

Orleans County, NY

County · NY · New York

BALANCED MARKET

\$203K

MEDIAN SALE PRICE

+20.3%

1-YR CHANGE

419

SALES (12 MO)

\$175K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

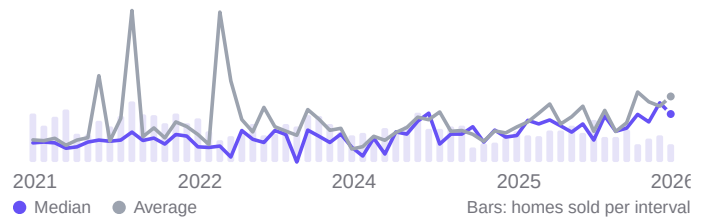
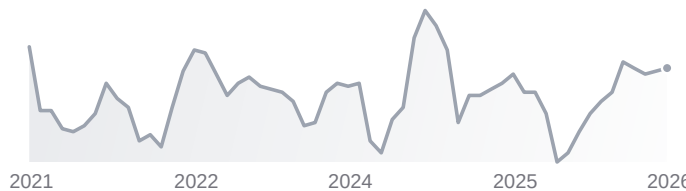
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$200K · Average \$244K

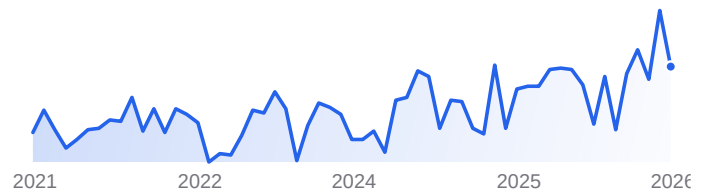
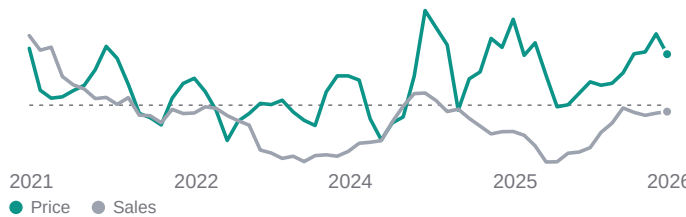


Growth (year over year)

Price +20.3% · Sales -2.6%

Price per square foot

\$125/ft²

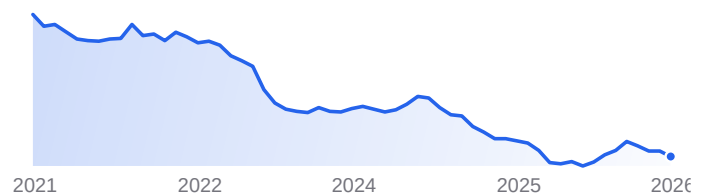
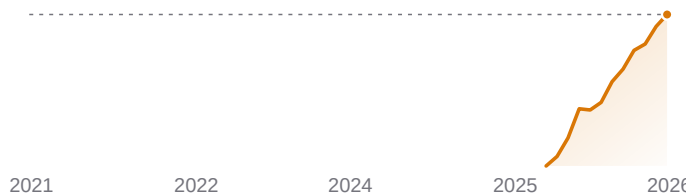


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

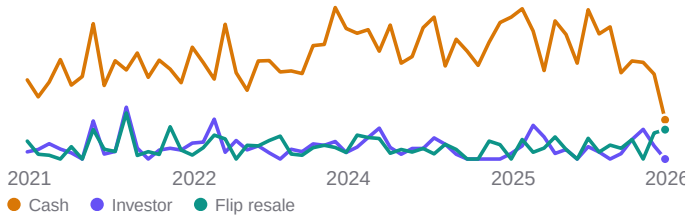
2.8%



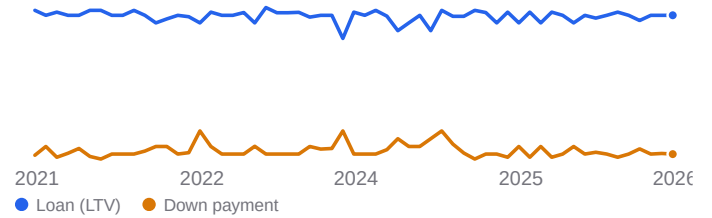
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 0% · Flip resale 14%

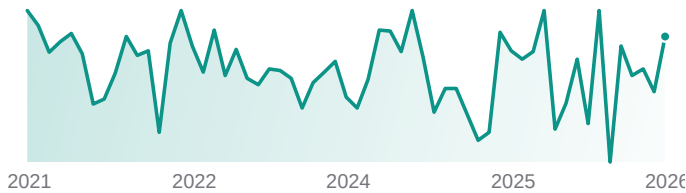


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



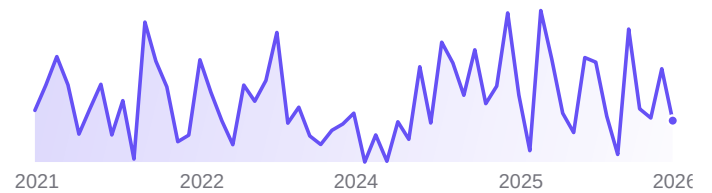
Sellers who sold at a gain

93%



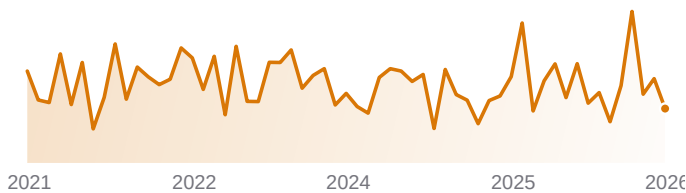
Typical hold before selling

5.0 yrs



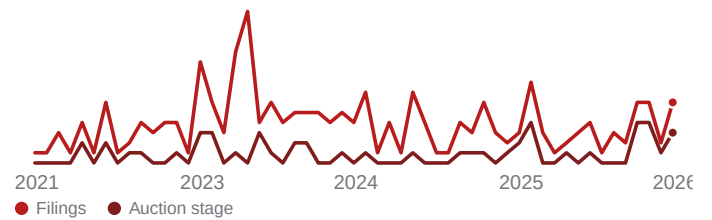
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 6 · Auction stage 3



HOUSING STOCK

Homes	14,793
Median value (AVM)	\$175K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1940
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.4%
Owner occupied	81%
Company owned	8.1%
Median loan-to-value	33%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	39,902
Density	102 / mi²
Median household income	\$64K
Average household income	\$81K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	69
Homes occupied	87%
Bachelor's or higher	12%
Poverty rate	11.3%
Unemployment	1.2%
Average temp	48°F
Annual precip	36 in
Sunshine	51%

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.