

# East Durham 12423

ZIP code · NY · New York > Greene County > East Durham

**SELLER'S MARKET**

**\$280K**

MEDIAN SALE PRICE

**+14.2%**

1-YR CHANGE

**30**

SALES (12 MO)

**\$341K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 76 / 100**

Buyer's market

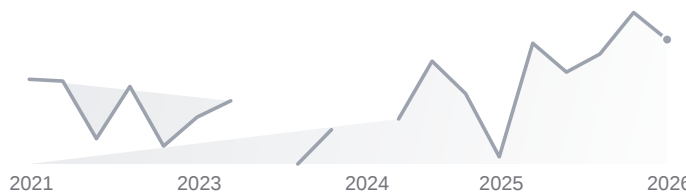
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

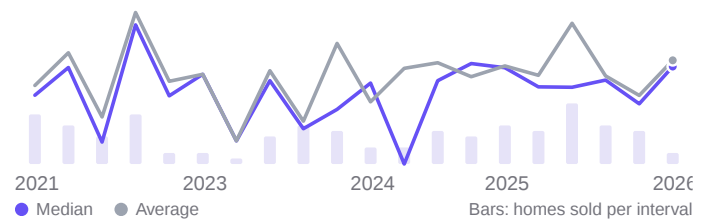
Market temperature (0–100)

**76 / 100**



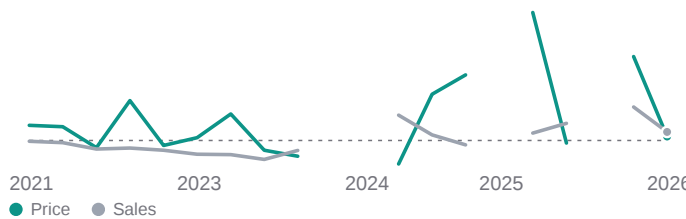
Sale prices

**Median \$311K · Average \$328K**



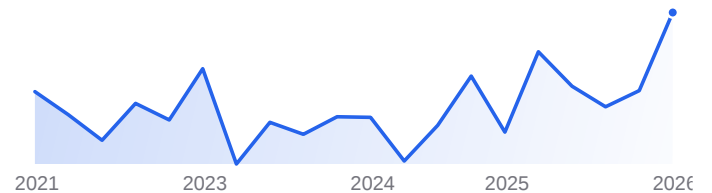
Growth (year over year)

**Price +14.2% · Sales +30.4%**



Price per square foot

**\$324/ft²**



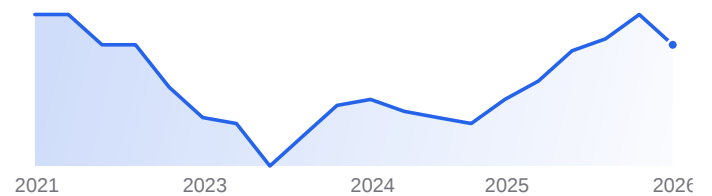
Sale premium vs estimated value

**+30.2%**



Annual turnover (share of homes sold)

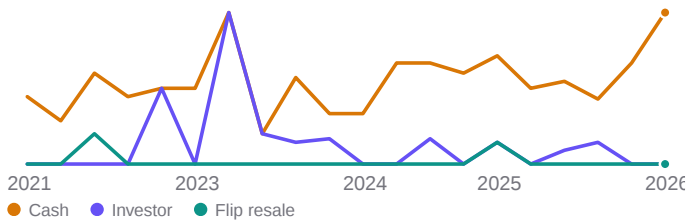
**3.5%**



## BUYERS & OUTCOMES

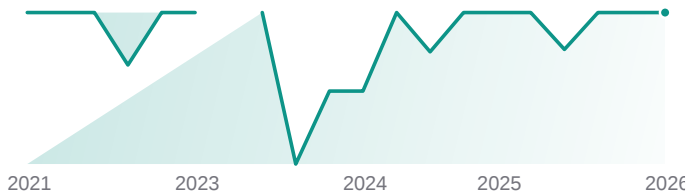
### Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



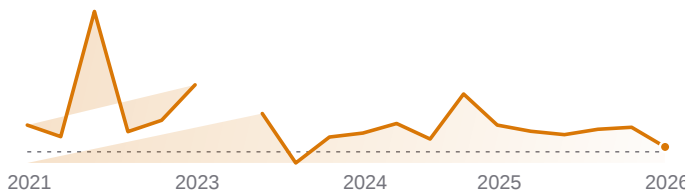
### Sellers who sold at a gain

100%

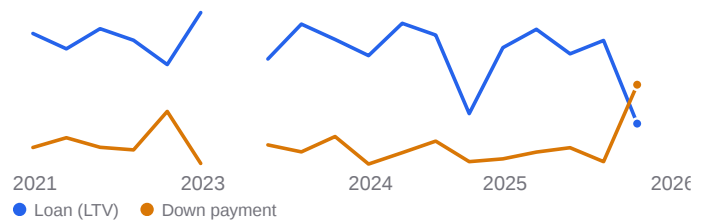


### Median annualized return at resale

+2.4%

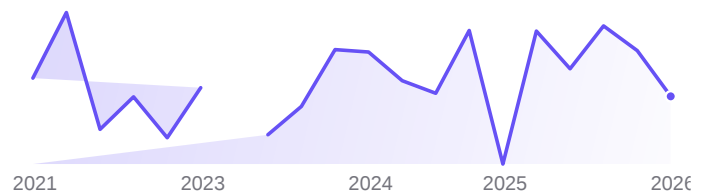


### Financing (share of purchase price) Loan (LTV) 28% · Down payment 52%



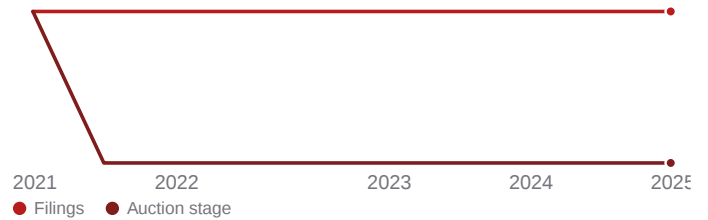
### Typical hold before selling

4.3 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 855       |
| Median value (AVM) | \$341K    |
| Median size        | 1,472 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1970      |
| Single family      | 56%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 84%     |
| Underwater (LTV 125% or more) | 0%      |
| Owner occupied                | 44%     |
| Company owned                 | 12%     |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 8.0 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 838      |
| Density                          | 66 / mi² |
| Median household income          | \$79K    |
| Average household income         | \$91K    |
| Crime index (US avg 100)         | 78       |
| Air pollution index (US avg 100) | 84       |
| Earthquake index (US avg 100)    | 59       |
| Homes occupied                   | 69%      |
| Bachelor's or higher             | 17%      |
| Poverty rate                     | 11.3%    |
| Unemployment                     | 1.0%     |
| Average temp                     | 46°F     |
| Annual precip                    | 40 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.