

Delancey 13752

ZIP code · NY · New York > Delaware County

BALANCED MARKET

\$143K

MEDIAN SALE PRICE

17

SALES (12 MO)

\$321K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

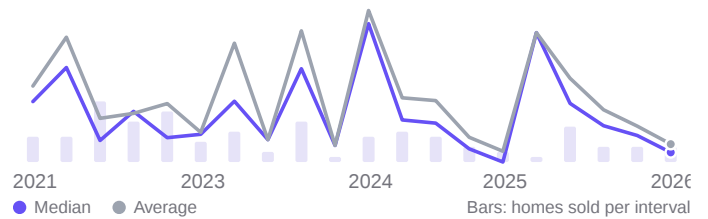
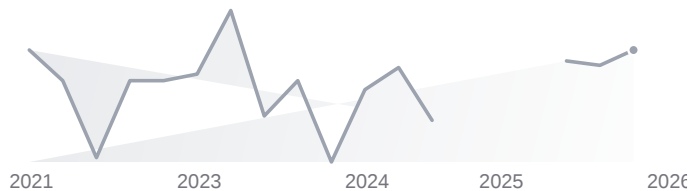
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$89K · Average \$114K

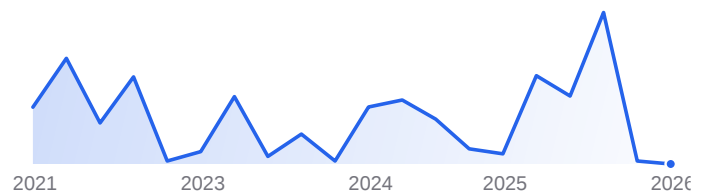
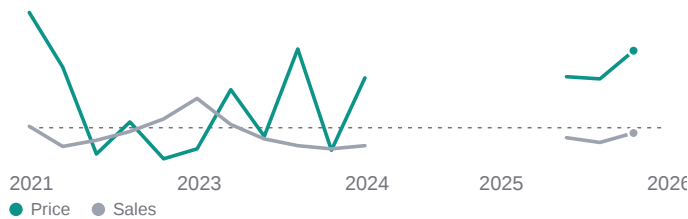


Growth (year over year)

Price +183.3% · Sales -12.5%

Price per square foot

\$43/ft²



Sale premium vs estimated value

-26.2%

Annual turnover (share of homes sold)

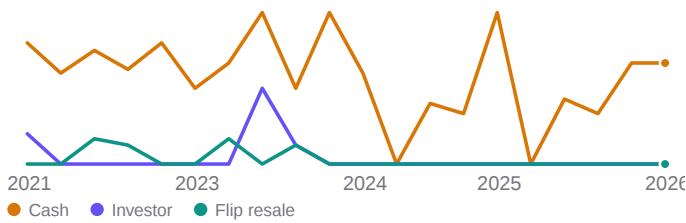
2.9%



BUYERS & OUTCOMES

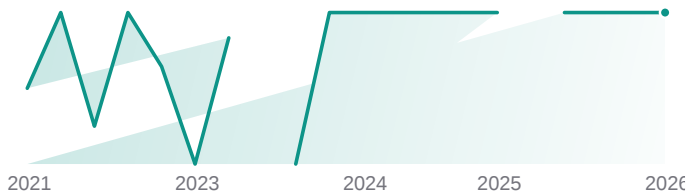
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



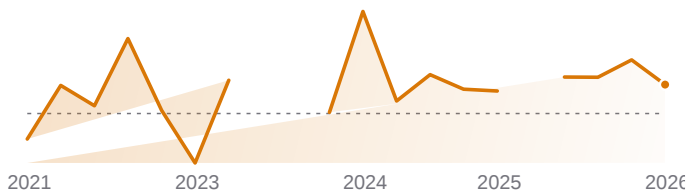
Sellers who sold at a gain

100%

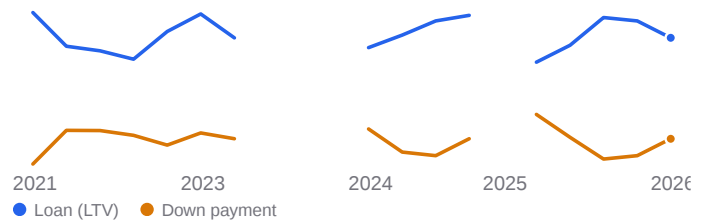


Median annualized return at resale

+6.1%

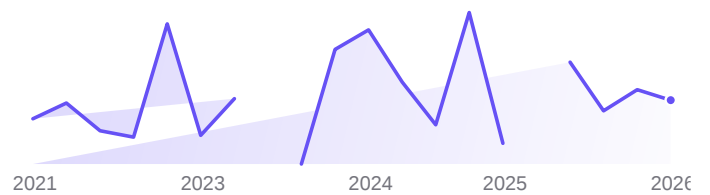


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



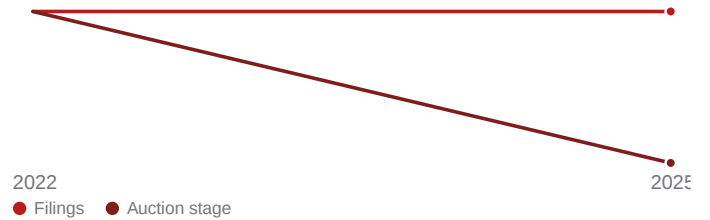
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	595
Median value (AVM)	\$321K
Median size	1,442 ft²
Median bedrooms	3
Median year built	1972
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	0.3%
Owner occupied	52%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	996
Density	21 / mi ²
Median household income	\$68K
Average household income	\$94K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	44
Homes occupied	61%
Bachelor's or higher	22%
Poverty rate	12.5%
Unemployment	1.1%
Average temp	43°F
Annual precip	45 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.