

# Canajoharie 13317

ZIP code · NY · New York > Montgomery County > Canajoharie

**SELLER'S MARKET**

**\$155K**

MEDIAN SALE PRICE

**+51.1%**

1-YR CHANGE

**70**

SALES (12 MO)

**\$172K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 78 / 100**

Buyer's market

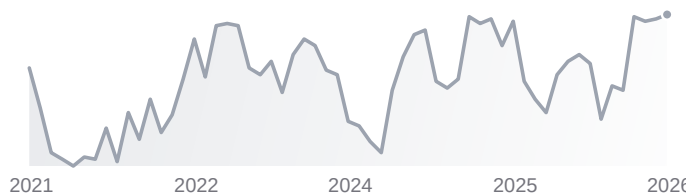
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

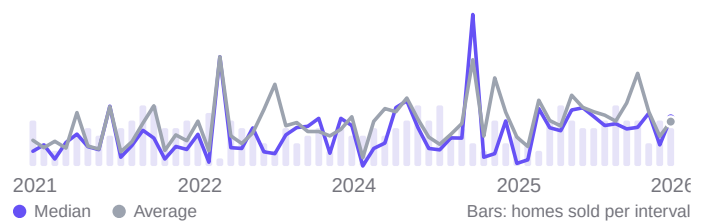
Market temperature (0–100)

**78 / 100**



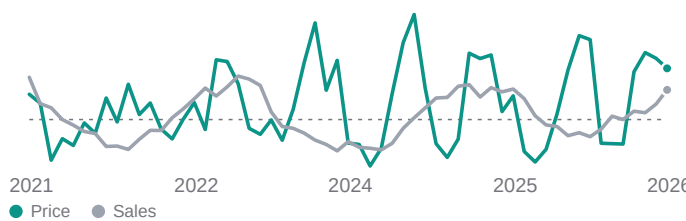
Sale prices

**Median \$176K · Average \$166K**



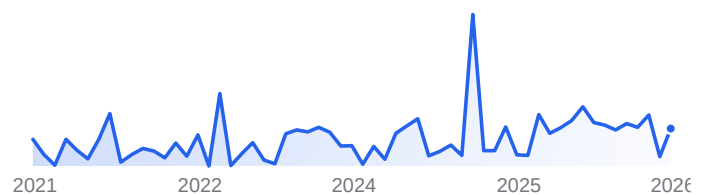
Growth (year over year)

**Price +51.1% · Sales +29.6%**



Price per square foot

**\$109/ft²**



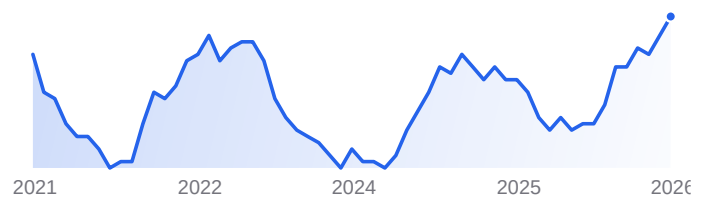
Sale premium vs estimated value

**-5.5%**



Annual turnover (share of homes sold)

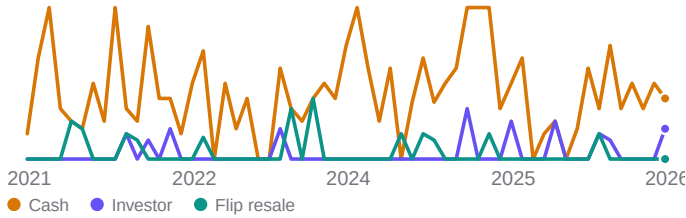
**4.9%**



## BUYERS & OUTCOMES

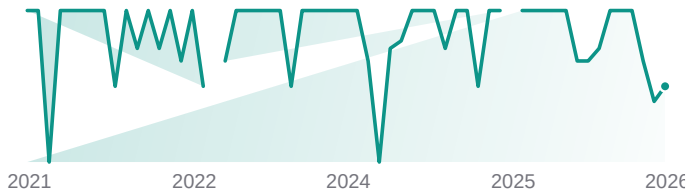
### Buyer mix

Cash 40% · Investor 20% · Flip resale 0%



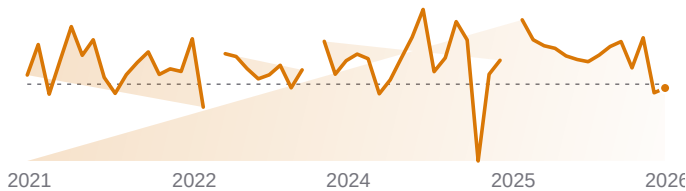
### Sellers who sold at a gain

50%

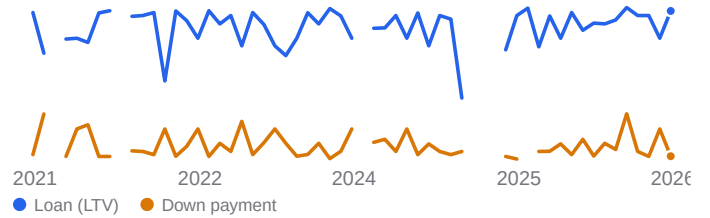


### Median annualized return at resale

-0.9%

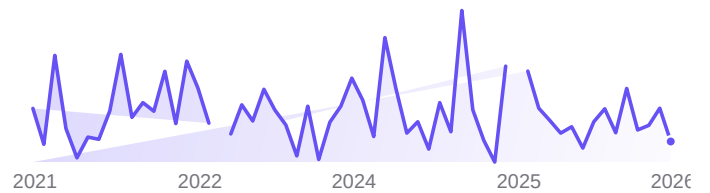


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.9%



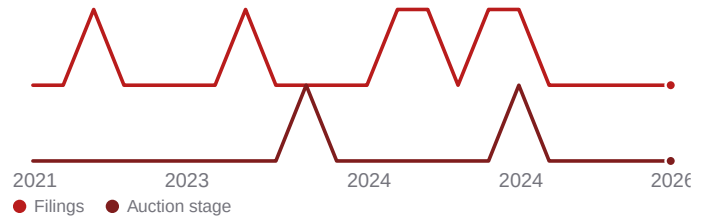
### Typical hold before selling

2.9 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,436     |
| Median value (AVM) | \$172K    |
| Median size        | 1,674 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1920      |
| Single family      | 66%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 78%     |
| Underwater (LTV 125% or more) | 1.4%    |
| Owner occupied                | 81%     |
| Company owned                 | 9.2%    |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 8.5 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 3,483    |
| Density                          | 75 / mi² |
| Median household income          | \$69K    |
| Average household income         | \$84K    |
| Crime index (US avg 100)         | 93       |
| Air pollution index (US avg 100) | 80       |
| Earthquake index (US avg 100)    | 59       |
| Homes occupied                   | 87%      |
| Bachelor's or higher             | 13%      |
| Poverty rate                     | 9.2%     |
| Unemployment                     | 1.5%     |
| 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.