

Washington County, NY

County · NY · New York

BUYER'S MARKET

\$230K

MEDIAN SALE PRICE

+4.5%

1-YR CHANGE

734

SALES (12 MO)

\$241K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



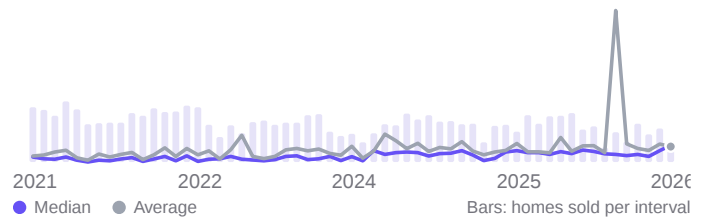
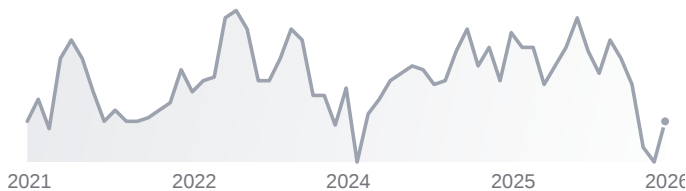
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$274K · Average \$263K

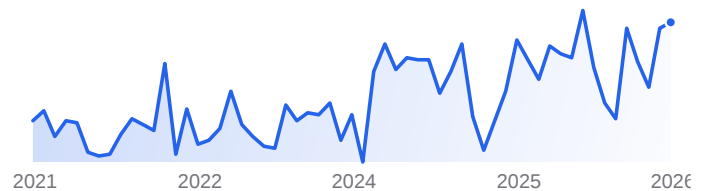
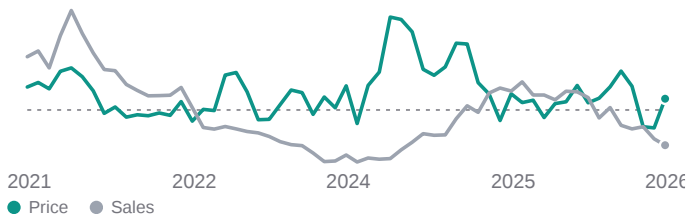


Growth (year over year)

Price +4.5% · Sales -14.3%

Price per square foot

\$163/ft²

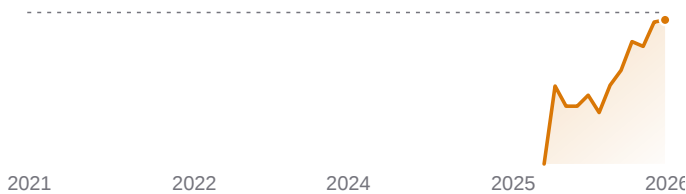


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

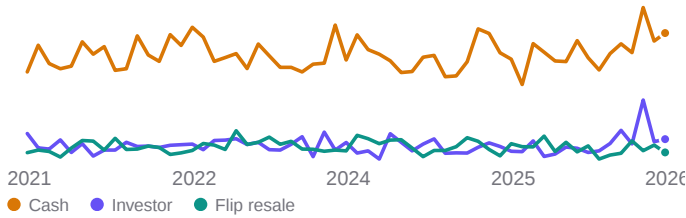
2.9%



BUYERS & OUTCOMES

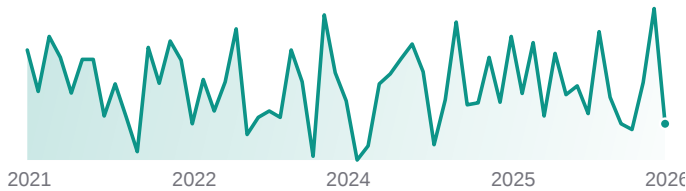
Buyer mix

Cash 58% · Investor 9.1% · Flip resale 3.0%



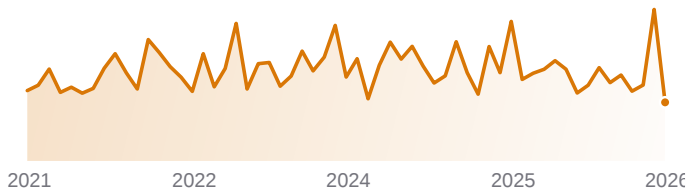
Sellers who sold at a gain

75%

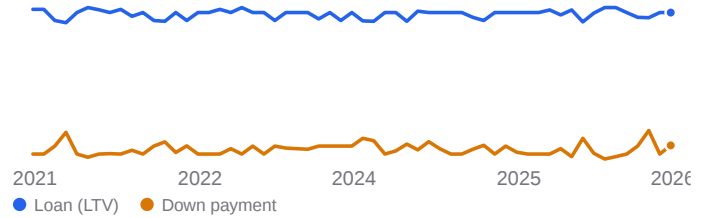


Median annualized return at resale

+4.6%

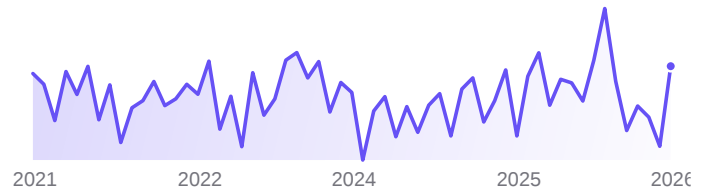


Financing (share of purchase price) Loan (LTV) 95% · Down payment 11%



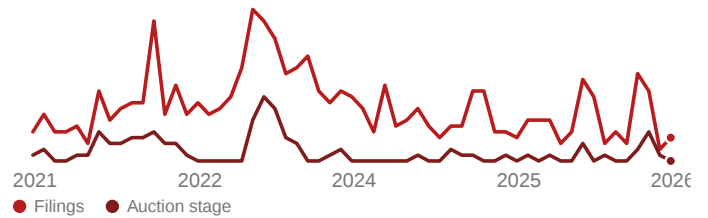
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	24,986
Median value (AVM)	\$241K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1962
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.6%
Owner occupied	74%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	59,884
Density	72 / mi²
Median household income	\$72K
Average household income	\$87K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	69
Homes occupied	85%
Bachelor's or higher	14%
Poverty rate	9.7%
Unemployment	1.0%
Average temp	46°F
Annual precip	40 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.