

Warren County, NY

County · NY · New York

BUYER'S MARKET

\$310K

MEDIAN SALE PRICE

-0.7%

1-YR CHANGE

892

SALES (12 MO)

\$350K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



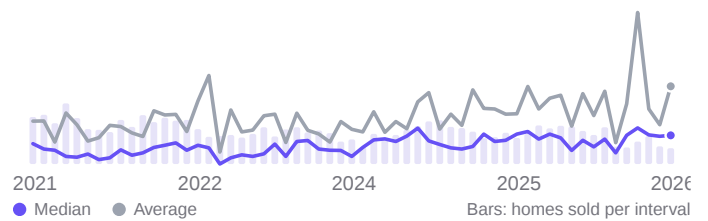
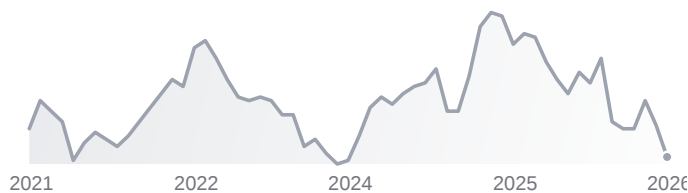
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$310K · Average \$507K

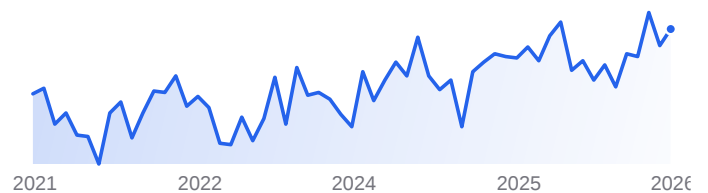
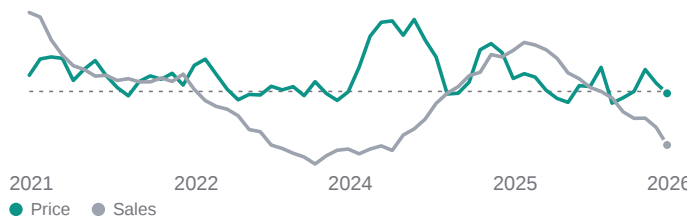


Growth (year over year)

Price -0.7% · Sales -19.7%

Price per square foot

\$230/ft²

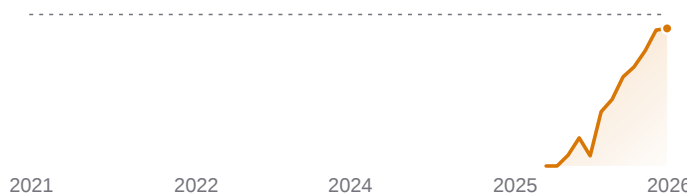


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

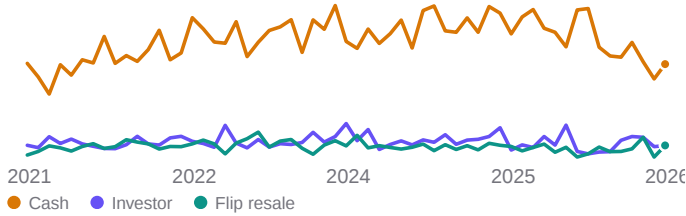
2.7%



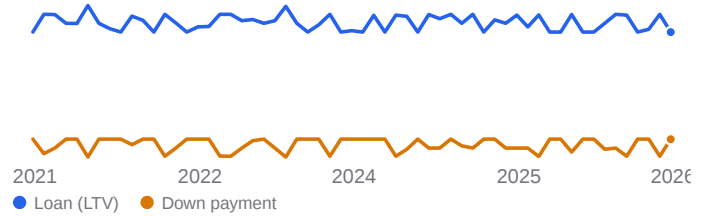
BUYERS & OUTCOMES

Buyer mix

Cash 37% · Investor 4.7% · Flip resale 4.7%

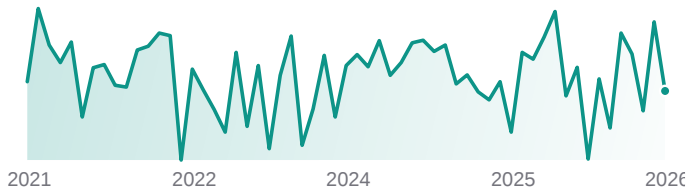


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



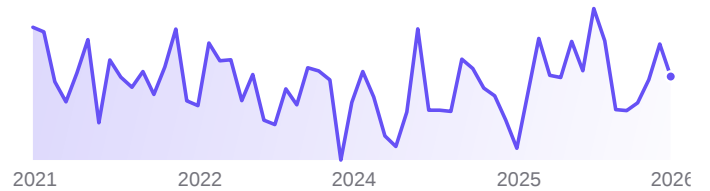
Sellers who sold at a gain

87%



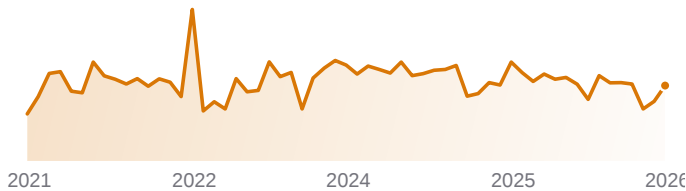
Typical hold before selling

6.4 yrs



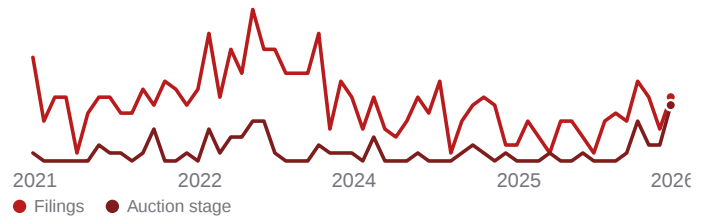
Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 8 · Auction stage 7



HOUSING STOCK

Homes	33,016
Median value (AVM)	\$350K
Median size	1,508 ft²
Median bedrooms	3
Median year built	1973
Single family	66%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.7%
Owner occupied	60%
Company owned	17%
Median loan-to-value	8%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	65,518
Density	76 / mi²
Median household income	\$77K
Average household income	\$101K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	79
Homes occupied	75%
Bachelor's or higher	20%
Poverty rate	10.1%
Unemployment	1.0%
Average temp	45°F
Annual precip	43 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.