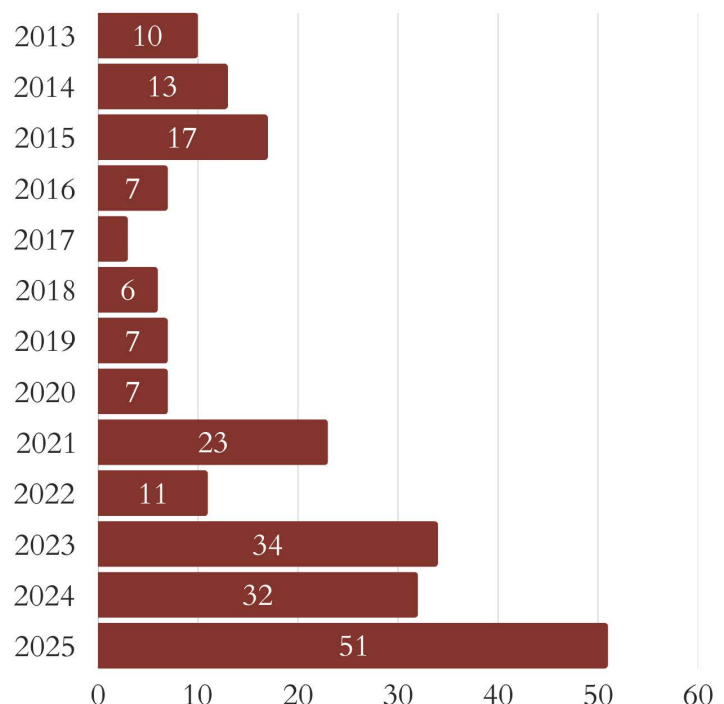
 **92.80%**



### 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
- Warehouses
- Wineries

### How Many Commercial Properties Sell on the MLS?



**2025 NAR**

# National Data

National buyer and seller trends derived from National Association of Realtors (NAR) 2025 Home Buyer and Seller Profile, a comprehensive annual study.

## BUYERS

**10**

The number of weeks a typical buyer viewed properties

**88%**

Percent of buyers utilizing real estate agent services

**46%**

The percent of buyers who looked at properties online as their first step

## SELLERS

**91%**

The percent of sellers who recently sold their home through an agent or broker

**5%**

The percent of sellers who sold their home via For Sale By Owner

**99%**

This year, sellers sold their property typically at 99 percent of their asking price and sold their home within four weeks.

## WARREN

**73**

The number of years Warren Real Estate has been "The Best in the Business".

**185+**

The number of real estate professionals working every day at Warren to help home buyers and sellers

**\$688M**

Millions of dollars in volume of sales by Warren Real Estate in 2024 covering 14 counties throughout the Finger Lakes Northern PA, and Southern Tier

## What Buyers & Sellers Can Expect From Their Warren Agent:

- Immediate Access/Response
- Honesty & Trustworthiness
- Experience & Education
- Communication & Negotiation Skills
- Professionalism
- Neighborhood & Market Knowledge
- Wide Network & Technical Skills
- Price Guidance



# 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.
- **Open 5 days a week** with full-time Managers and Administrators.
- **Single property website** with each listing with premier syndication strategy.
- **Industry-leading technology** - website, campaigns, CMAs, CRM, marketing, and more.
- **High-quality** photography and brochures to maximize buyer appeal.

- **Full exposure** - the ability to list on all area MLS and NYC boards.
- **Syndication** to hundreds of websites.
- **National and International** referral network.
- **Broker inspections** and **open houses** (at 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).



# Warren Real Estate offices



[inquiry@warrenhomes.com](mailto:inquiry@warrenhomes.com)



[www.warrenhomes.com](http://www.warrenhomes.com)



## **Ithaca City Office**

140 Seneca Way Suite 200  
Ithaca, NY 14850  
(607) 277-2660

## **Ithaca Village Office**

830 Hanshaw Road  
Ithaca, NY 14850  
(607) 257-0666

## **Sayre Office**

2316 Elmira St.  
Sayre, PA 18840  
(607) 398-6416

## **Binghamton City Office**

33 Front Street  
Binghamton, NY 13905  
(607) 235-3333

## **Vestal Office**

3456 Vestal Parkway E.  
Vestal, NY 13850  
(607) 217-5673

## **Albany/Guilderland Office**

2555 Western Ave.  
Altamont, NY  
(518) 861-9810

## **Corning Office**

76 E. Market Street  
Corning, NY 14830  
(607) 936-2844

## **Horseheads/Elmira**

2493 Corning Road  
Elmira, NY 14903  
(607) 398-6416

## **Watkins Glen Office**

210 N. Franklin Street  
Watkins Glen, NY 14891  
(607) 703-0111

