

Deferiet 13628

ZIP code · NY · New York > Jefferson County > Deferiet

STRONG SELLER'S MARKET

\$181K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$146K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

Balanced

Seller's market

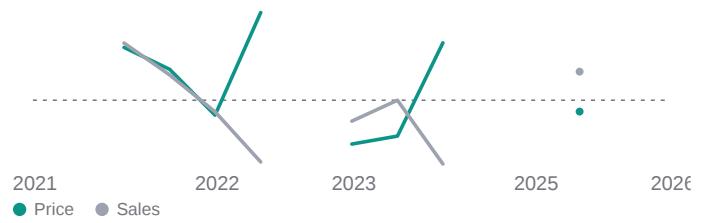
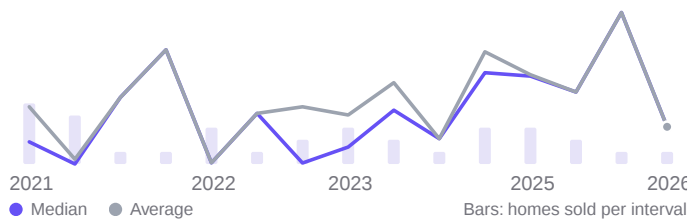
MARKET TRENDS (5 YEARS)

Sale prices

Median \$127K · Average \$127K

Growth (year over year)

Price -9.8% · Sales +25.0%

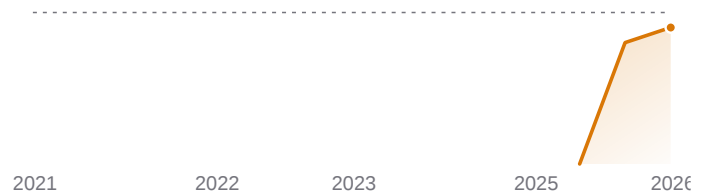


Price per square foot

\$83/ft²

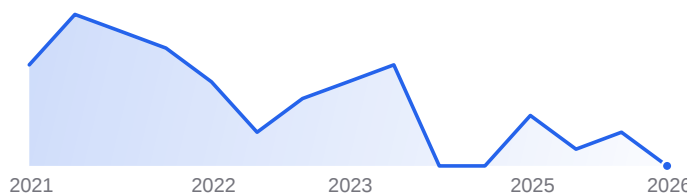
Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

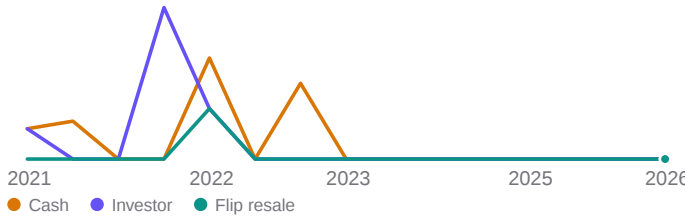
4.0%



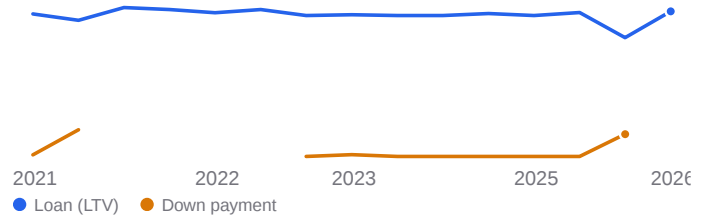
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 101% · Down payment 17%



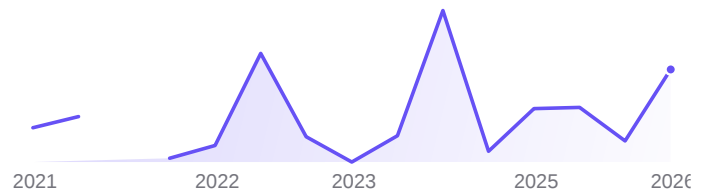
Sellers who sold at a gain

100%



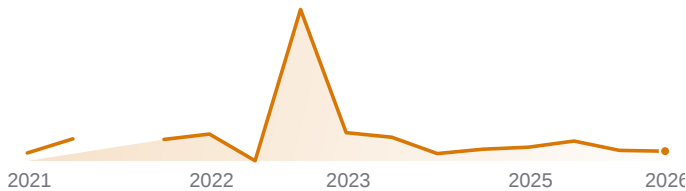
Typical hold before selling

11.3 yrs



Median annualized return at resale

+4.2%



HOUSING STOCK

Homes	100
Median value (AVM)	\$146K
Median size	1,200 ft²
Median bedrooms	3
Median year built	1915
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	0%
Owner occupied	66%
Company owned	4.0%
Median loan-to-value	60%
Typical ownership tenure	6.0 yrs

COMMUNITY

Population	167
Density	214 / mi²
Median household income	\$68K
Average household income	\$74K
Crime index (US avg 100)	37
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	62
Homes occupied	88%
Bachelor's or higher	24%
Poverty rate	10.5%
Unemployment	0.6%
Average temp	44°F
Annual precip	43 in
Sunshine	46%

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