

Tivoli 12583

ZIP code · NY · New York > Dutchess County > Tivoli

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

+154.5%

1-YR CHANGE

20

SALES (12 MO)

\$515K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



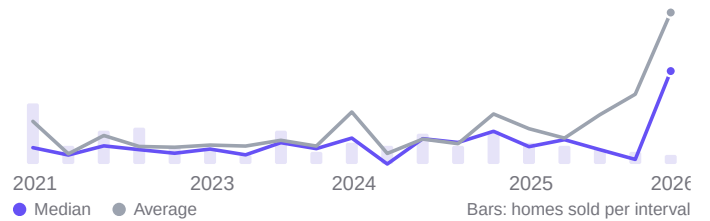
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$1.4M · Average \$2.2M

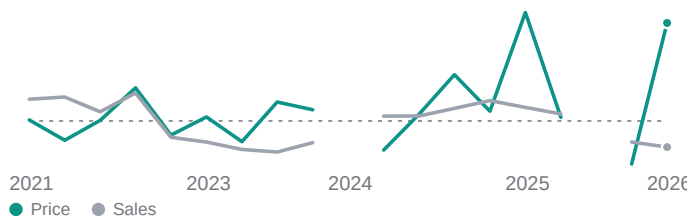


Growth (year over year)

Price +154.5% · Sales -41.2%

Price per square foot

\$1152/ft²



Sale premium vs estimated value

+172.8%

Annual turnover (share of homes sold)

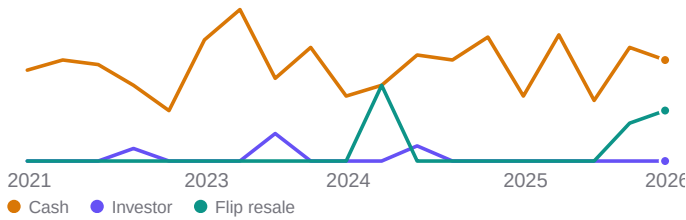
2.3%



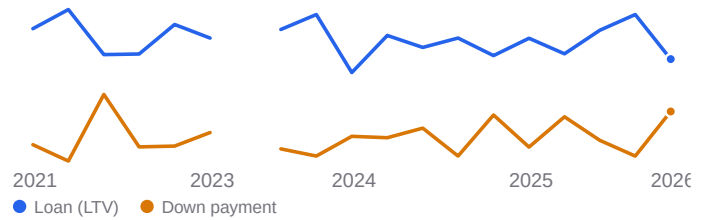
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 33%

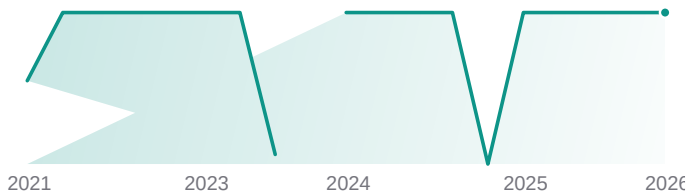


Financing (share of purchase price) Loan (LTV) 67% · Down payment 33%



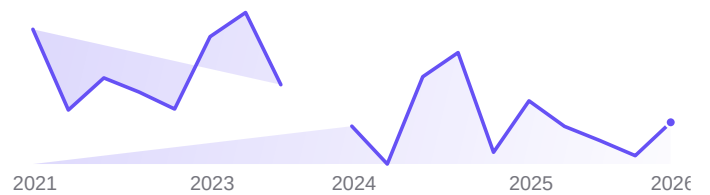
Sellers who sold at a gain

100%



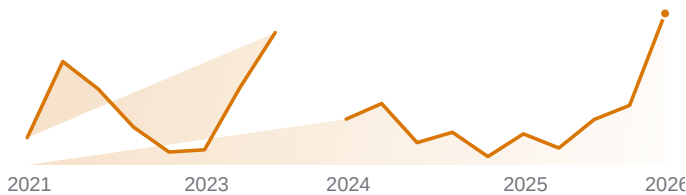
Typical hold before selling

3.8 yrs



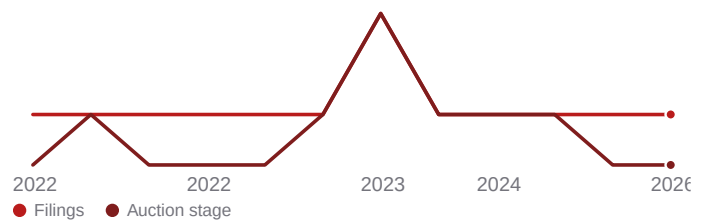
Median annualized return at resale

+39.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	869
Median value (AVM)	\$515K
Median size	1,618 ft²
Median bedrooms	3
Median year built	1976
Single family	69%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	0.5%
Owner occupied	72%
Company owned	18%
Median loan-to-value	13%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	2,482
Density	189 / mi²
Median household income	\$80K
Average household income	\$100K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	55
Homes occupied	88%
Bachelor's or higher	27%
Poverty rate	9.7%
Unemployment	0.8%
Average temp	48°F
Annual precip	44 in
Sunshine	55%

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.