

Copake Falls 12517

ZIP code · NY · New York > Columbia County > Copake Falls

\$275K

MEDIAN SALE PRICE

-15.4%

1-YR CHANGE

8

SALES (12 MO)

\$499K

MEDIAN VALUE (AVM)

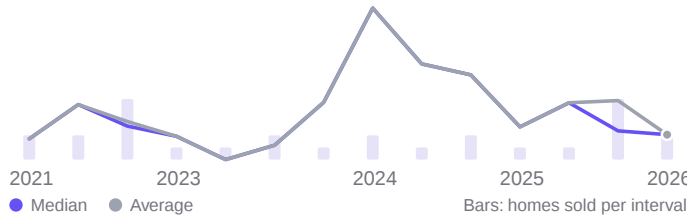
MARKET TRENDS (5 YEARS)

Sale prices

Median \$275K · Average \$275K

Growth (year over year)

Price -15.4% · Sales +100.0%



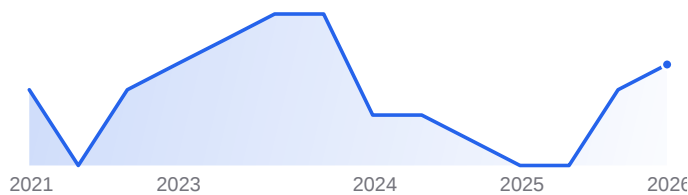
Price per square foot

\$286/ft²



Annual turnover (share of homes sold)

3.8%



Sale premium vs estimated value

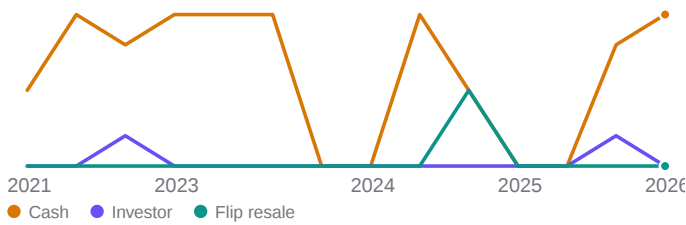
-43.5%



BUYERS & OUTCOMES

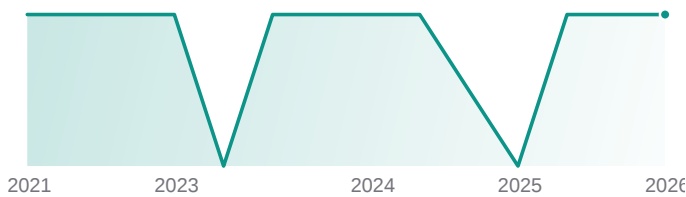
Buyer mix

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



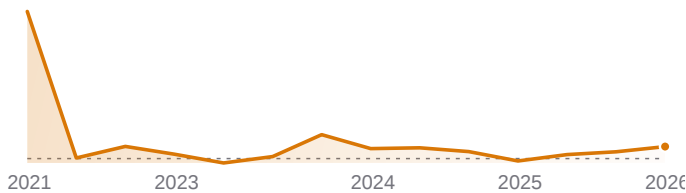
Sellers who sold at a gain

100%

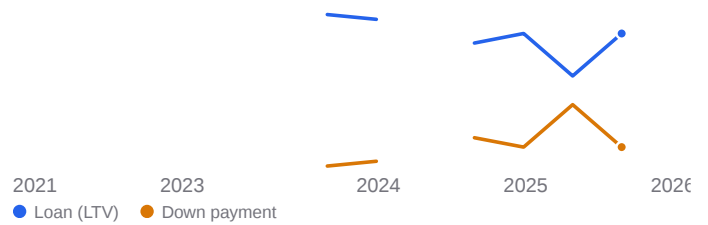


Median annualized return at resale

+14.9%

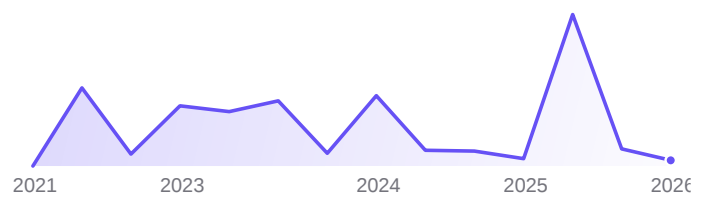


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	211
Median value (AVM)	\$499K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1960
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	89%
Underwater (LTV 125% or more)	0%
Owner occupied	51%
Company owned	15%
Median loan-to-value	6%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	361
Density	64 / mi²
Median household income	\$81K
Average household income	\$149K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	58
Homes occupied	66%
Bachelor's or higher	18%
Poverty rate	8.9%
Unemployment	0.8%
Average temp	47°F
Annual precip	44 in
Sunshine	52%

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.