

Masonville 13804

ZIP code · NY · New York > Delaware County

BUYER'S MARKET

\$285K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$202K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



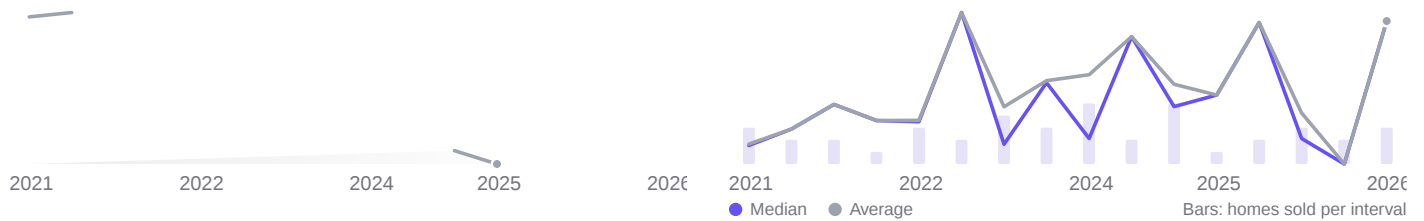
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$285K · Average \$285K



Growth (year over year)

Price -75.5% · Sales -30.8%

Price per square foot

\$193/ft²

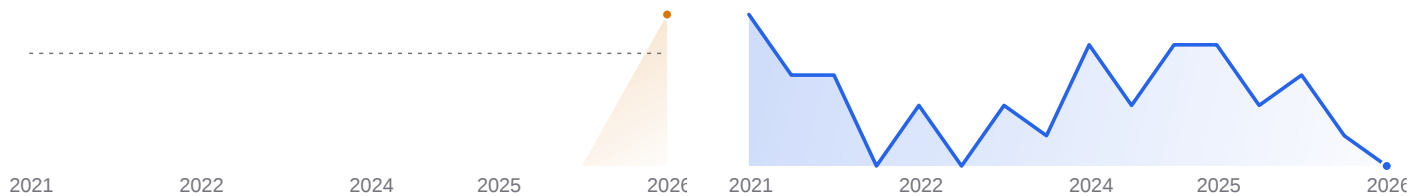


Sale premium vs estimated value

+28.3%

Annual turnover (share of homes sold)

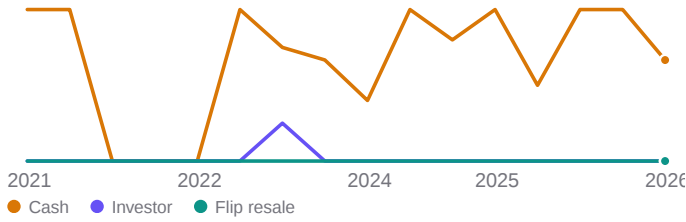
1.9%



BUYERS & OUTCOMES

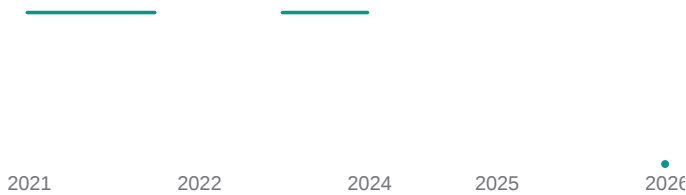
Buyer mix

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



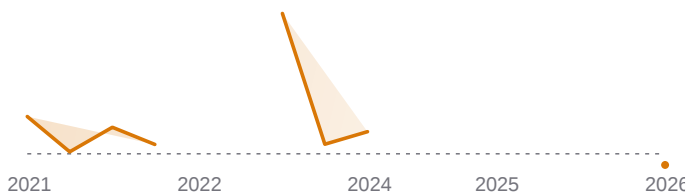
Sellers who sold at a gain

0%

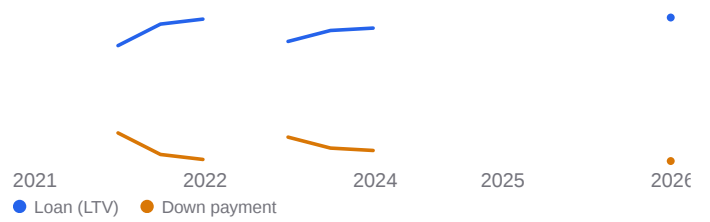


Median annualized return at resale

-9.1%

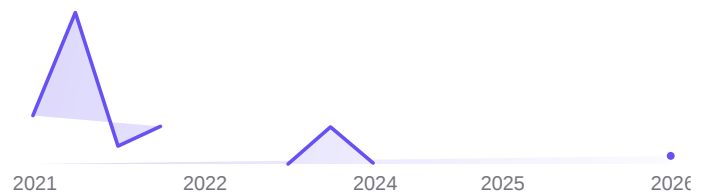


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



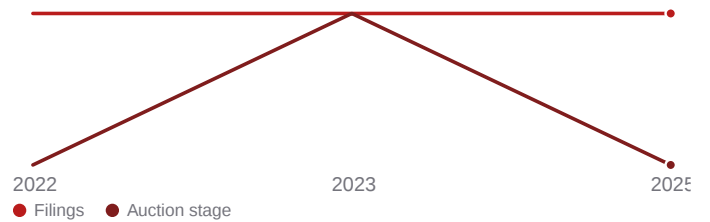
Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	413
Median value (AVM)	\$202K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1980
Single family	44%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	0.6%
Owner occupied	37%
Company owned	9.0%
Median loan-to-value	0%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	188
Density	15 / mi²
Median household income	\$66K
Average household income	\$73K
Crime index (US avg 100)	181
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	44
Homes occupied	69%
Bachelor's or higher	18%
Poverty rate	11.2%
Unemployment	1.1%
Average temp	45°F
Annual precip	45 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.