

Fulton County, NY

County · NY · New York

BALANCED MARKET

\$188K

MEDIAN SALE PRICE

+4.3%

1-YR CHANGE

713

SALES (12 MO)

\$214K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



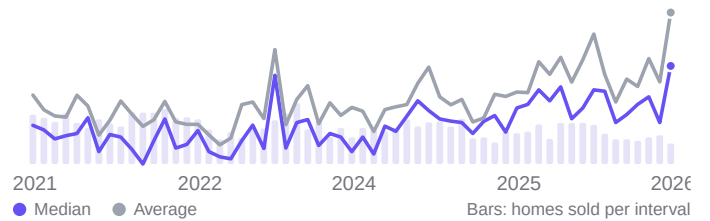
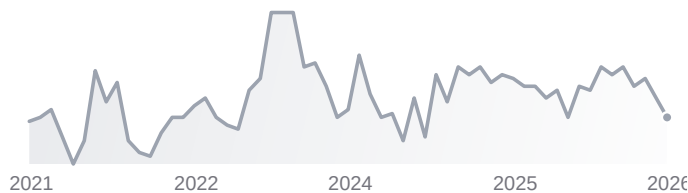
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$228K · Average \$301K

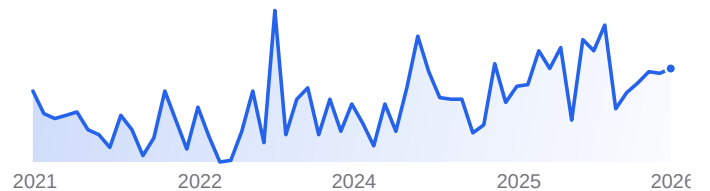
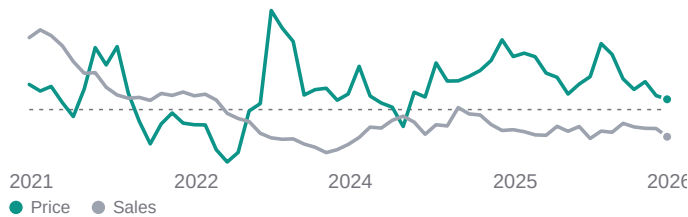


Growth (year over year)

Price +4.3% · Sales -11.4%

Price per square foot

\$118/ft²

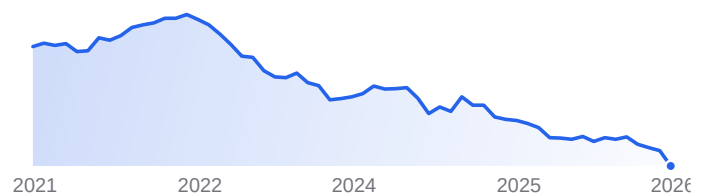
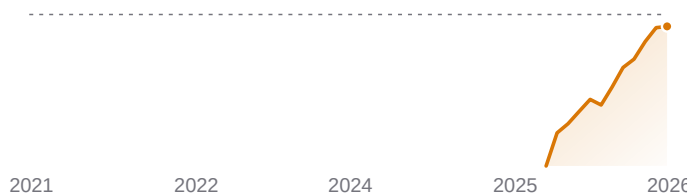


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

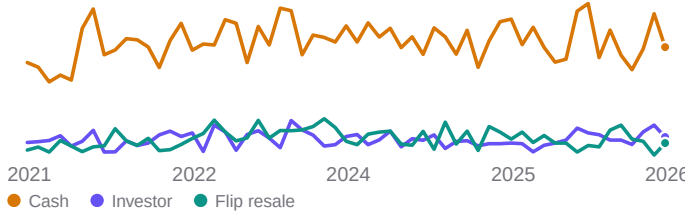
3.1%



BUYERS & OUTCOMES

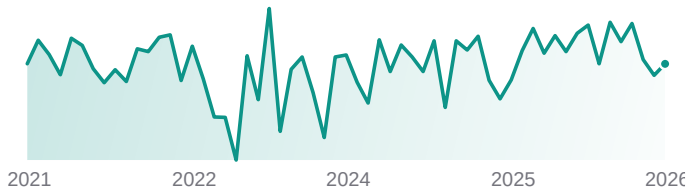
Buyer mix

Cash 45% · Investor 7.5% · Flip resale 5.0%



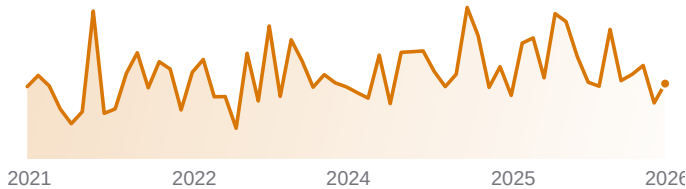
Sellers who sold at a gain

86%

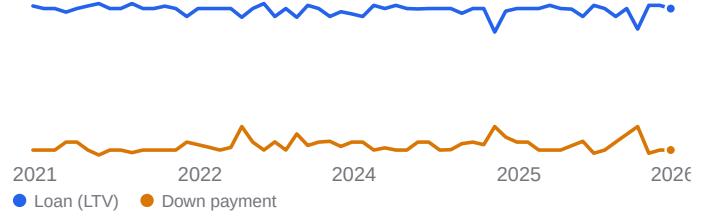


Median annualized return at resale

+6.4%

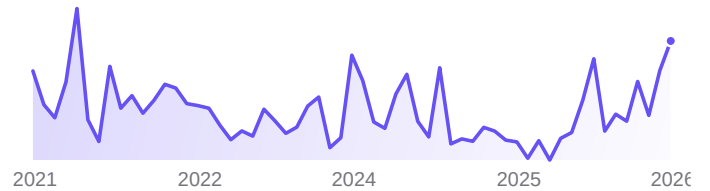


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



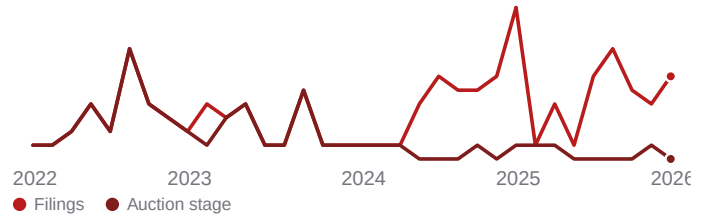
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 6 · Auction stage 0



HOUSING STOCK

Homes	23,153
Median value (AVM)	\$214K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1949
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.0%
Owner occupied	69%
Company owned	11%
Median loan-to-value	17%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	52,373
Density	106 / mi²
Median household income	\$63K
Average household income	\$81K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	68
Homes occupied	82%
Bachelor's or higher	14%
Poverty rate	12.3%
Unemployment	1.1%
Average temp	45°F
Annual precip	45 in
Sunshine	52%

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.