

Sprakers 12166

ZIP code · NY · New York > Montgomery County

BALANCED MARKET

\$400K

MEDIAN SALE PRICE

+135.2%

1-YR CHANGE

19

SALES (12 MO)

\$202K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



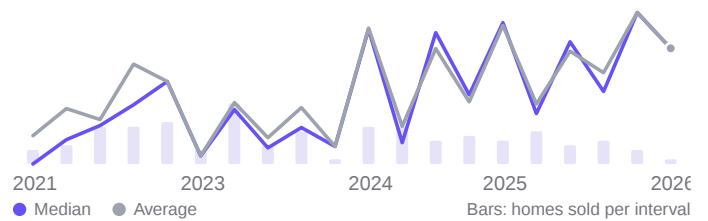
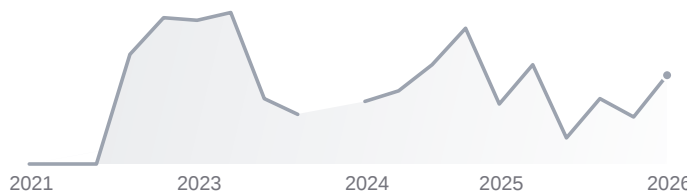
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$300K · Average \$300K

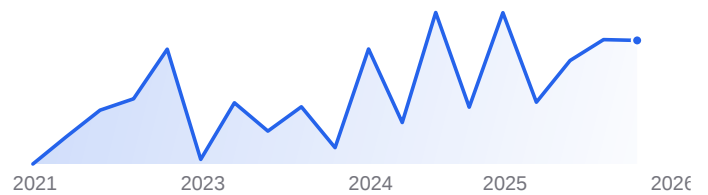
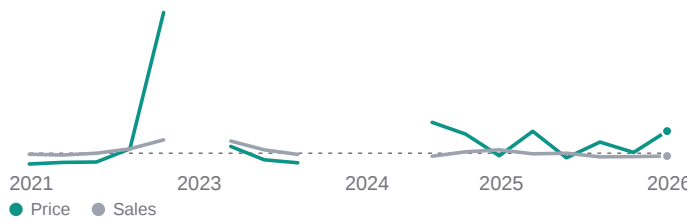


Growth (year over year)

Price +135.2% · Sales -17.4%

Price per square foot

\$150/ft²

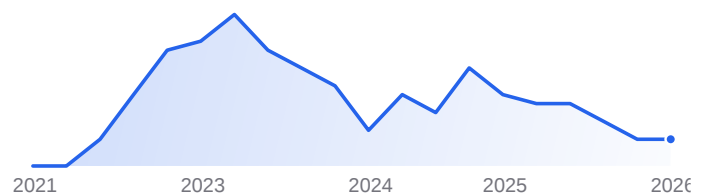


Sale premium vs estimated value

+31.2%

Annual turnover (share of homes sold)

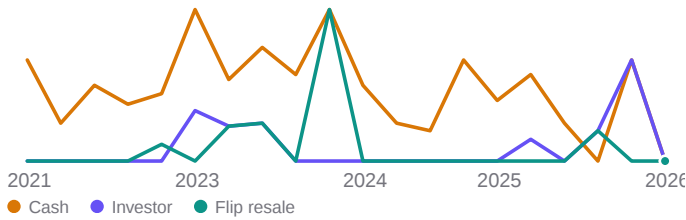
2.8%



BUYERS & OUTCOMES

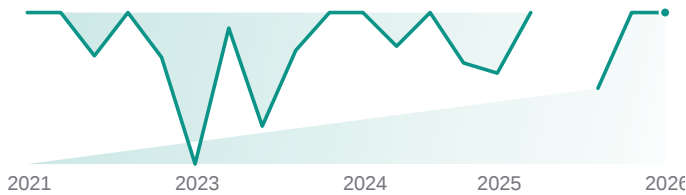
Buyer mix

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



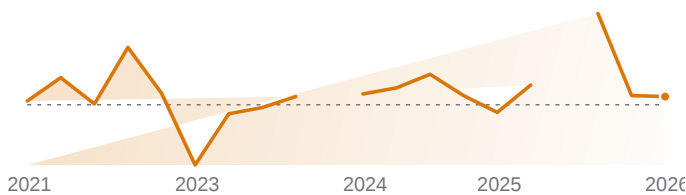
Sellers who sold at a gain

100%

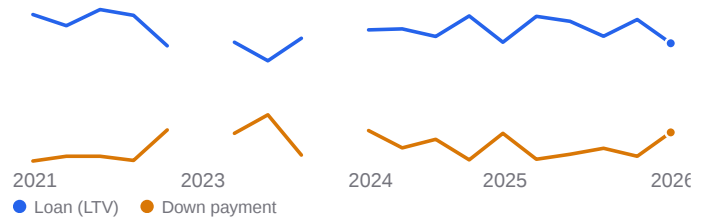


Median annualized return at resale

+5.6%

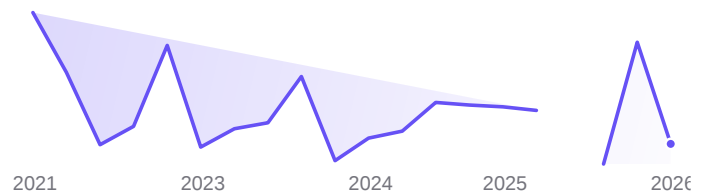


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	678
Median value (AVM)	\$202K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1973
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.7%
Owner occupied	78%
Company owned	7.4%
Median loan-to-value	0%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	1,888
Density	40 / mi ²
Median household income	\$71K
Average household income	\$83K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	57
Homes occupied	89%
Bachelor's or higher	13%
Poverty rate	10.4%
Unemployment	1.4%
Average temp	45°F
Annual precip	39 in
Sunshine	52%

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.