

South Otselic 13155

ZIP code · NY · New York > Chenango County

STRONG SELLER'S MARKET

\$143K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$102K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

Balanced

Seller's market

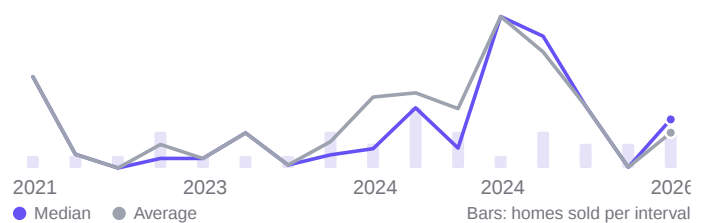
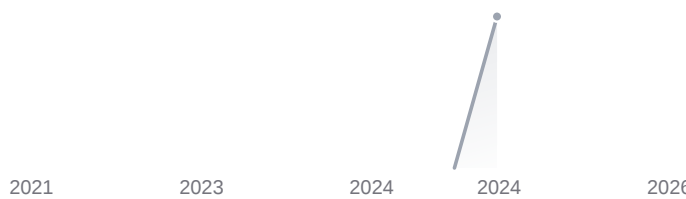
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

80 / 100

Sale prices

Median \$143K · Average \$111K

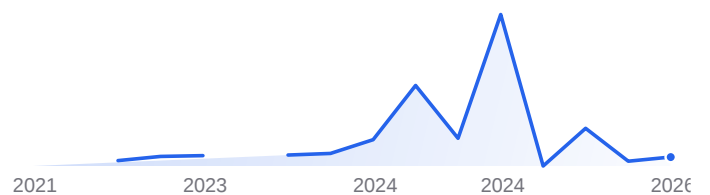


Growth (year over year)

Price -88.0% · Sales -41.7%

Price per square foot

\$26/ft²

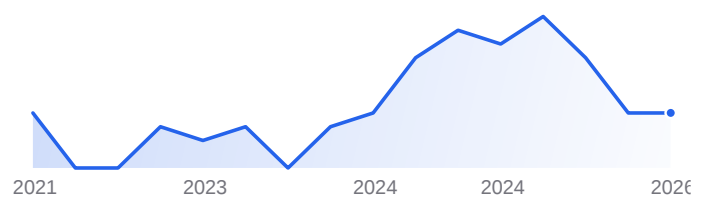


Sale premium vs estimated value

-44.9%

Annual turnover (share of homes sold)

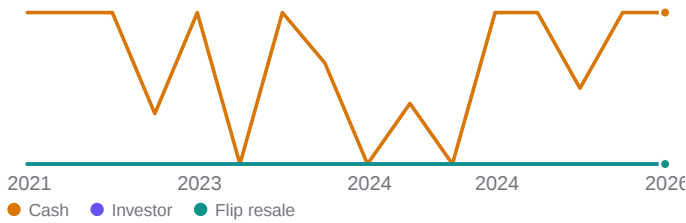
2.3%



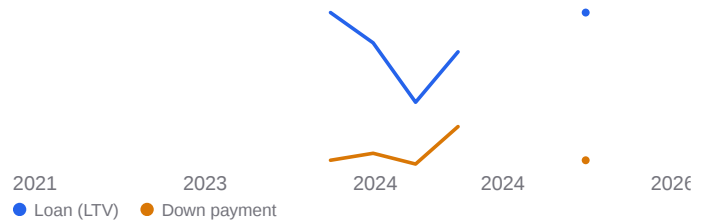
BUYERS & OUTCOMES

Buyer mix

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

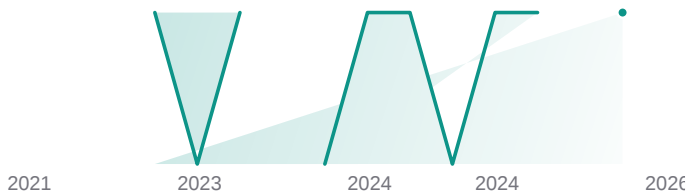


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



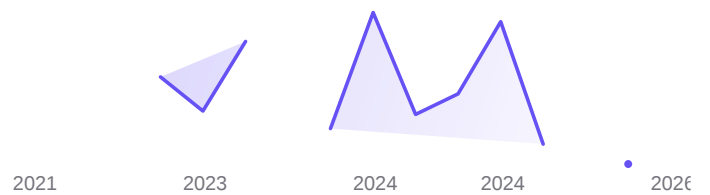
Sellers who sold at a gain

100%



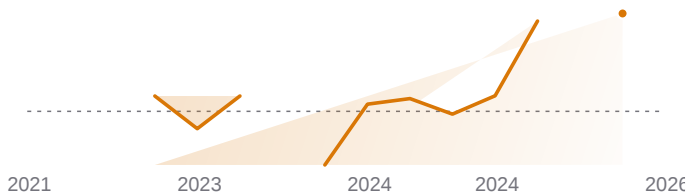
Typical hold before selling

2.0 yrs



Median annualized return at resale

+41.6%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	305
Median value (AVM)	\$102K
Median size	1,434 ft²
Median bedrooms	3
Median year built	1900
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.3%
Owner occupied	68%
Company owned	7.9%
Median loan-to-value	31%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	465
Density	19 / mi²
Median household income	\$67K
Average household income	\$75K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	39
Homes occupied	71%
Bachelor's or higher	7%
Poverty rate	11.7%
Unemployment	0.9%
Average temp	45°F
Annual precip	42 in
Sunshine	49%

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