

Mannsville 13661

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

BUYER'S MARKET

\$97K

MEDIAN SALE PRICE

25

SALES (12 MO)

\$213K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



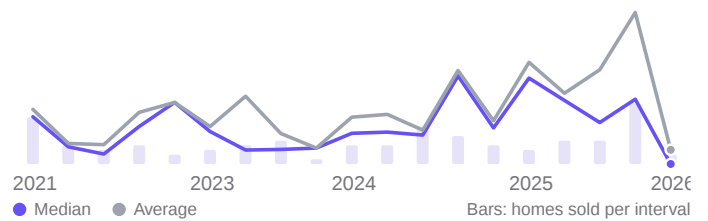
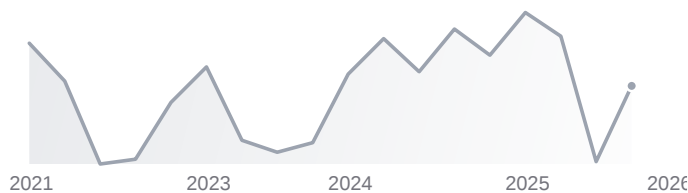
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$15K · Average \$46K

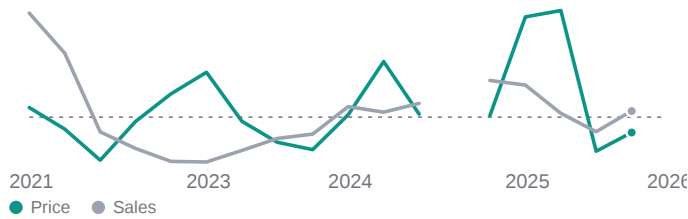


Growth (year over year)

Price -23.9% · Sales +9.5%

Price per square foot

\$5/ft²

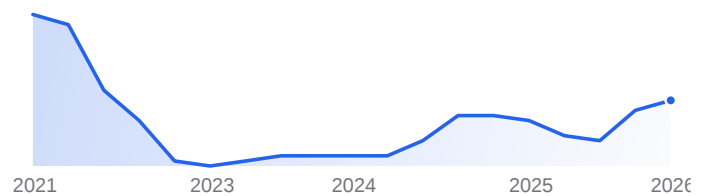
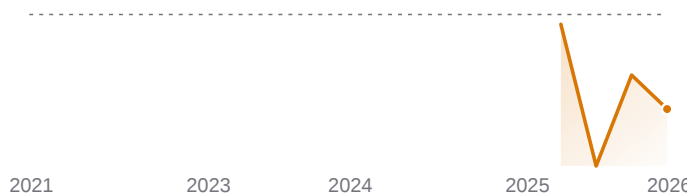


Sale premium vs estimated value

-35.4%

Annual turnover (share of homes sold)

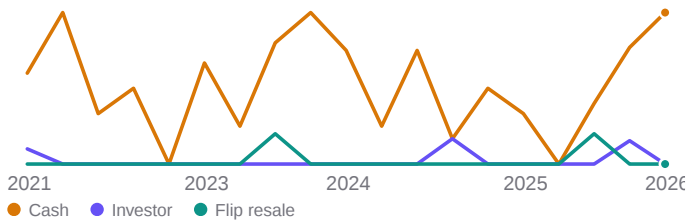
2.9%



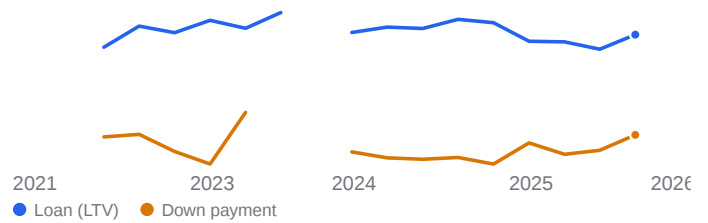
BUYERS & OUTCOMES

Buyer mix

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

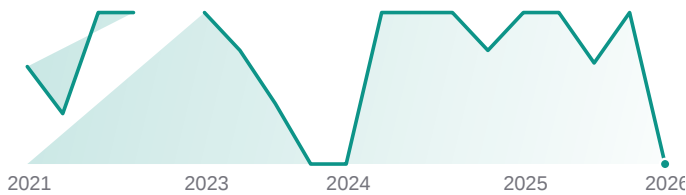


Financing (share of purchase price) Loan (LTV) 89% · Down payment 21%



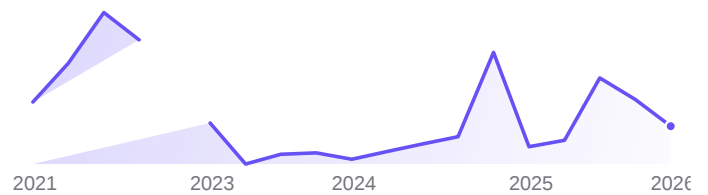
Sellers who sold at a gain

0%



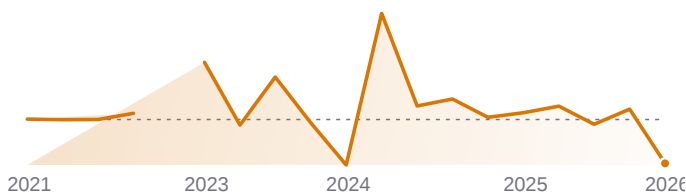
Typical hold before selling

5.6 yrs



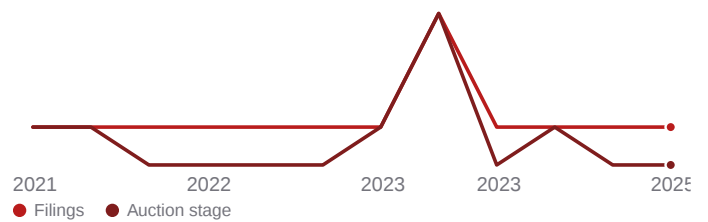
Median annualized return at resale

-37.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	872
Median value (AVM)	\$213K
Median size	1,484 ft²
Median bedrooms	3
Median year built	1963
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.0%
Owner occupied	67%
Company owned	8.7%
Median loan-to-value	8%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	1,867
Density	37 / mi²
Median household income	\$85K
Average household income	\$94K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	48
Homes occupied	57%
Bachelor's or higher	15%
Poverty rate	10.7%
Unemployment	1.4%
Average temp	45°F
Annual precip	47 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.