

Boiceville 12412

ZIP code · NY · New York > Ulster County

BALANCED MARKET

\$235K

MEDIAN SALE PRICE

-56.0%

1-YR CHANGE

15

SALES (12 MO)

\$416K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

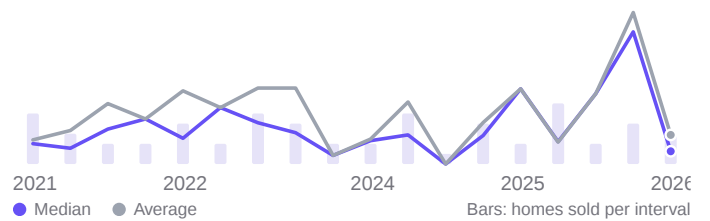
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$210K · Average \$295K

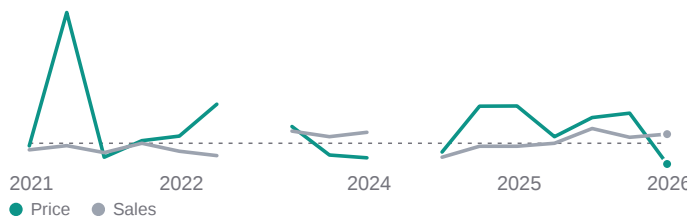


Growth (year over year)

Price -56.0% · Sales +25.0%

Price per square foot

\$174/ft²

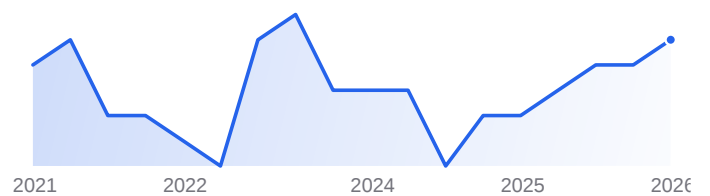
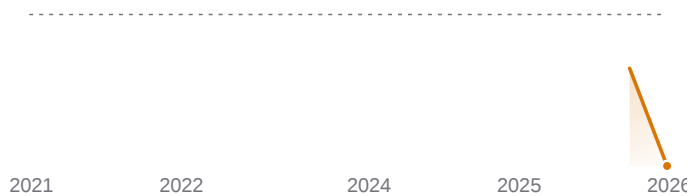


Sale premium vs estimated value

-44.3%

Annual turnover (share of homes sold)

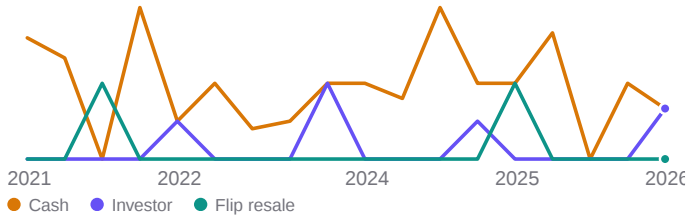
4.6%



BUYERS & OUTCOMES

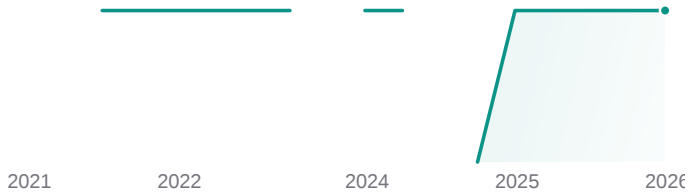
Buyer mix

Cash 33% · Investor 33% · Flip resale 0%



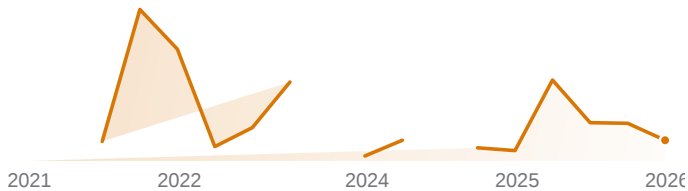
Sellers who sold at a gain

100%

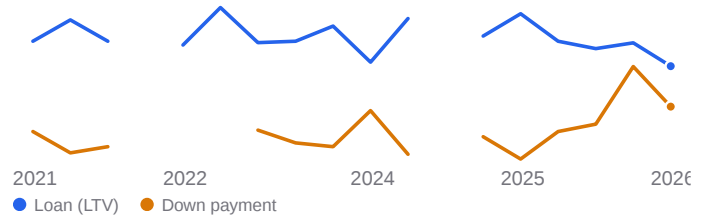


Median annualized return at resale

+6.1%

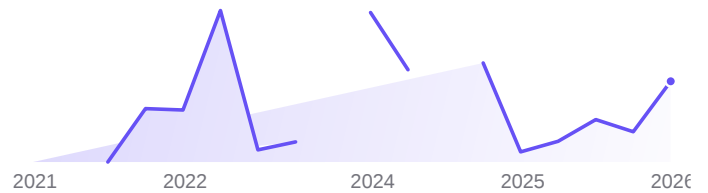


Financing (share of purchase price) Loan (LTV) 63% · Down payment 37%



Typical hold before selling

10.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	326
Median value (AVM)	\$416K
Median size	1,385 ft²
Median bedrooms	3
Median year built	1971
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.4%
Owner occupied	65%
Company owned	17%
Median loan-to-value	29%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	358
Density	51 / mi²
Median household income	\$85K
Average household income	\$114K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	53
Homes occupied	77%
Bachelor's or higher	35%
Poverty rate	13.4%
Unemployment	0.9%
Average temp	45°F
Annual precip	56 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.