

East Meredith 13757

ZIP code · NY · New York > Delaware County

BUYER'S MARKET

\$149K

MEDIAN SALE PRICE

-70.5%

1-YR CHANGE

21

SALES (12 MO)

\$298K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



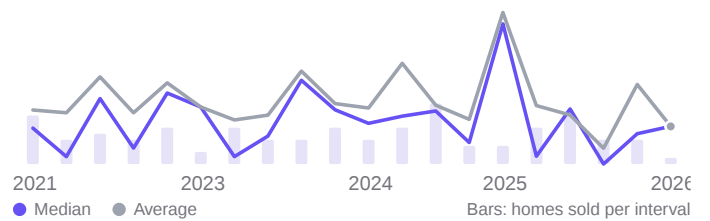
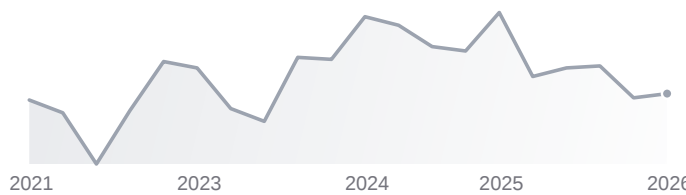
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$164K · Average \$164K

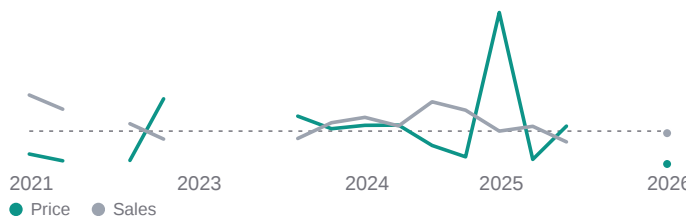


Growth (year over year)

Price -70.5% · Sales -4.5%

Price per square foot

\$122/ft²

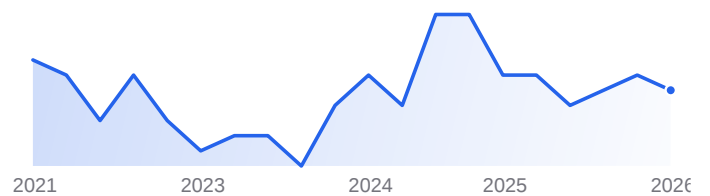


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

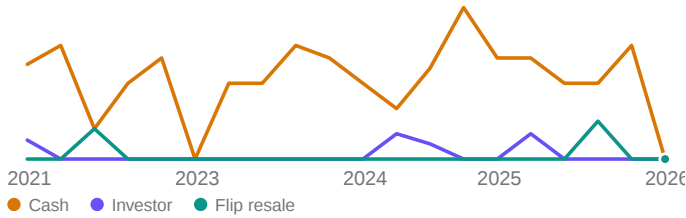
3.3%



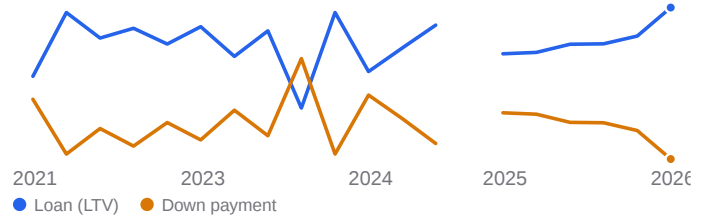
BUYERS & OUTCOMES

Buyer mix

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

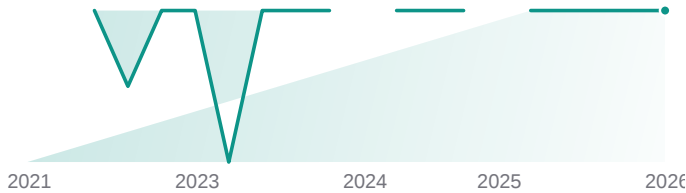


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



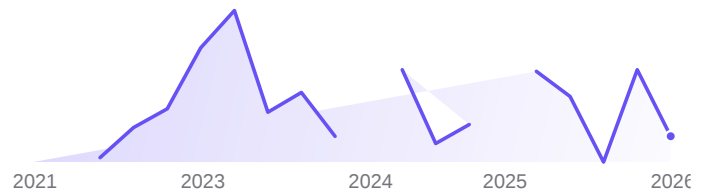
Sellers who sold at a gain

100%



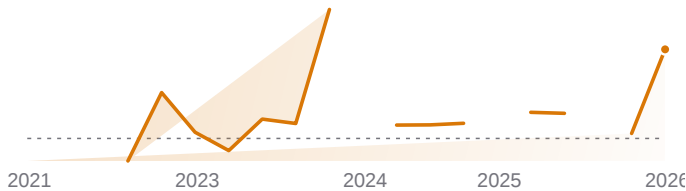
Typical hold before selling

3.1 yrs



Median annualized return at resale

+42.1%



HOUSING STOCK

Homes	629
Median value (AVM)	\$298K
Median size	1,489 ft²
Median bedrooms	3
Median year built	1980
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	0.5%
Owner occupied	64%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	1,076
Density	29 / mi ²
Median household income	\$71K
Average household income	\$90K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	47
Homes occupied	73%
Bachelor's or higher	18%
Poverty rate	8.2%
Unemployment	1.0%
Average temp	43°F
Annual precip	43 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.