

Margaretville 12455

ZIP code · NY · New York > Delaware County > Margaretville

SELLER'S MARKET

\$463K

MEDIAN SALE PRICE

+86.1%

1-YR CHANGE

53

SALES (12 MO)

\$363K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



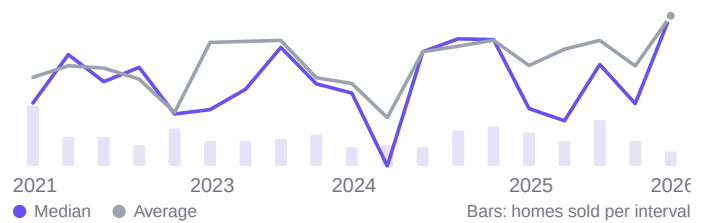
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$395K · Average \$393K

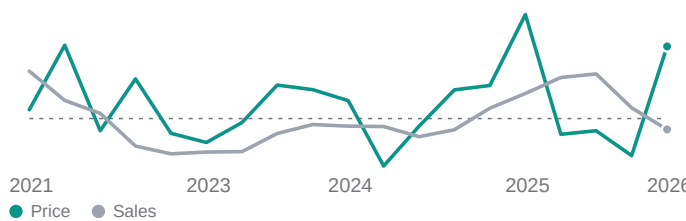


Growth (year over year)

Price +86.1% · Sales -13.1%

Price per square foot

\$269/ft²

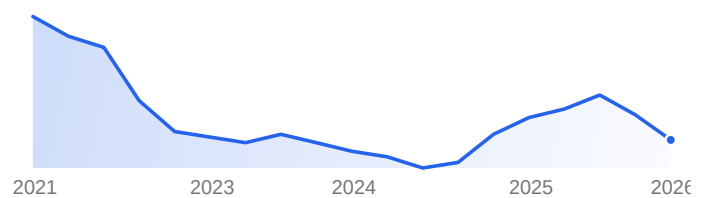
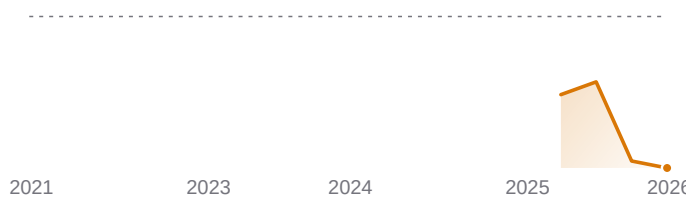


Sale premium vs estimated value

-20.6%

Annual turnover (share of homes sold)

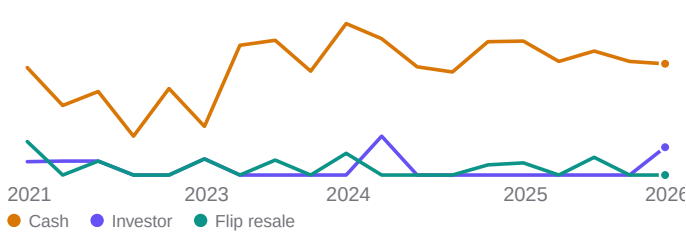
3.7%



BUYERS & OUTCOMES

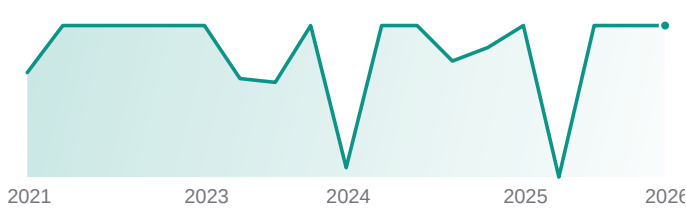
Buyer mix

Cash 57% · Investor 14% · Flip resale 0%



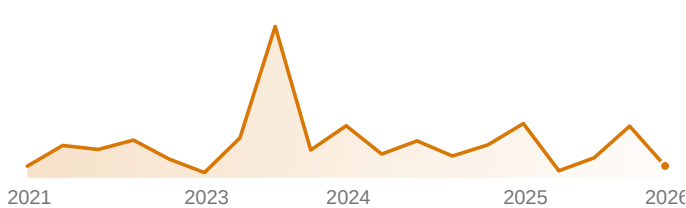
Sellers who sold at a gain

100%

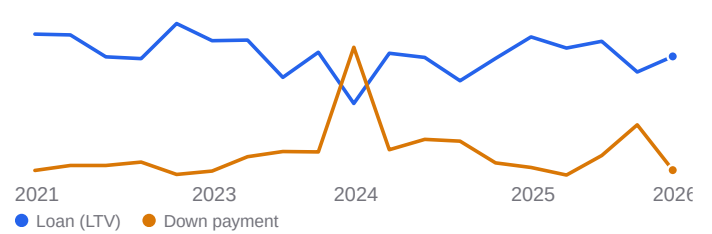


Median annualized return at resale

+3.1%

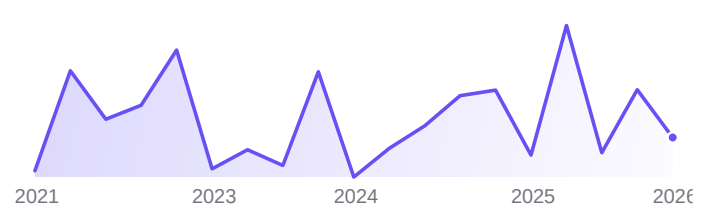


Financing (share of purchase price) Loan (LTV) 71% · Down payment 14%



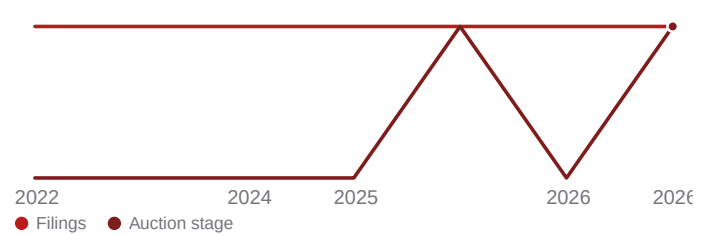
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,451
Median value (AVM)	\$363K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1972
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	0.3%
Owner occupied	38%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	1,955
Density	25 / mi²
Median household income	\$69K
Average household income	\$86K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	52
Homes occupied	57%
Bachelor's or higher	15%
Poverty rate	12.5%
Unemployment	0.9%
Average temp	43°F
Annual precip	45 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.