

Argyle 12809

ZIP code · NY · New York > Washington County > Argyle

BUYER'S MARKET

\$229K

MEDIAN SALE PRICE

-3.1%

1-YR CHANGE

53

SALES (12 MO)

\$277K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



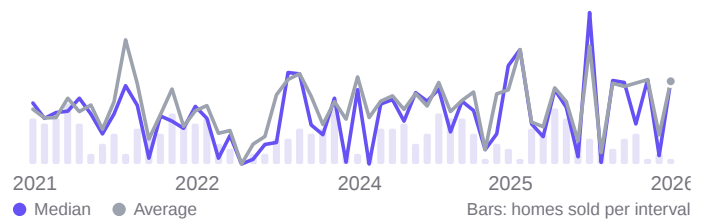
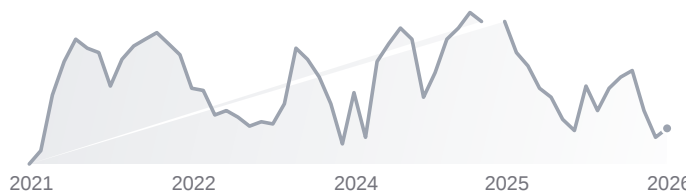
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$314K · Average \$314K

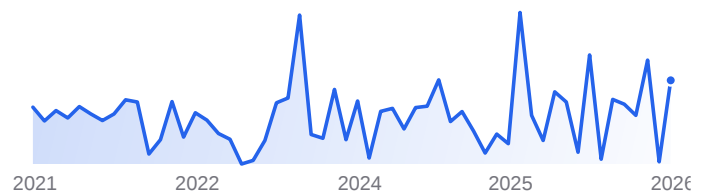
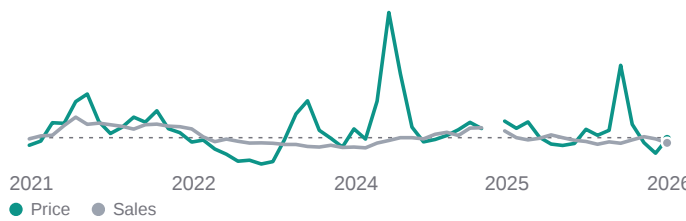


Growth (year over year)

Price -3.1% · Sales -14.5%

Price per square foot

\$238/ft²

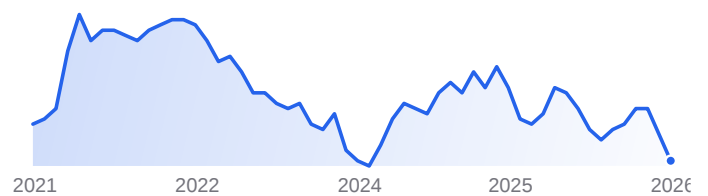
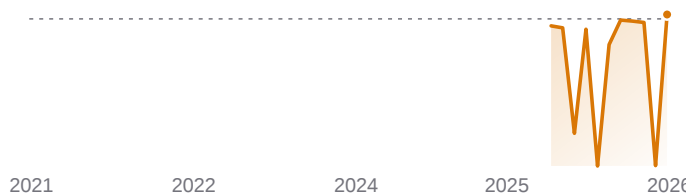


Sale premium vs estimated value

+2.7%

Annual turnover (share of homes sold)

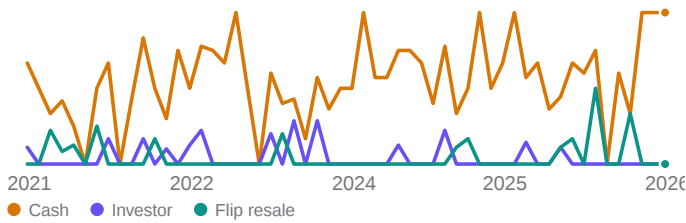
3.0%



BUYERS & OUTCOMES

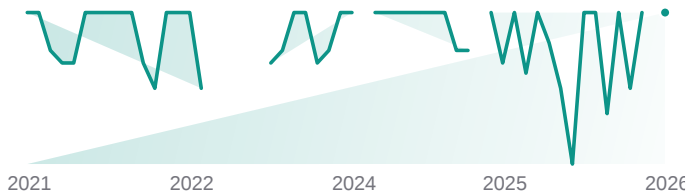
Buyer mix

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



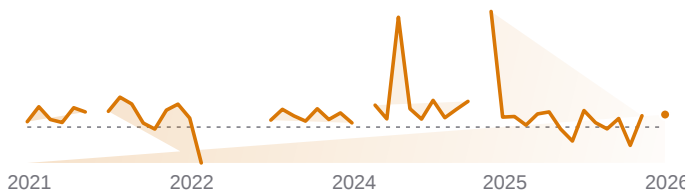
Sellers who sold at a gain

100%

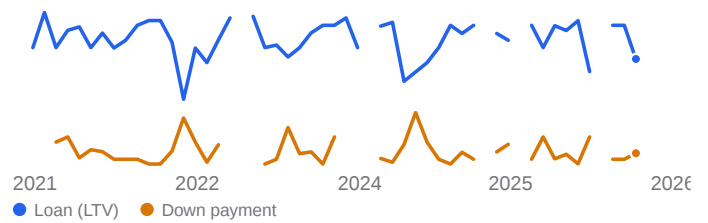


Median annualized return at resale

+6.6%

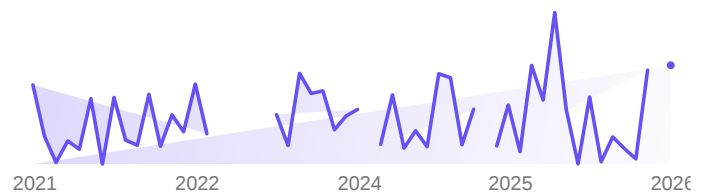


Financing (share of purchase price) Loan (LTV) 72% · Down payment 9.1%



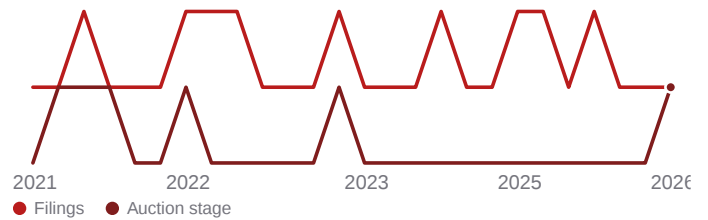
Typical hold before selling

11.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,740
Median value (AVM)	\$277K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1975
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.7%
Owner occupied	72%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	3,319
Density	62 / mi²
Median household income	\$79K
Average household income	\$85K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	70
Homes occupied	77%
Bachelor's or higher	12%
Poverty rate	7.8%
Unemployment	0.9%
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.