

Purling 12470

ZIP code · NY · New York > Greene County

BALANCED MARKET

\$70K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$336K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



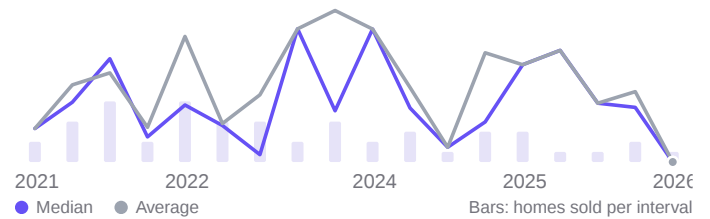
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$70K · Average \$70K

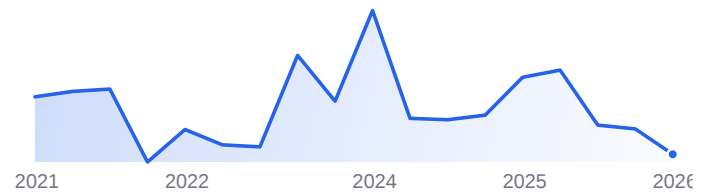
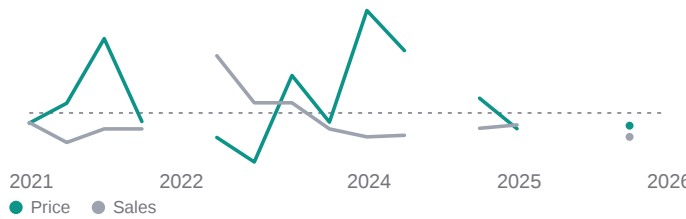


Growth (year over year)

Price -17.7% · Sales -33.3%

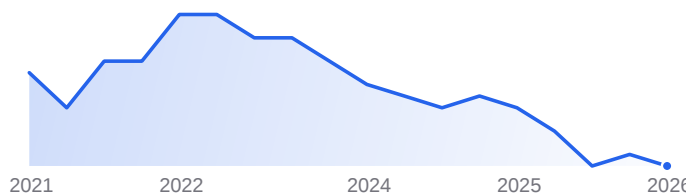
Price per square foot

\$66/ft²



Annual turnover (share of homes sold)

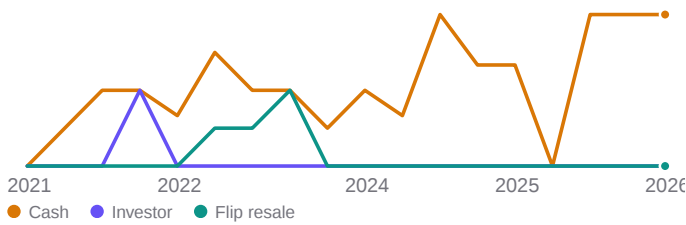
1.6%



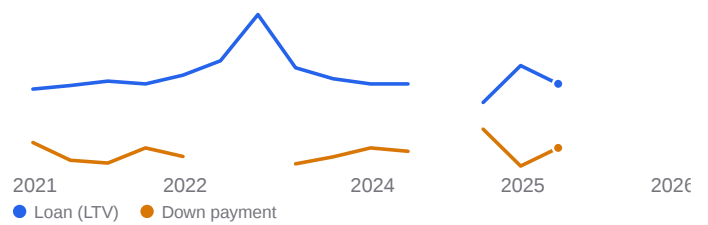
BUYERS & OUTCOMES

Buyer mix

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

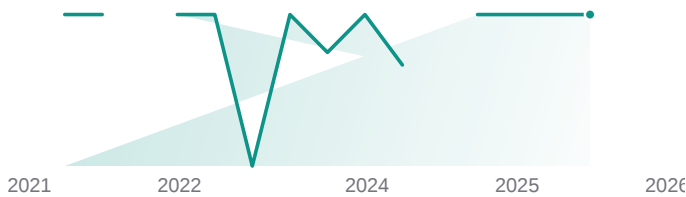


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



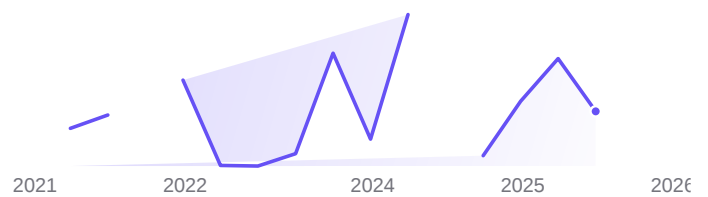
Sellers who sold at a gain

100%



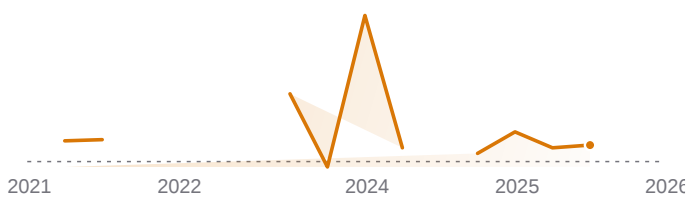
Typical hold before selling

5.2 yrs



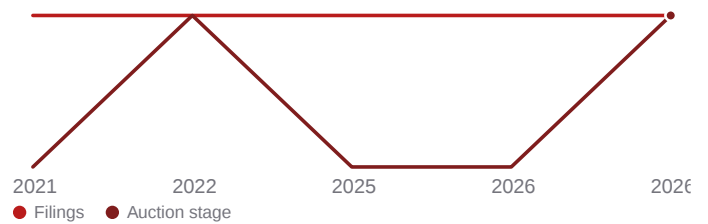
Median annualized return at resale

+10.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	311
Median value (AVM)	\$336K
Median size	1,593 ft²
Median bedrooms	3
Median year built	1970
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.6%
Owner occupied	62%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	656
Density	67 / mi ²
Median household income	\$85K
Average household income	\$96K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	54
Homes occupied	83%
Bachelor's or higher	22%
Poverty rate	6.4%
Unemployment	0.8%
Average temp	46°F
Annual precip	44 in
Sunshine	52%

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.