

Fleischmanns 12430

ZIP code · NY · New York > Greene County > Fleischmanns

BUYER'S MARKET

\$82K

MEDIAN SALE PRICE

-67.4%

1-YR CHANGE

25

SALES (12 MO)

\$416K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



MARKET TRENDS (5 YEARS)

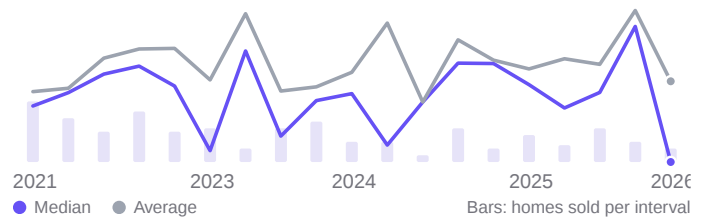
Market temperature (0–100)

25 / 100



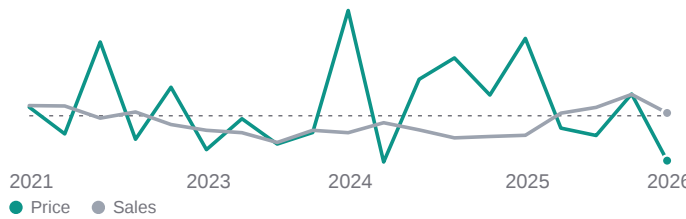
Sale prices

Median \$72K · Average \$284K



Growth (year over year)

Price -67.4% · Sales +4.2%



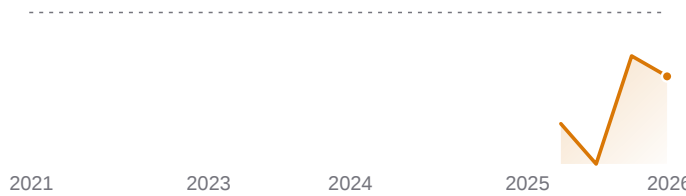
Price per square foot

\$59/ft²



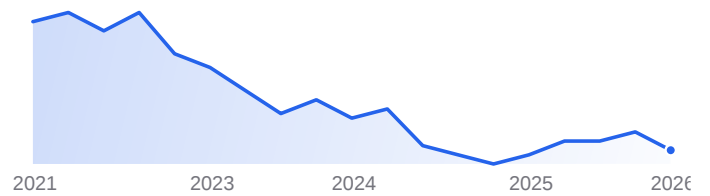
Sale premium vs estimated value

-6.0%



Annual turnover (share of homes sold)

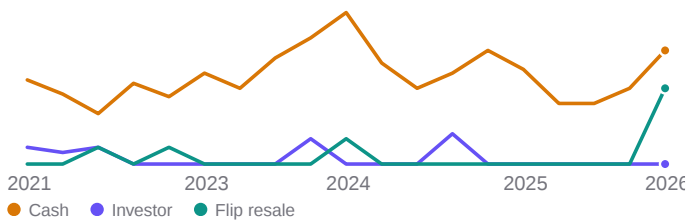
2.3%



BUYERS & OUTCOMES

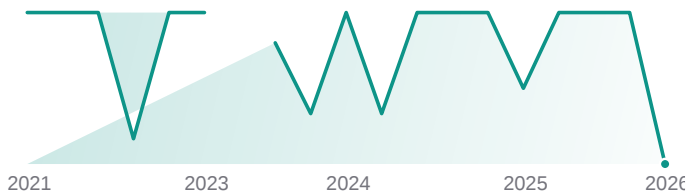
Buyer mix

Cash 75% · Investor 0% · Flip resale 50%



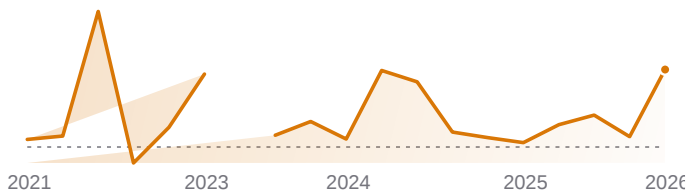
Sellers who sold at a gain

50%

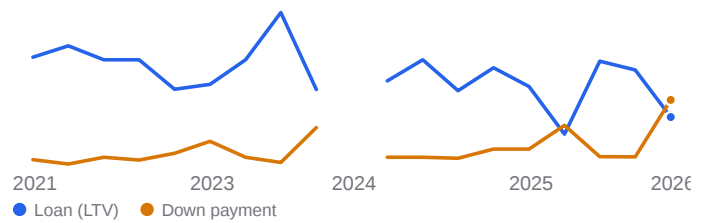


Median annualized return at resale

+47.0%

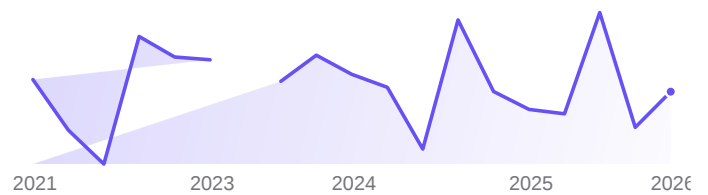


Financing (share of purchase price) Loan (LTV) 45% · Down payment 55%



Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,088
Median value (AVM)	\$416K
Median size	1,492 ft²
Median bedrooms	3
Median year built	1975
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	0.2%
Owner occupied	33%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	943
Density	23 / mi²
Median household income	\$68K
Average household income	\$86K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	47
Homes occupied	49%
Bachelor's or higher	20%
Poverty rate	13.4%
Unemployment	0.8%
Average temp	43°F
Annual precip	46 in
Sunshine	51%

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.