

Greenfield Park 12435

ZIP code · NY · New York > Ulster County

BALANCED MARKET

\$152K

MEDIAN SALE PRICE

-53.1%

1-YR CHANGE

10

SALES (12 MO)

\$405K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



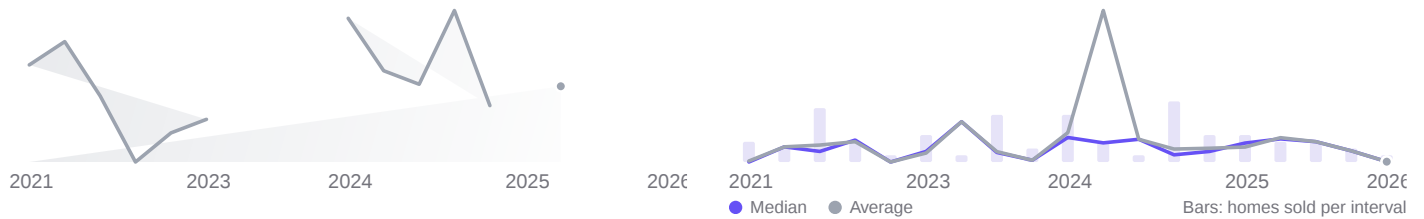
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$30K · Average \$30K

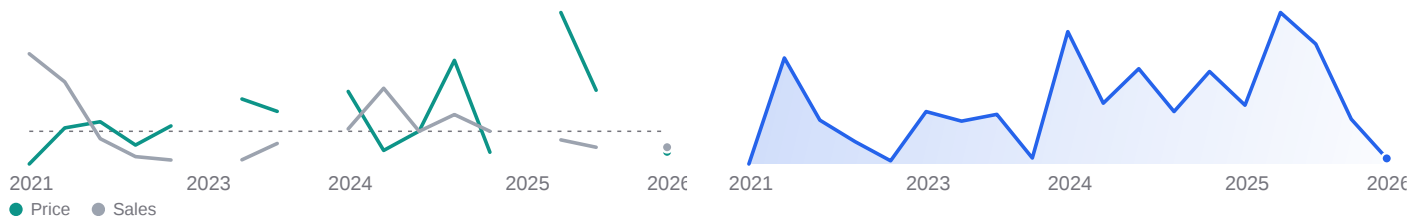


Growth (year over year)

Price -53.1% · Sales -41.2%

Price per square foot

\$20/ft²

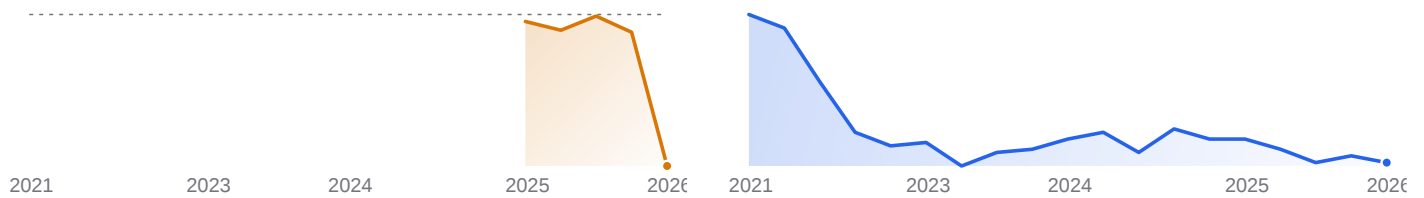


Sale premium vs estimated value

-91.7%

Annual turnover (share of homes sold)

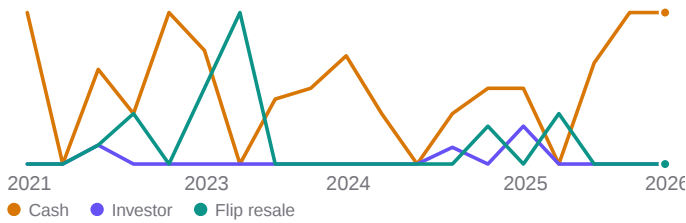
2.6%



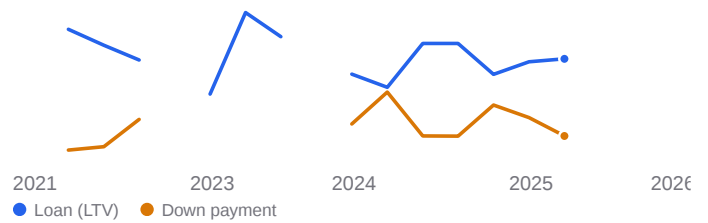
BUYERS & OUTCOMES

Buyer mix

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

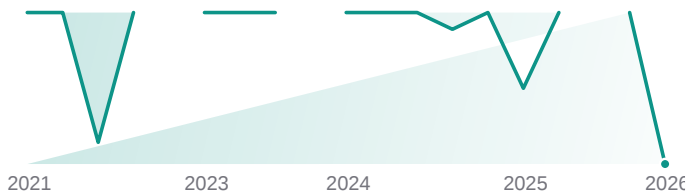


Financing (share of purchase price) Loan (LTV) 70% · Down payment 20%



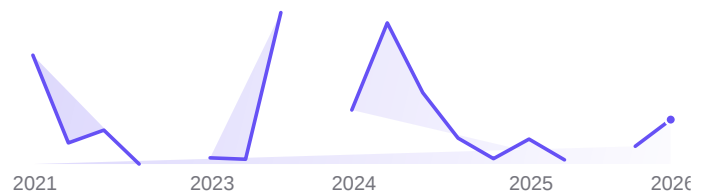
Sellers who sold at a gain

0%



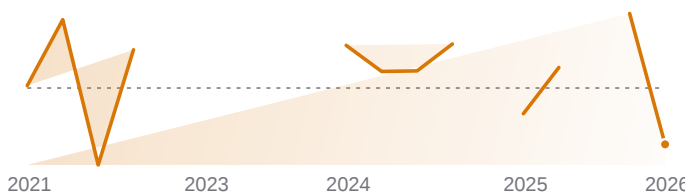
Typical hold before selling

5.9 yrs



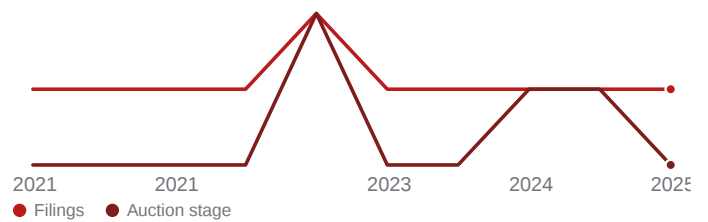
Median annualized return at resale

-28.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	384
Median value (AVM)	\$405K
Median size	1,508 ft²
Median bedrooms	3
Median year built	2003
Single family	28%
Condos	36%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	4.9%
Owner occupied	34%
Company owned	20%
Median loan-to-value	11%

Typical ownership tenure

6.0 yrs

COMMUNITY

Population	445
Density	45 / mi²
Median household income	\$99K
Average household income	\$102K
Crime index (US avg 100)	158
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	65
Homes occupied	62%
Bachelor's or higher	14%
Poverty rate	23.4%
Unemployment	0.6%
Average temp	47°F
Annual precip	50 in
Sunshine	58%

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.