

Tillson 12486

ZIP code · NY · New York > Ulster County > Tillson

STRONG BUYER'S MARKET

\$252K

MEDIAN SALE PRICE

-43.5%

1-YR CHANGE

15

SALES (12 MO)

\$437K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



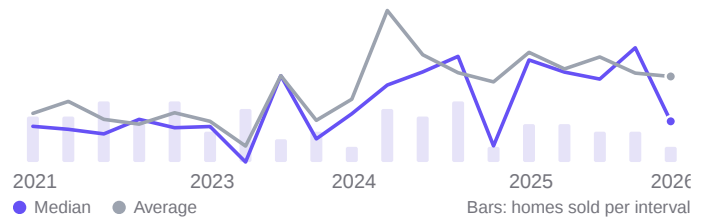
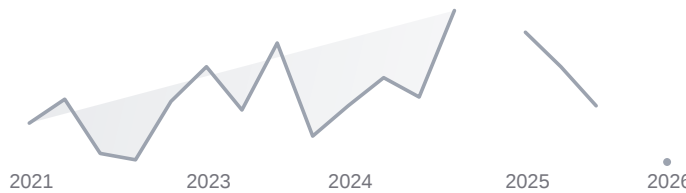
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

15 / 100

Sale prices

Median \$252K · Average \$402K

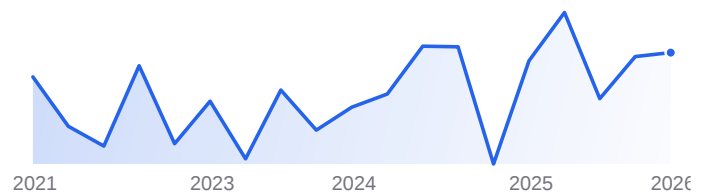
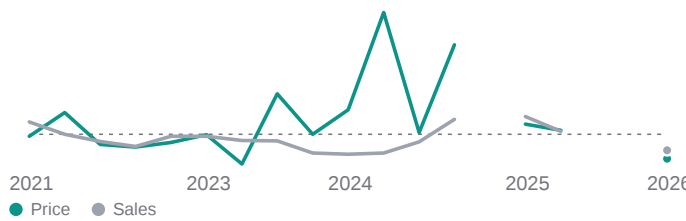


Growth (year over year)

Price -43.5% · Sales -28.6%

Price per square foot

\$274/ft²

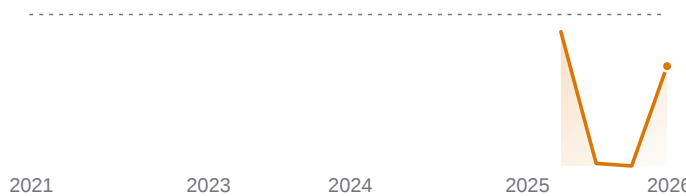


Sale premium vs estimated value

-18.4%

Annual turnover (share of homes sold)

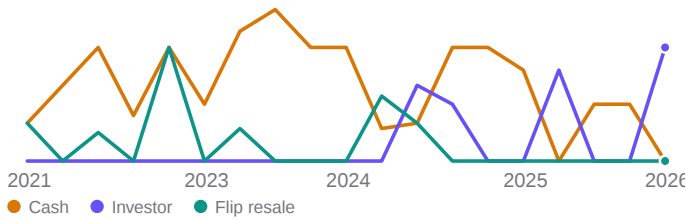
2.5%



BUYERS & OUTCOMES

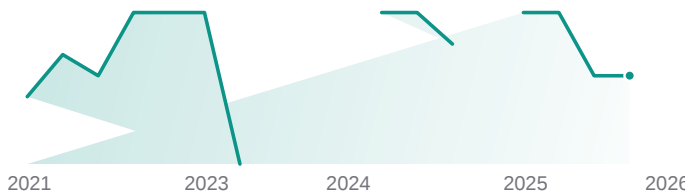
Buyer mix

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



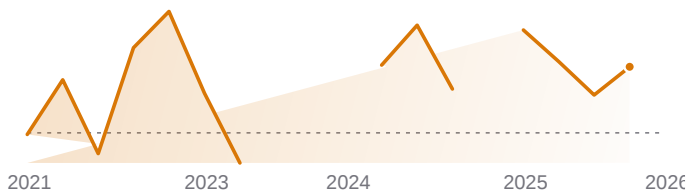
Sellers who sold at a gain

75%

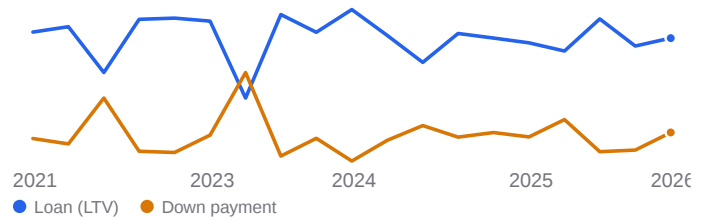


Median annualized return at resale

+9.5%

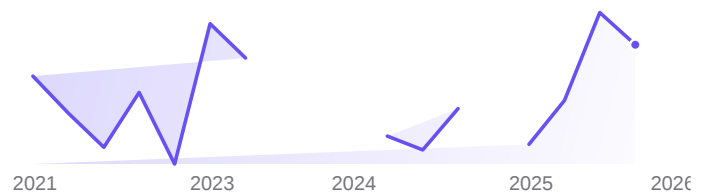


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



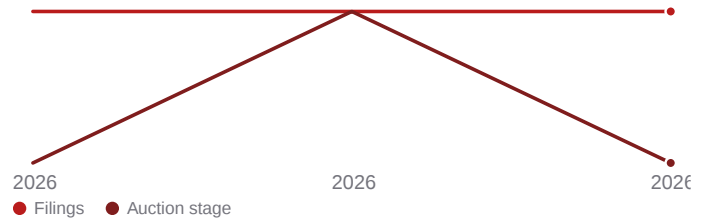
Typical hold before selling

11.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	593
Median value (AVM)	\$437K
Median size	1,498 ft²
Median bedrooms	3
Median year built	1959
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.6%
Owner occupied	85%
Company owned	11%
Median loan-to-value	33%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	1,553
Density	426 / mi²
Median household income	\$77K
Average household income	\$87K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	67
Homes occupied	92%
Bachelor's or higher	26%
Poverty rate	12.4%
Unemployment	1.2%
Average temp	49°F
Annual precip	48 in
Sunshine	58%

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.