

Accord 12404

ZIP code · NY · New York > Ulster County > Accord

BALANCED MARKET

\$956K

MEDIAN SALE PRICE

+85.6%

1-YR CHANGE

35

SALES (12 MO)

\$552K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



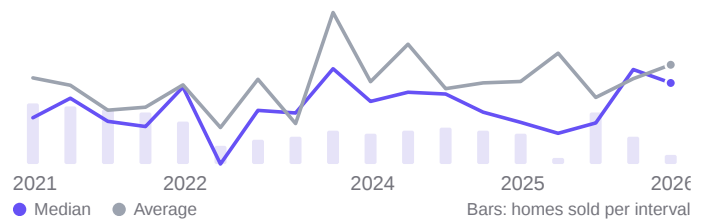
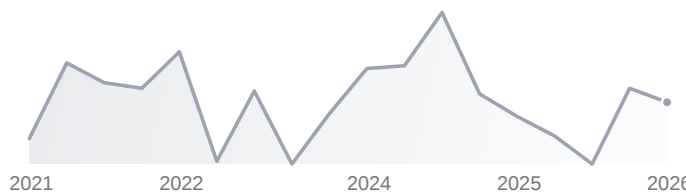
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$645K · Average \$770K

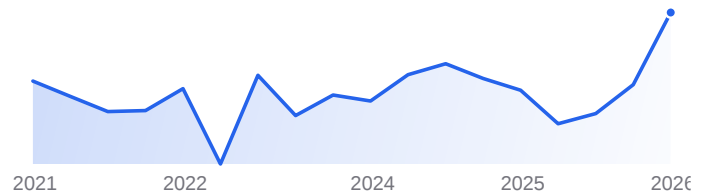
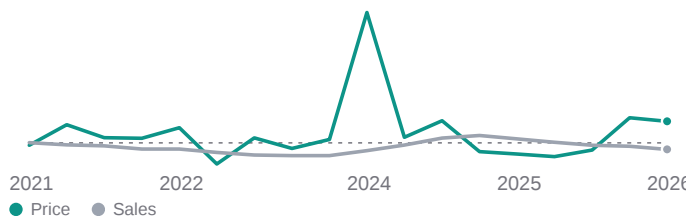


Growth (year over year)

Price +85.6% · Sales -25.5%

Price per square foot

\$624/ft²

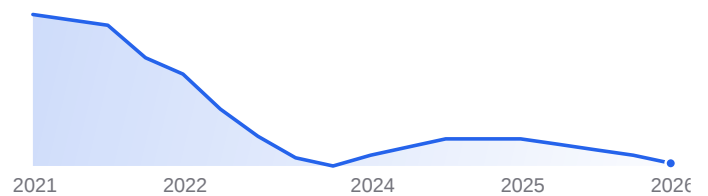
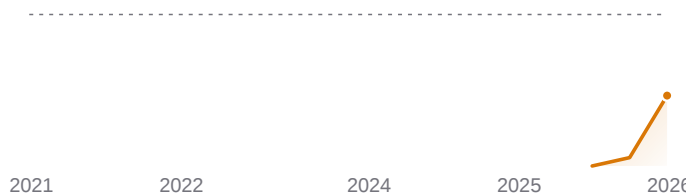


Sale premium vs estimated value

-2.6%

Annual turnover (share of homes sold)

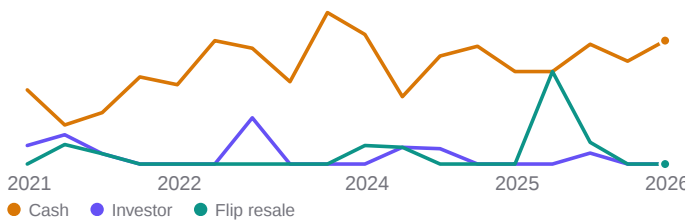
2.1%



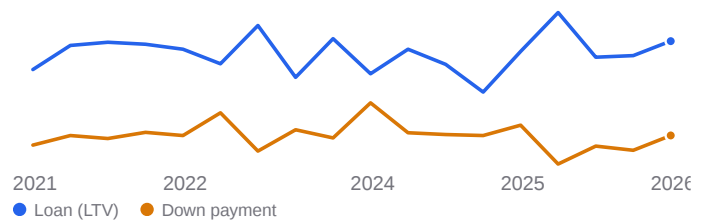
BUYERS & OUTCOMES

Buyer mix

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

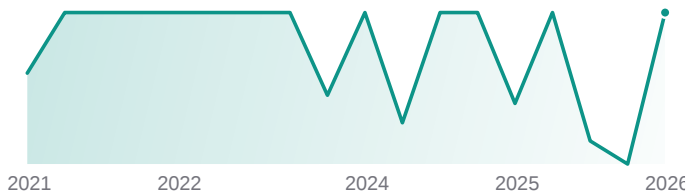


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



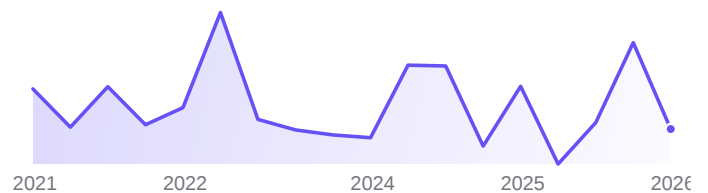
Sellers who sold at a gain

100%



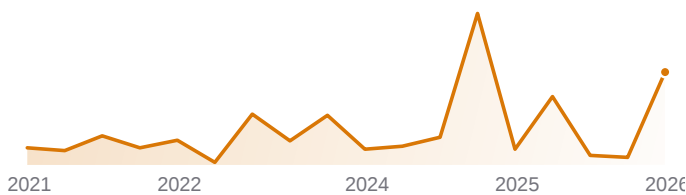
Typical hold before selling

3.8 yrs



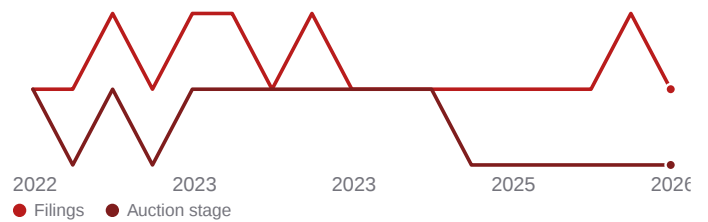
Median annualized return at resale

+56.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,704
Median value (AVM)	\$552K
Median size	1,552 ft²
Median bedrooms	3
Median year built	1978
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.6%
Owner occupied	67%
Company owned	13%
Median loan-to-value	28%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	3,659
Density	104 / mi²
Median household income	\$75K
Average household income	\$108K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	64
Homes occupied	79%
Bachelor's or higher	27%
Poverty rate	15.7%
Unemployment	0.9%
Average temp	48°F
Annual precip	50 in
Sunshine	58%

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