

Madison County, NY

County · NY · New York

SELLER'S MARKET

\$257K

MEDIAN SALE PRICE

+68.0%

1-YR CHANGE

525

SALES (12 MO)

\$225K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

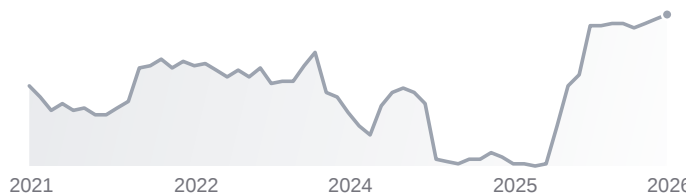
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

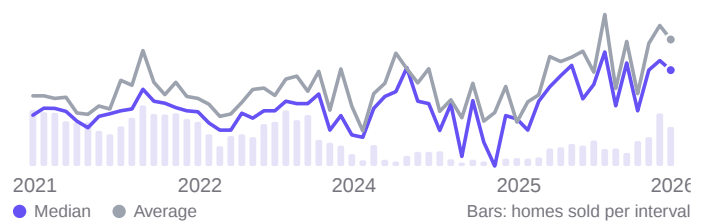
Market temperature (0–100)

73 / 100



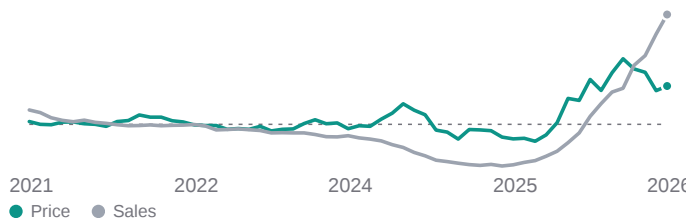
Sale prices

Median \$250K · Average \$314K



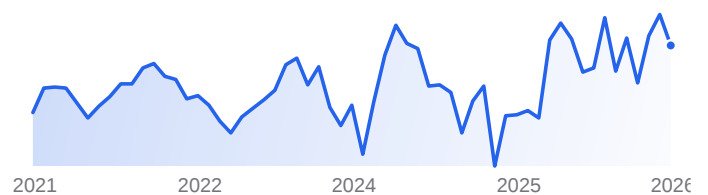
Growth (year over year)

Price +68.0% · Sales +194.9%



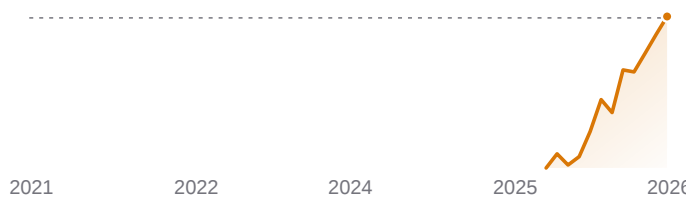
Price per square foot

\$154/ft²



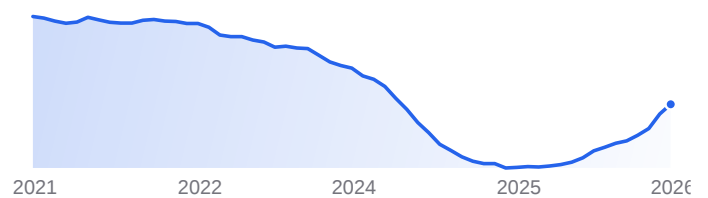
Sale premium vs estimated value

+0.1%



Annual turnover (share of homes sold)

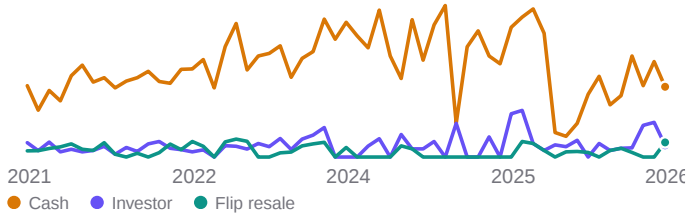
2.0%



BUYERS & OUTCOMES

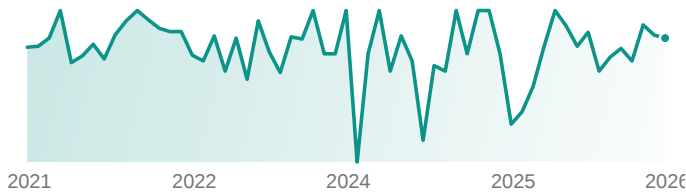
Buyer mix

Cash 35% · Investor 5.8% · Flip resale 7.2%



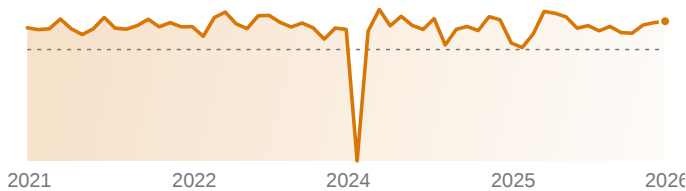
Sellers who sold at a gain

91%

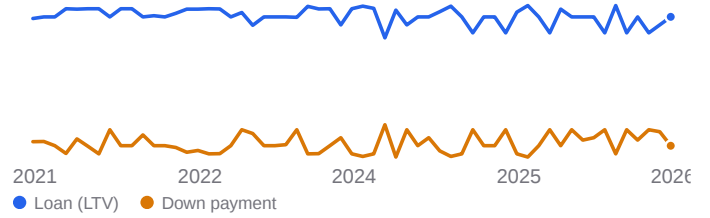


Median annualized return at resale

+9.0%

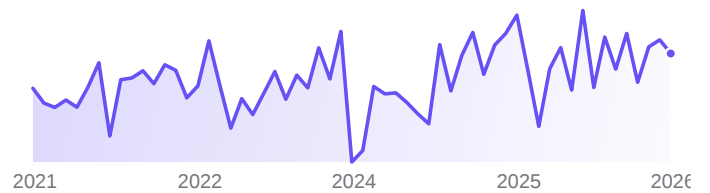


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



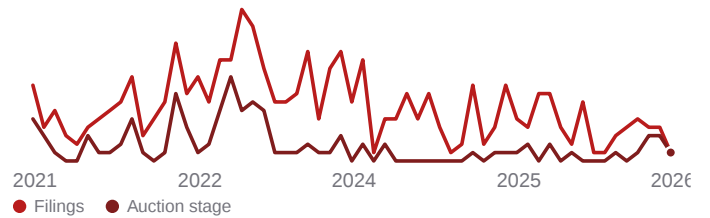
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	26,053
Median value (AVM)	\$225K
Median size	1,582 ft²
Median bedrooms	3
Median year built	1960
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.6%
Owner occupied	78%
Company owned	13%
Median loan-to-value	38%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	67,377
Density	103 / mi²
Median household income	\$71K
Average household income	\$92K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	43
Homes occupied	89%
Bachelor's or higher	16%
Poverty rate	10.3%
Unemployment	1.0%
Average temp	46°F
Annual precip	42 in
Sunshine	46%

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.