

South Cairo 12482

ZIP code · NY · New York > Greene County > South Cairo

\$116K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$317K

MEDIAN VALUE (AVM)

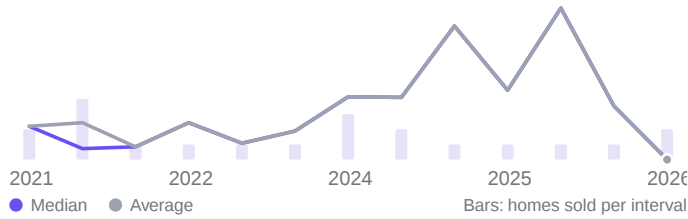
MARKET TRENDS (5 YEARS)

Sale prices

Median \$116K · Average \$116K

Growth (year over year)

Price +94.9% · Sales -50.0%



Price per square foot

\$98/ft²

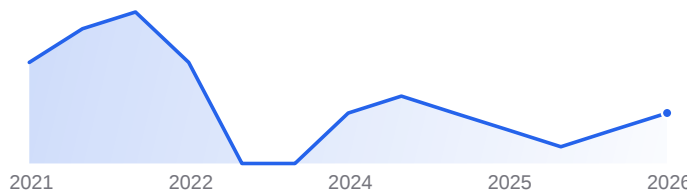
Sale premium vs estimated value

-55.0%



Annual turnover (share of homes sold)

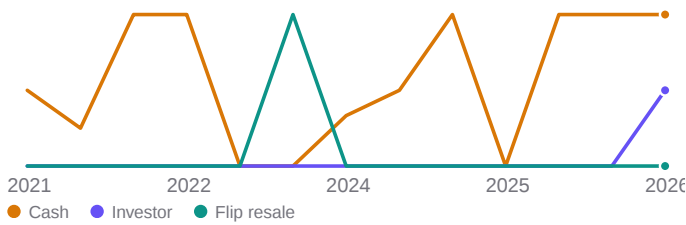
4.6%



BUYERS & OUTCOMES

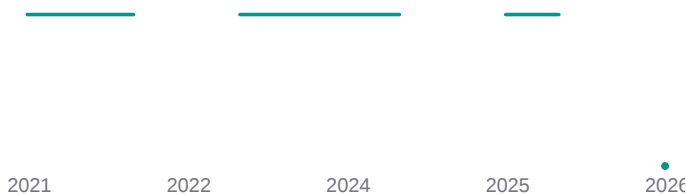
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



Sellers who sold at a gain

0%

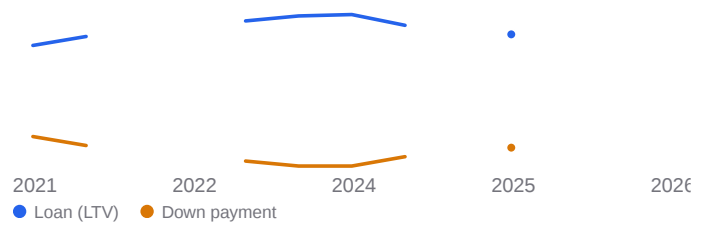


Median annualized return at resale

-2.6%

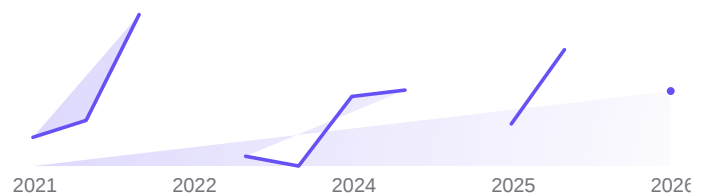


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



Typical hold before selling

7.8 yrs



HOUSING STOCK

Homes	108
Median value (AVM)	\$317K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1976
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0%
Owner occupied	81%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	302
Density	136 / mi²
Median household income	\$63K
Average household income	\$78K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	58
Homes occupied	83%
Bachelor's or higher	10%
Poverty rate	15.3%
Unemployment	1.1%
Average temp	48°F
Annual precip	43 in
Sunshine	52%

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.