

Stratford 13470

ZIP code · NY · New York > Fulton County

SELLER'S MARKET

\$250K

MEDIAN SALE PRICE

-4.5%

1-YR CHANGE

21

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



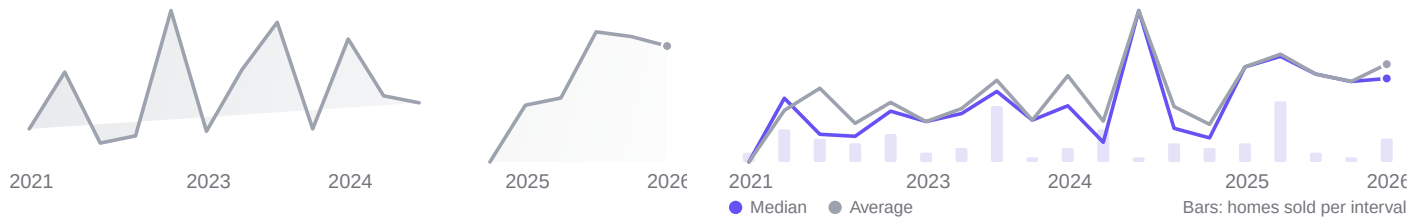
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$222K · Average \$255K

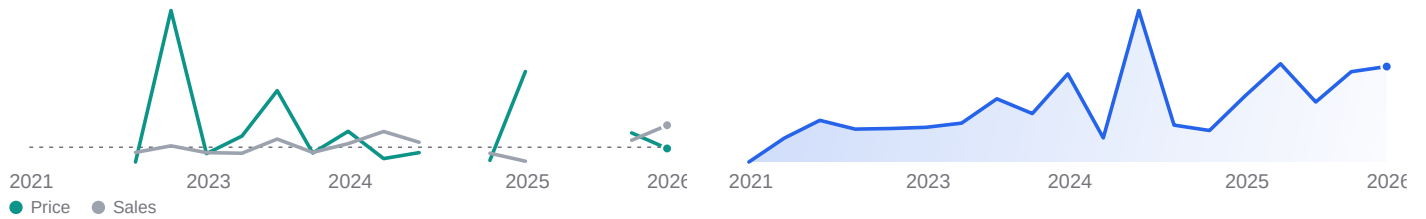


Growth (year over year)

Price -4.5% · Sales +75.0%

Price per square foot

\$244/ft²

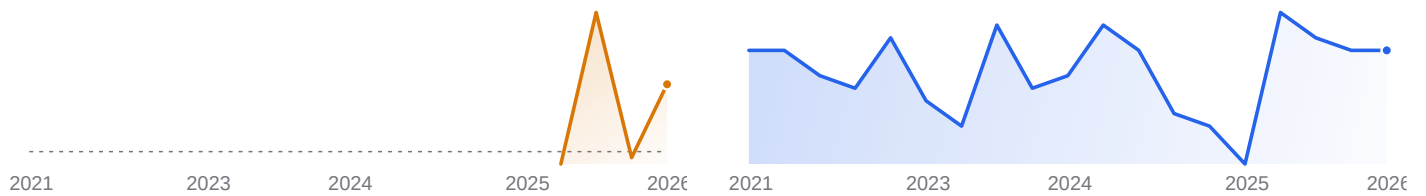


Sale premium vs estimated value

+26.8%

Annual turnover (share of homes sold)

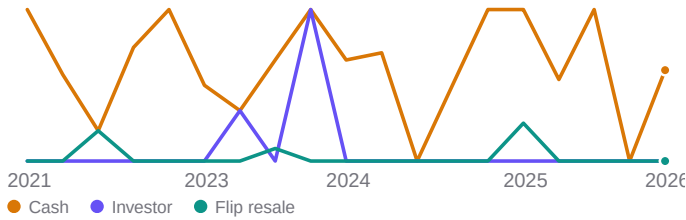
3.0%



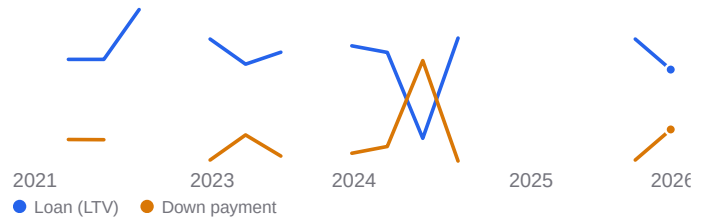
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 0% · Flip resale 0%

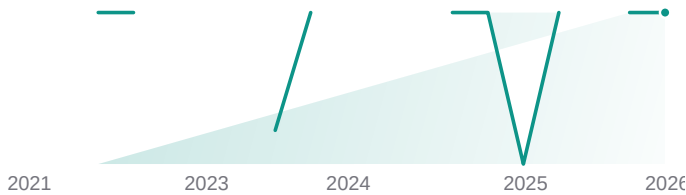


Financing (share of purchase price) Loan (LTV) 72% · Down payment 28%



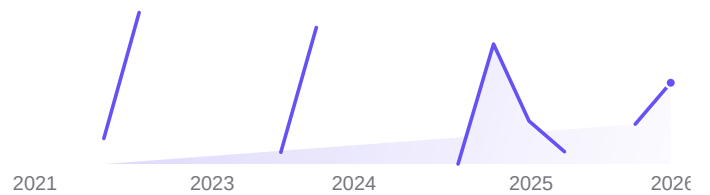
Sellers who sold at a gain

100%



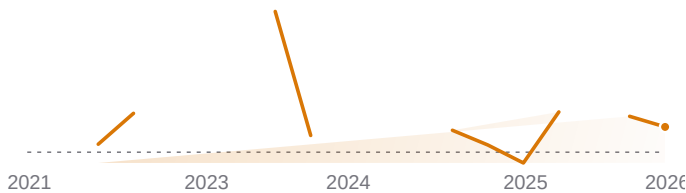
Typical hold before selling

8.2 yrs



Median annualized return at resale

+7.2%



HOUSING STOCK

Homes	703
Median value (AVM)	\$189K
Median size	1,092 ft²
Median bedrooms	2
Median year built	1970
Single family	33%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0.9%
Owner occupied	41%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	487
Density	8 / mi²
Median household income	\$65K
Average household income	\$77K
Crime index (US avg 100)	186
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	69
Homes occupied	52%
Bachelor's or higher	9%
Poverty rate	12.4%
Unemployment	1.1%
Average temp	43°F
Annual precip	50 in
Sunshine	52%

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.