

Felts Mills 13638

ZIP code · NY · New York > Jefferson County > Felts Mills

BALANCED MARKET

\$88K

MEDIAN SALE PRICE

-28.2%

1-YR CHANGE

10

SALES (12 MO)

\$173K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

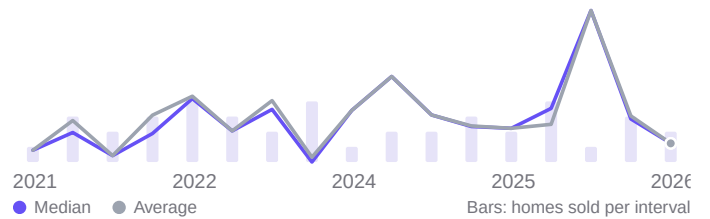
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$88K · Average \$88K

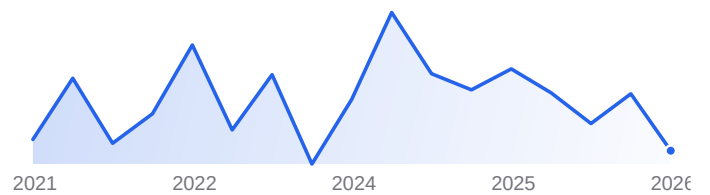
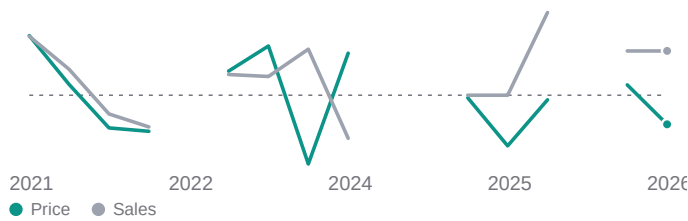


Growth (year over year)

Price -28.2% · Sales +42.9%

Price per square foot

\$36/ft²

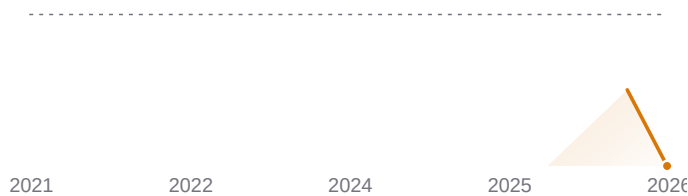


Sale premium vs estimated value

-58.8%

Annual turnover (share of homes sold)

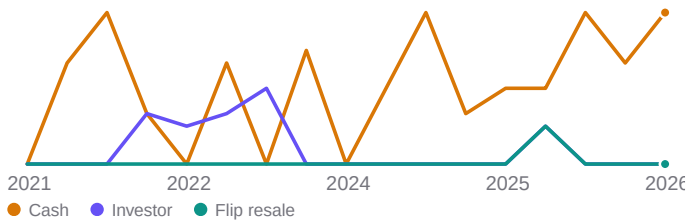
6.3%



BUYERS & OUTCOMES

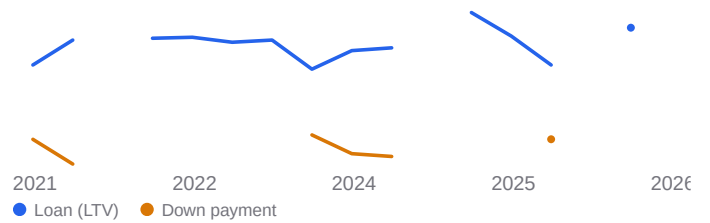
Buyer mix

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



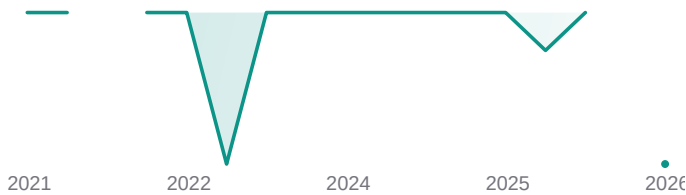
Financing (share of purchase price)

Loan (LTV) 110% · Down payment 20%



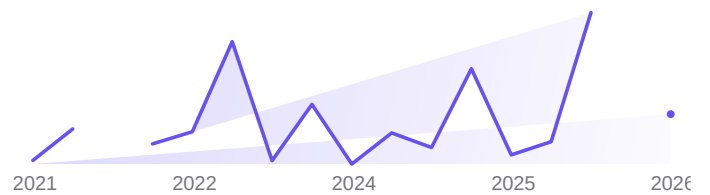
Sellers who sold at a gain

0%



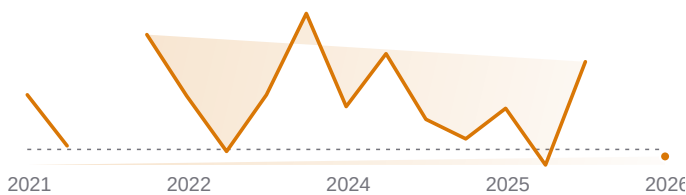
Typical hold before selling

6.2 yrs



Median annualized return at resale

-1.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	160
Median value (AVM)	\$173K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1957
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.4%
Owner occupied	78%
Company owned	7.5%
Median loan-to-value	0%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	436
Density	245 / mi²
Median household income	\$44K
Average household income	\$64K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	62
Homes occupied	89%
Bachelor's or higher	7%
Poverty rate	14.4%
Unemployment	1.0%
Average temp	44°F
Annual precip	43 in
Sunshine	46%

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.