

Downsville 13755

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

STRONG BUYER'S MARKET

\$145K

MEDIAN SALE PRICE

-14.5%

1-YR CHANGE

12

SALES (12 MO)

\$198K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 8 / 100



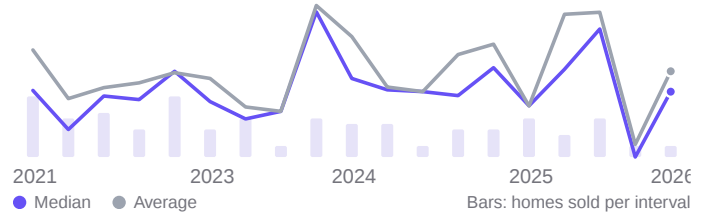
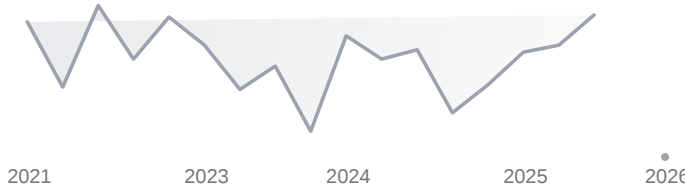
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

8 / 100

Sale prices

Median \$145K · Average \$184K

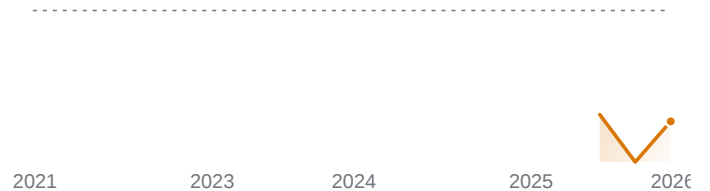
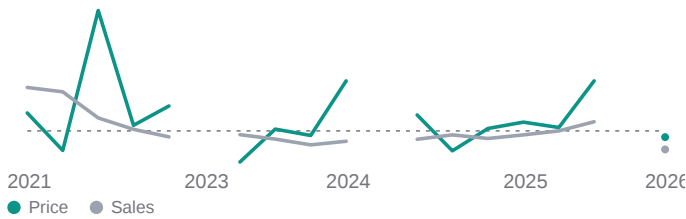


Growth (year over year)

Price -14.5% · Sales -42.9%

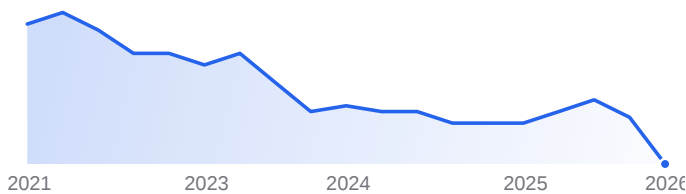
Sale premium vs estimated value

-16.0%



Annual turnover (share of homes sold)

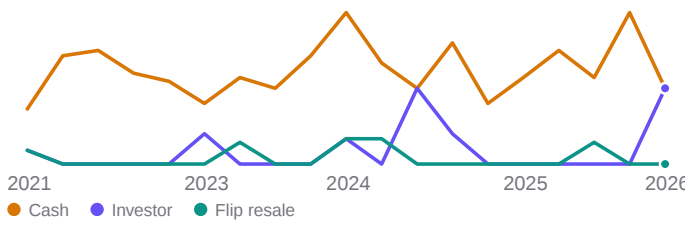
1.5%



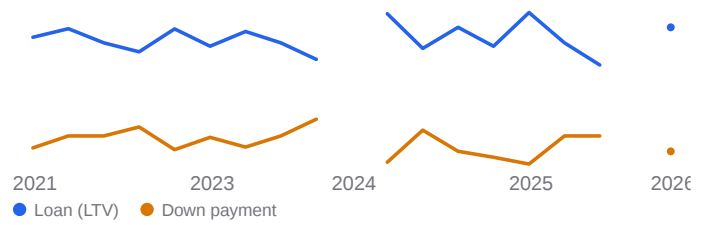
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 50% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



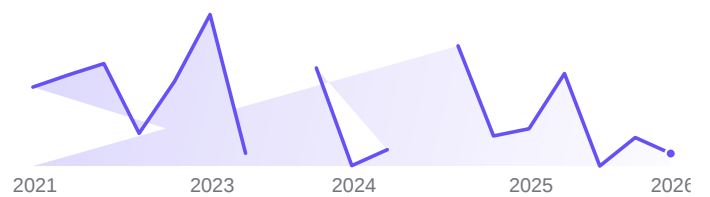
Sellers who sold at a gain

100%



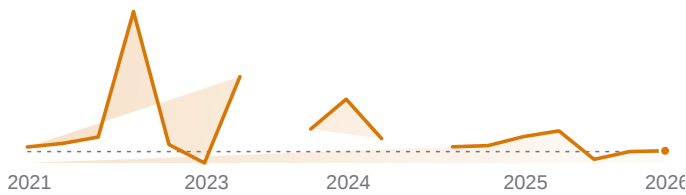
Typical hold before selling

2.2 yrs



Median annualized return at resale

+0.3%



HOUSING STOCK

Homes	778
Median value (AVM)	\$198K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1963
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	0.6%
Owner occupied	49%
Company owned	9.7%
Median loan-to-value	0%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	747
Density	15 / mi²
Median household income	\$65K
Average household income	\$75K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	47
Homes occupied	62%
Bachelor's or higher	8%
Poverty rate	12.2%
Unemployment	1.1%
Average temp	44°F
Annual precip	46 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.