

Andes 13731

ZIP code · NY · New York > Delaware County > Andes

BUYER'S MARKET

\$173K

MEDIAN SALE PRICE

-70.8%

1-YR CHANGE

35

SALES (12 MO)

\$424K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



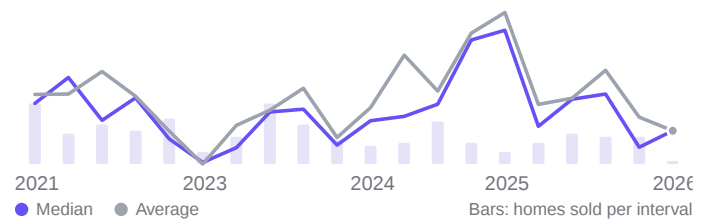
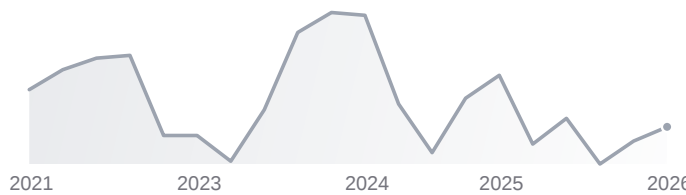
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$195K · Average \$195K

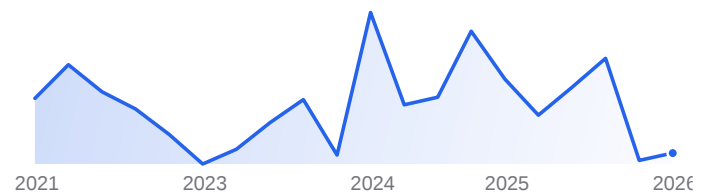
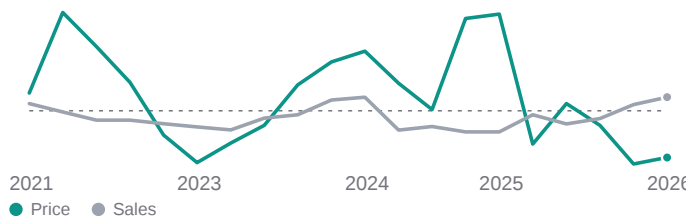


Growth (year over year)

Price -70.8% · Sales +20.7%

Price per square foot

\$108/ft²

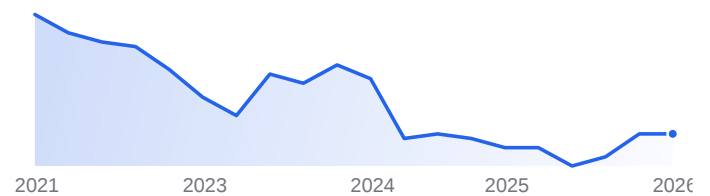


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

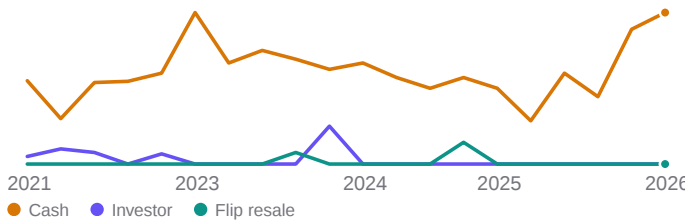
2.8%



BUYERS & OUTCOMES

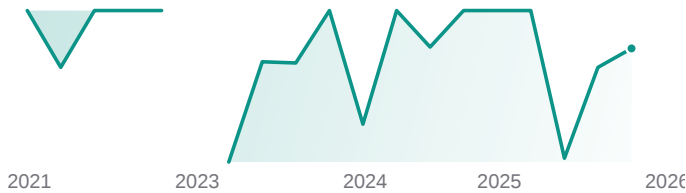
Buyer mix

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



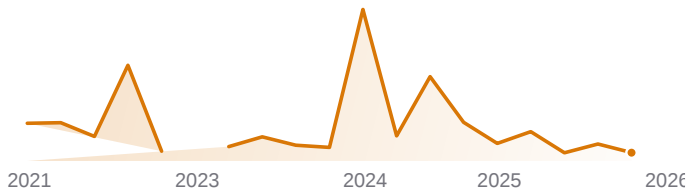
Sellers who sold at a gain

89%

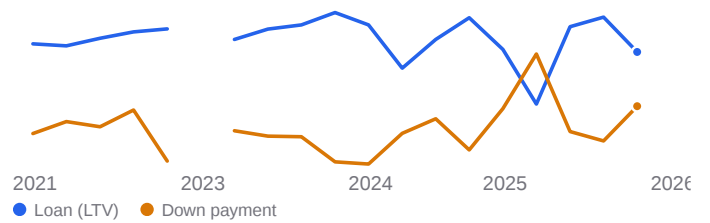


Median annualized return at resale

+3.7%

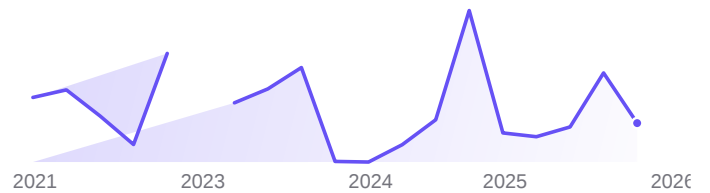


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



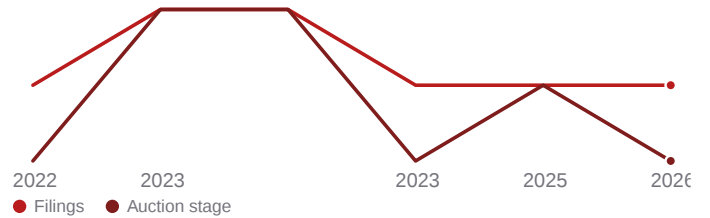
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,241
Median value (AVM)	\$424K
Median size	1,387 ft²
Median bedrooms	3
Median year built	1975
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	0.6%
Owner occupied	38%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	6.6 yrs

COMMUNITY

Population	985
Density	10 / mi²
Median household income	\$78K
Average household income	\$95K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	46
Homes occupied	47%
Bachelor's or higher	21%
Poverty rate	9.0%
Unemployment	1.1%
Average temp	43°F
Annual precip	44 in
Sunshine	49%

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.