

# Dexter 13634

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

STRONG BUYER'S MARKET

\$200K

MEDIAN SALE PRICE

-24.4%

1-YR CHANGE

61

SALES (12 MO)

\$237K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



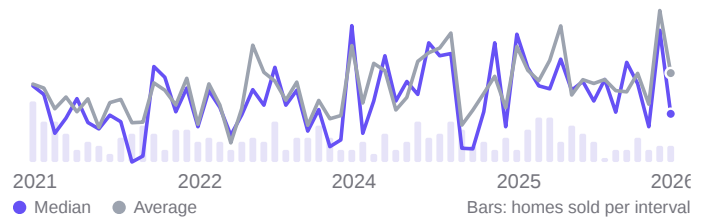
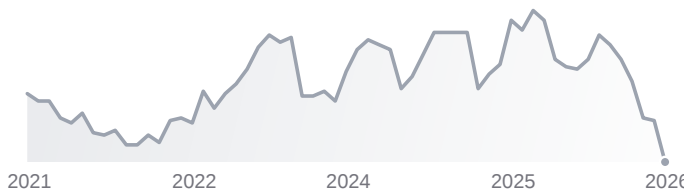
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

14 / 100

Sale prices

Median \$145K · Average \$240K

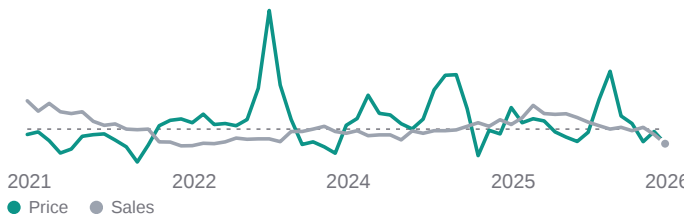


Growth (year over year)

Price -24.4% · Sales -24.7%

Price per square foot

\$133/ft²

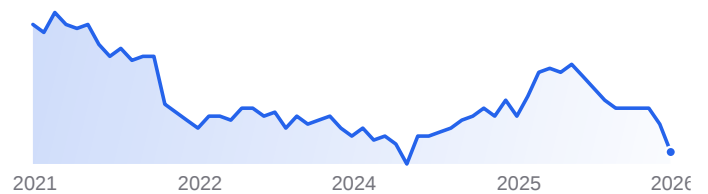
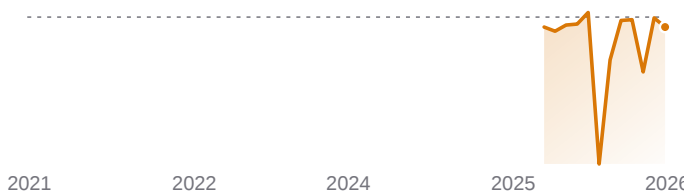


Sale premium vs estimated value

-3.3%

Annual turnover (share of homes sold)

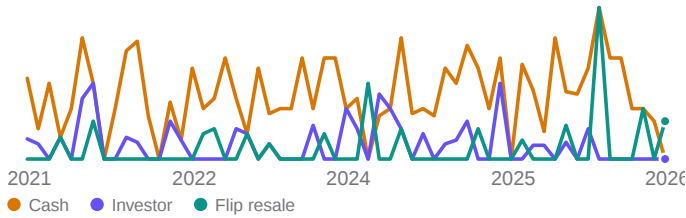
2.8%



## BUYERS & OUTCOMES

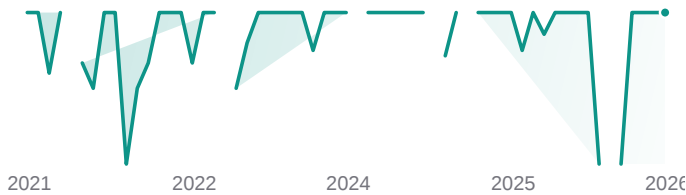
Buyer mix

Cash 0% · Investor 0% · Flip resale 25%



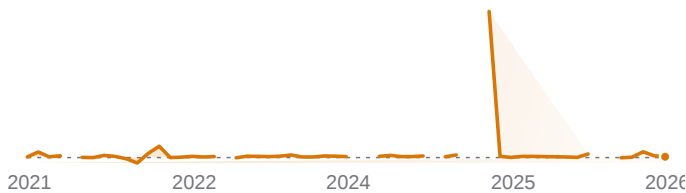
Sellers who sold at a gain

100%

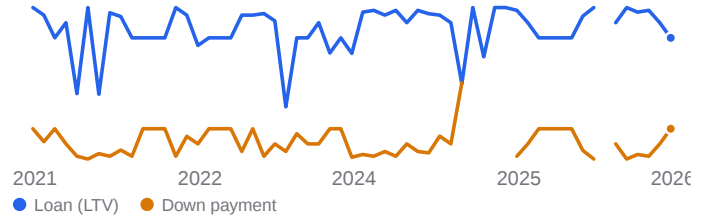


Median annualized return at resale

+4.5%

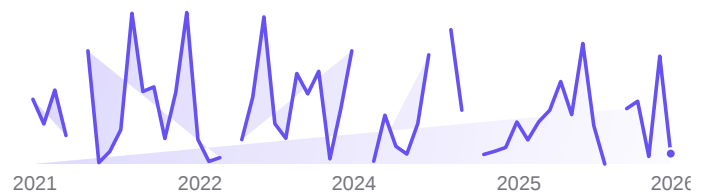


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



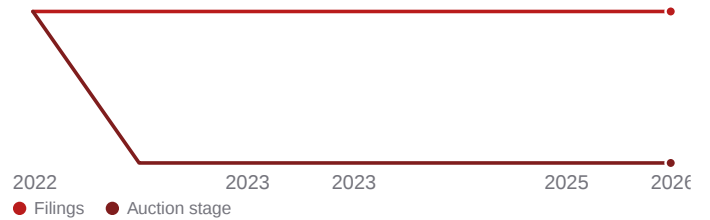
Typical hold before selling

1.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,209     |
| Median value (AVM) | \$237K    |
| Median size        | 1,400 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1973      |
| Single family      | 60%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 63%     |
| Underwater (LTV 125% or more) | 0.9%    |
| Owner occupied                | 63%     |
| Company owned                 | 8.4%    |
| Median loan-to-value          | 22%     |
| Typical ownership tenure      | 9.3 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 4,456    |
| Density                          | 91 / mi² |
| Median household income          | \$86K    |
| Average household income         | \$101K   |
| Crime index (US avg 100)         | 91       |
| Air pollution index (US avg 100) | 92       |
| Earthquake index (US avg 100)    | 52       |
| Homes occupied                   | 74%      |
| Bachelor's or higher             | 17%      |
| Poverty rate                     | 11.7%    |
| Unemployment                     | 1.4%     |
| Average temp                     | 45°F     |
| Annual precip                    | 42 in    |
| Sunshine                         | 46%      |

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.