

Delaware County, NY

County · NY · New York

BALANCED MARKET

\$198K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

730

SALES (12 MO)

\$266K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



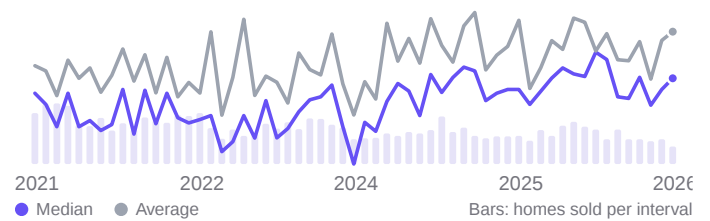
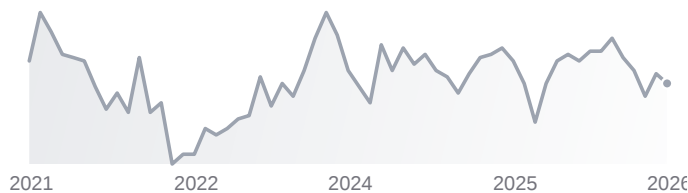
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$215K · Average \$278K

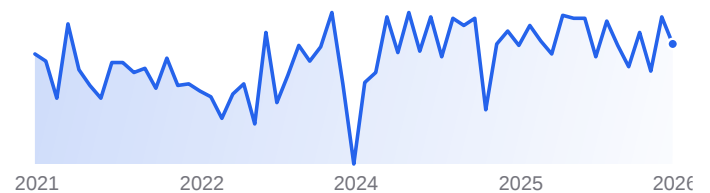
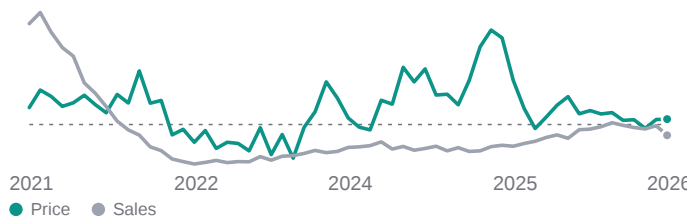


Growth (year over year)

Price +2.8% · Sales -5.6%

Price per square foot

\$142/ft²

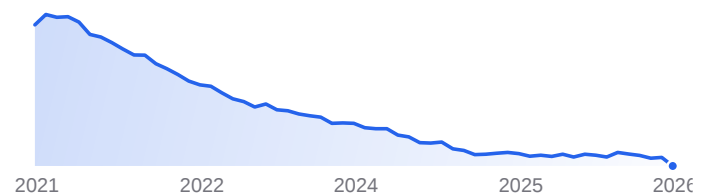
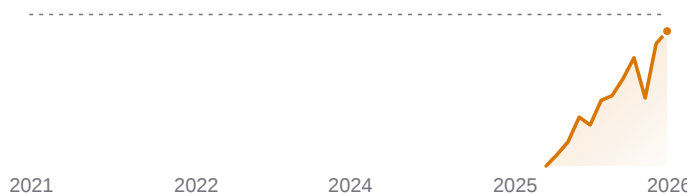


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

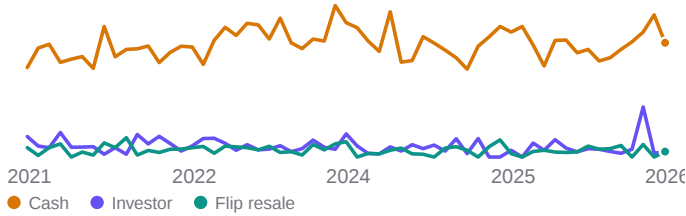
2.7%



BUYERS & OUTCOMES

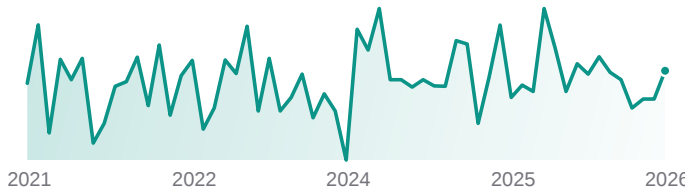
Buyer mix

Cash 58% · Investor 2.8% · Flip resale 2.8%



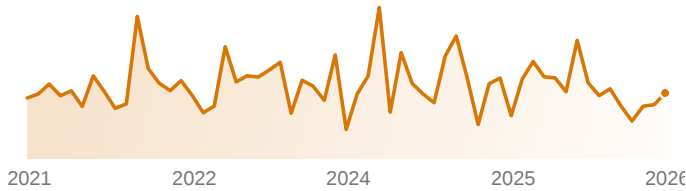
Sellers who sold at a gain

88%

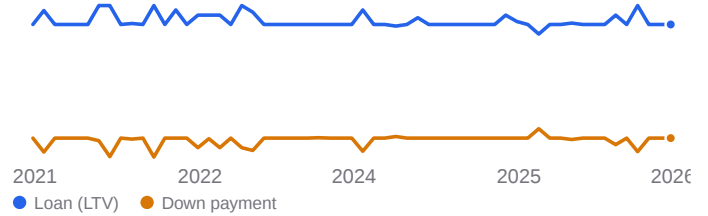


Median annualized return at resale

+7.1%

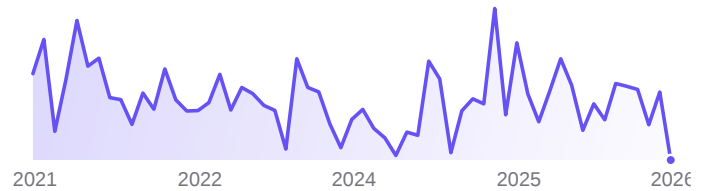


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



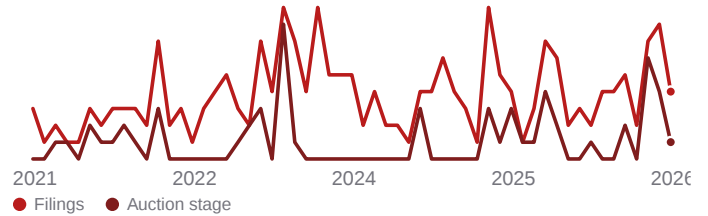
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	27,003
Median value (AVM)	\$266K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1970
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.0%
Owner occupied	53%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	44,335
Density	31 / mi²
Median household income	\$61K
Average household income	\$79K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	46
Homes occupied	66%
Bachelor's or higher	15%
Poverty rate	13.9%
Unemployment	0.9%
Average temp	44°F
Annual precip	44 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.