

Montour Falls 14865

ZIP code · NY · New York > Schuyler County > Montour Falls

BUYER'S MARKET

\$126K

MEDIAN SALE PRICE

-35.5%

1-YR CHANGE

30

SALES (12 MO)

\$208K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



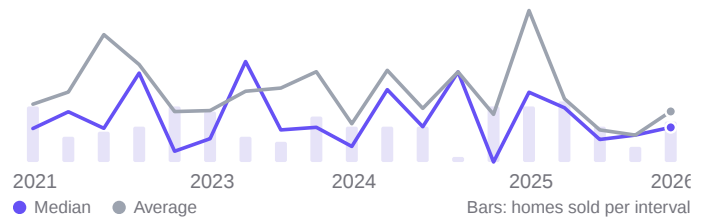
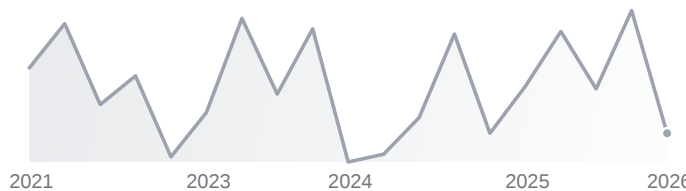
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$141K · Average \$170K

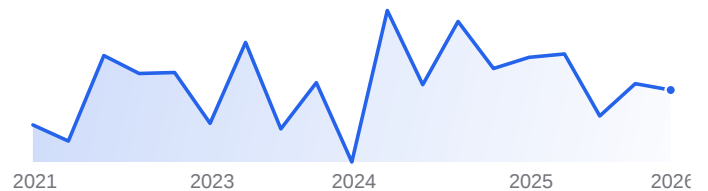
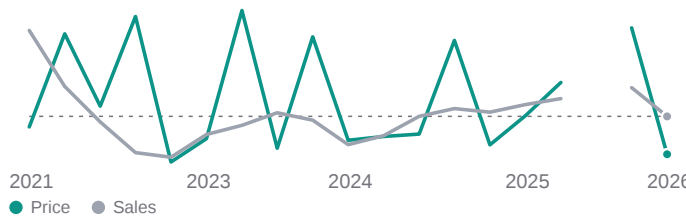


Growth (year over year)

Price -35.5% · Sales +0.0%

Price per square foot

\$92/ft²

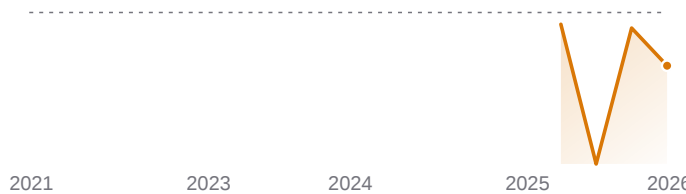


Sale premium vs estimated value

-12.7%

Annual turnover (share of homes sold)

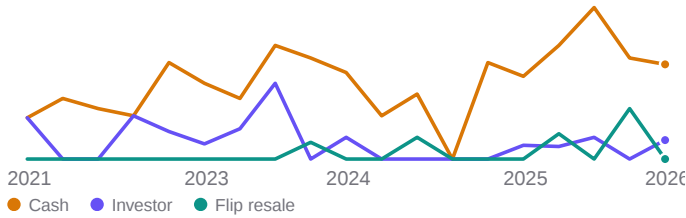
3.1%



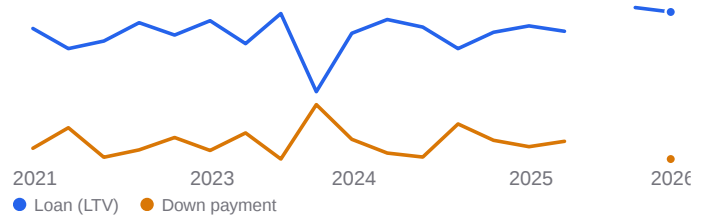
BUYERS & OUTCOMES

Buyer mix

Cash 63% · Investor 13% · Flip resale 0%

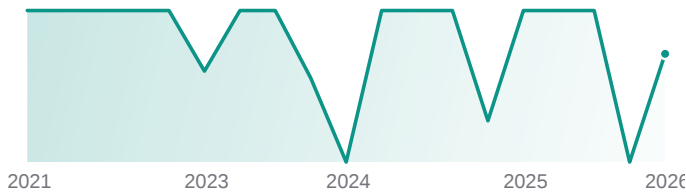


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.8%



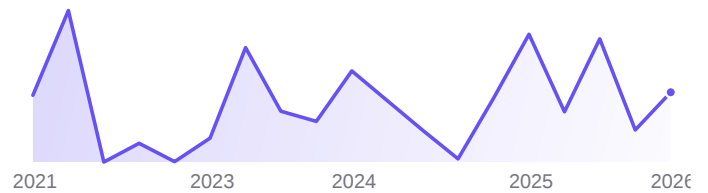
Sellers who sold at a gain

86%



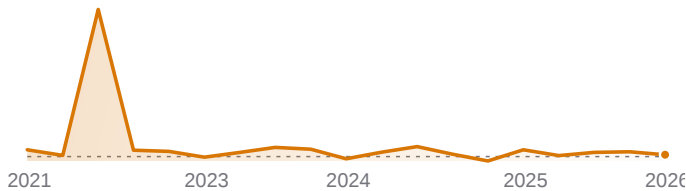
Typical hold before selling

7.6 yrs



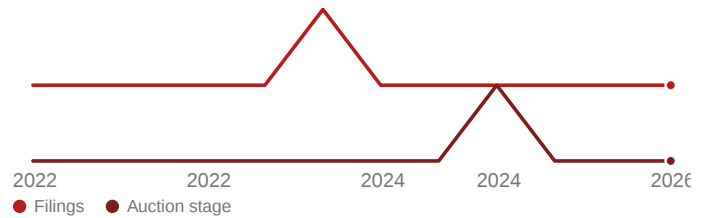
Median annualized return at resale

+2.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	955
Median value (AVM)	\$208K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1952
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.1%
Owner occupied	75%
Company owned	9.4%
Median loan-to-value	31%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	2,281
Density	113 / mi²
Median household income	\$54K
Average household income	\$75K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	33
Homes occupied	88%
Bachelor's or higher	11%
Poverty rate	16.4%
Unemployment	1.1%
Average temp	47°F
Annual precip	35 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.