

Guilford 13780

ZIP code · NY · New York > Chenango County > Guilford

BALANCED MARKET

\$168K

MEDIAN SALE PRICE

+27.2%

1-YR CHANGE

15

SALES (12 MO)

\$158K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



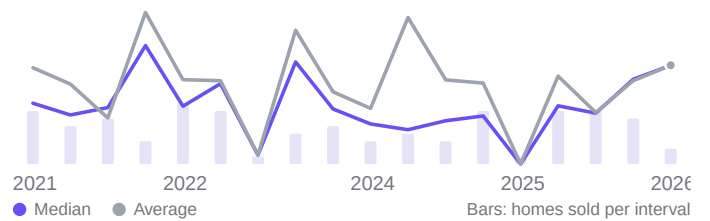
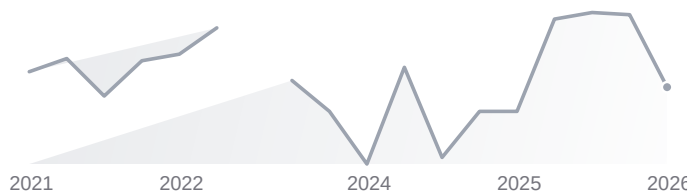
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$168K · Average \$168K

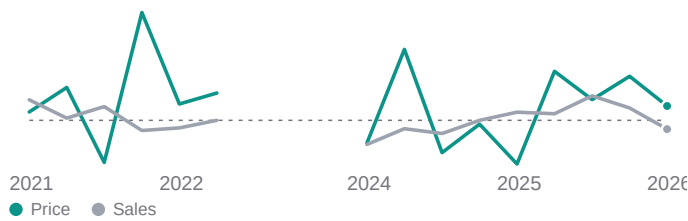


Growth (year over year)

Price +27.2% · Sales -16.7%

Price per square foot

\$146/ft²

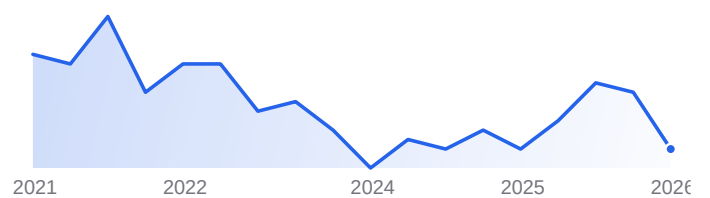
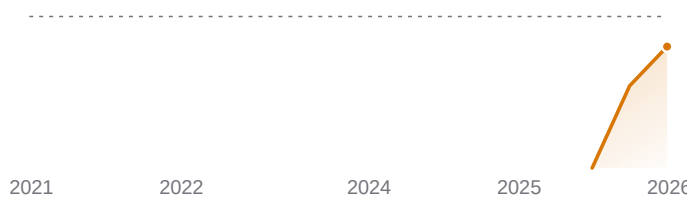


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

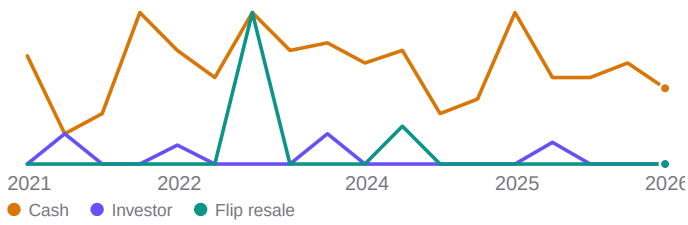
2.6%



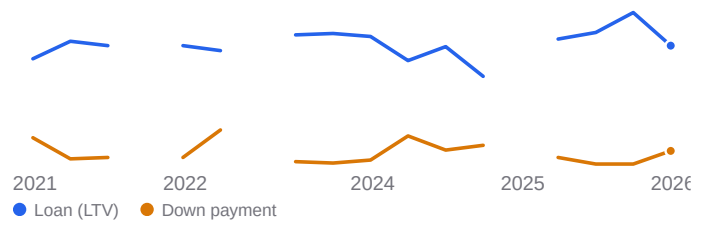
BUYERS & OUTCOMES

Buyer mix

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

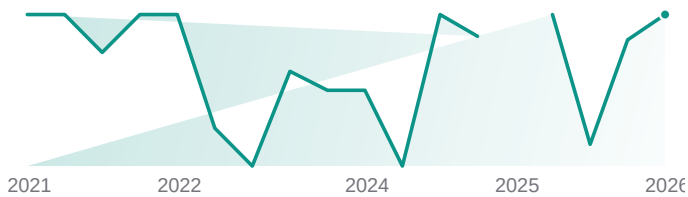


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



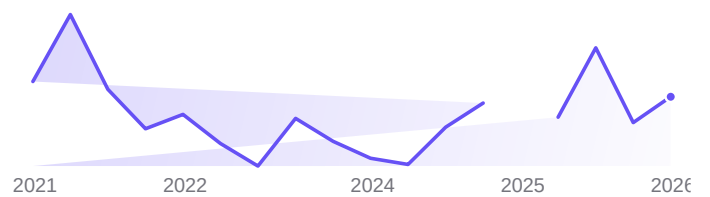
Sellers who sold at a gain

100%



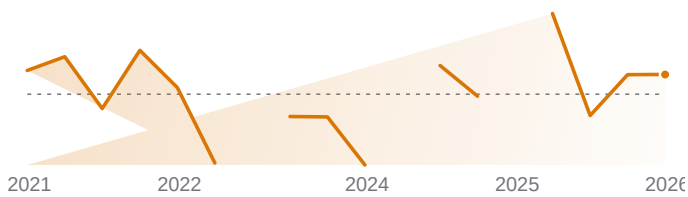
Typical hold before selling

8.3 yrs



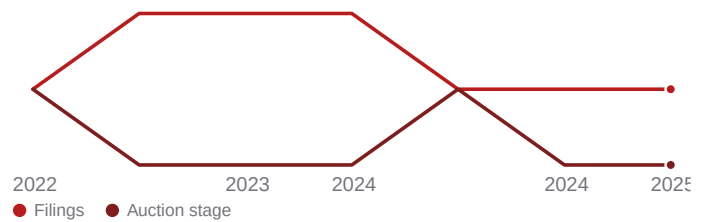
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	579
Median value (AVM)	\$158K
Median size	1,388 ft²
Median bedrooms	3
Median year built	1973
Single family	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.0%
Owner occupied	65%
Company owned	6.2%
Median loan-to-value	27%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	1,082
Density	50 / mi²
Median household income	\$59K
Average household income	\$73K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	37
Homes occupied	74%
Bachelor's or higher	7%
Poverty rate	15.8%
Unemployment	1.0%
Average temp	45°F
Annual precip	42 in
Sunshine	49%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.