

Big Indian 12410

ZIP code · NY · New York > Ulster County

BALANCED MARKET

\$260K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$369K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



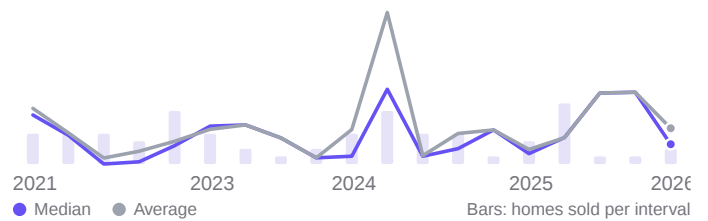
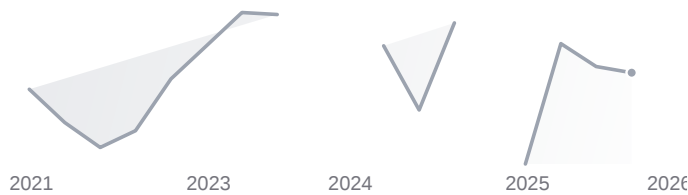
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$260K · Average \$388K

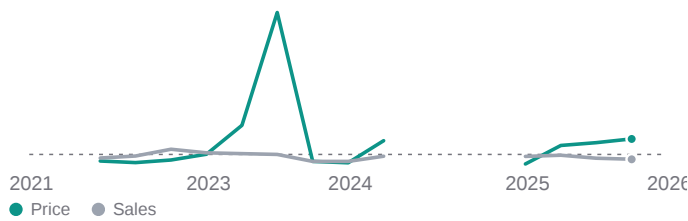


Growth (year over year)

Price +113.3% · Sales -35.0%

Price per square foot

\$142/ft²

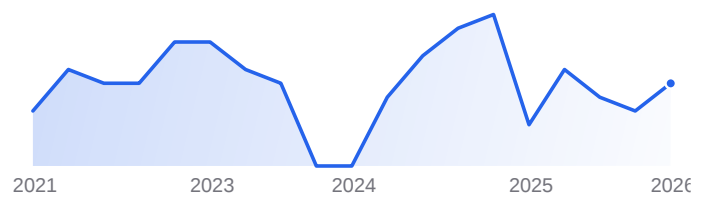


Sale premium vs estimated value

-35.5%

Annual turnover (share of homes sold)

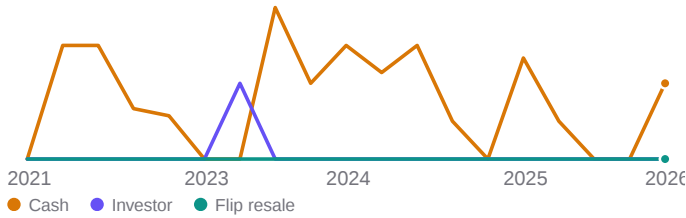
4.1%



BUYERS & OUTCOMES

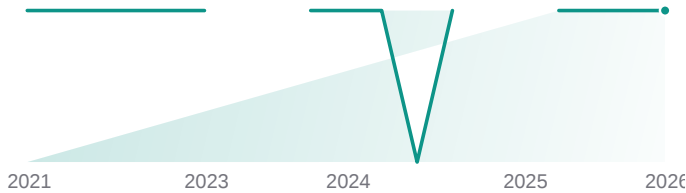
Buyer mix

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



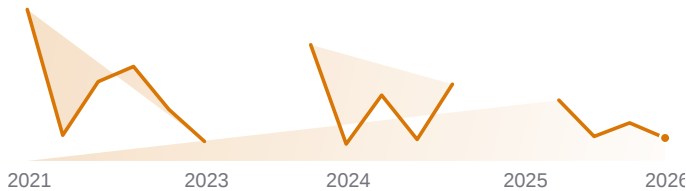
Sellers who sold at a gain

100%

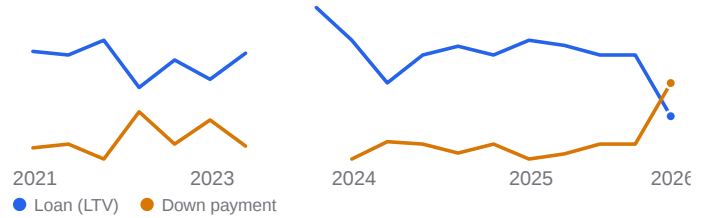


Median annualized return at resale

+5.1%

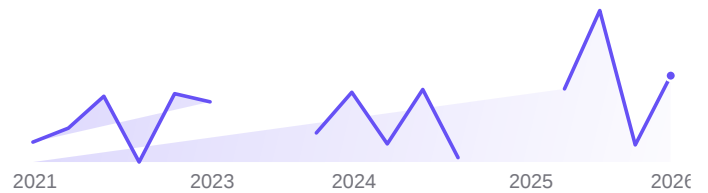


Financing (share of purchase price) Loan (LTV) 39% · Down payment 61%



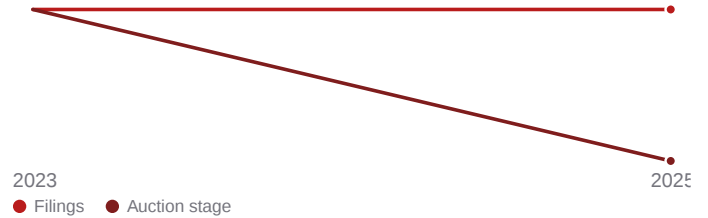
Typical hold before selling

15.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	369
Median value (AVM)	\$369K
Median size	1,445 ft²
Median bedrooms	3
Median year built	1959
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.5%
Owner occupied	35%
Company owned	18%
Median loan-to-value	16%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	651
Density	14 / mi²
Median household income	\$53K
Average household income	\$83K
Crime index (US avg 100)	185
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	56
Homes occupied	55%
Bachelor's or higher	26%
Poverty rate	23.6%
Unemployment	0.9%
Average temp	42°F
Annual precip	58 in
Sunshine	58%

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.