

New Paltz 12561

ZIP code · NY · New York > Ulster County > New Paltz

SELLER'S MARKET

\$676K

MEDIAN SALE PRICE

23

SALES (12 MO)

\$547K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

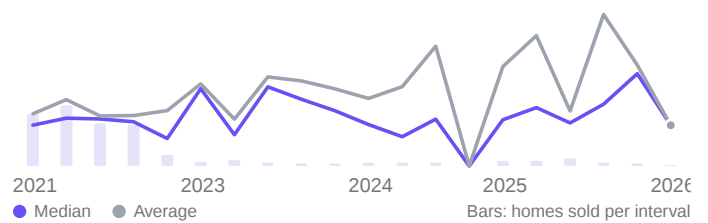
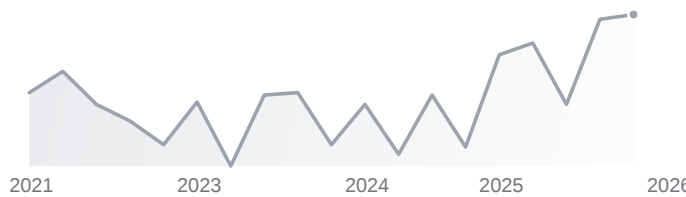
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$370K · Average \$370K

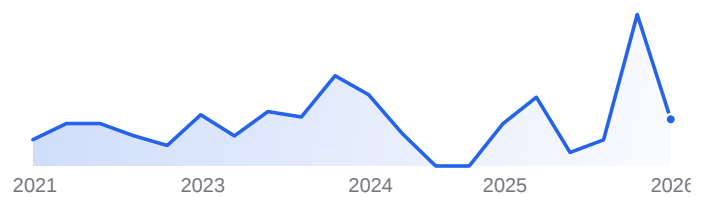
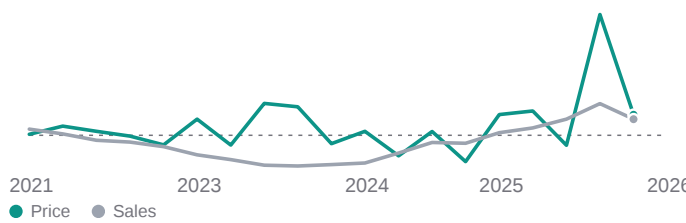


Growth (year over year)

Price +59.5% · Sales +46.7%

Price per square foot

\$257/ft²

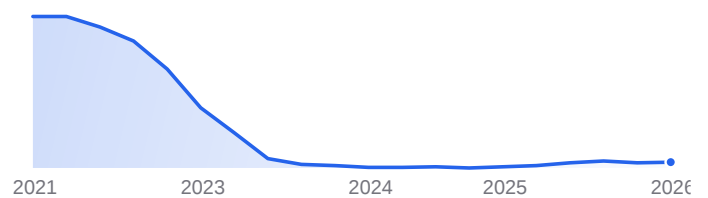


Sale premium vs estimated value

+20.8%

Annual turnover (share of homes sold)

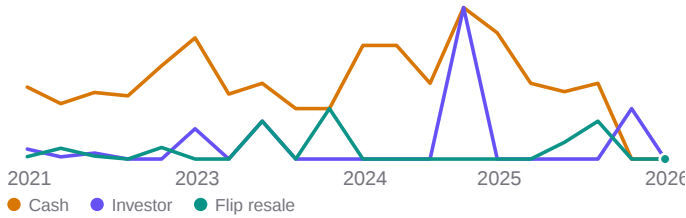
0.5%



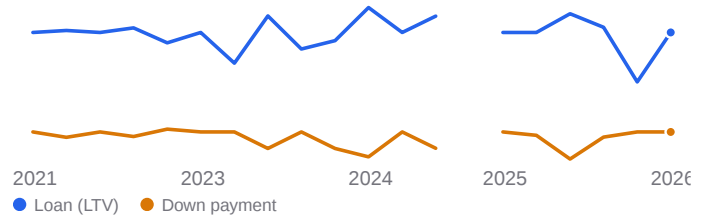
BUYERS & OUTCOMES

Buyer mix

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

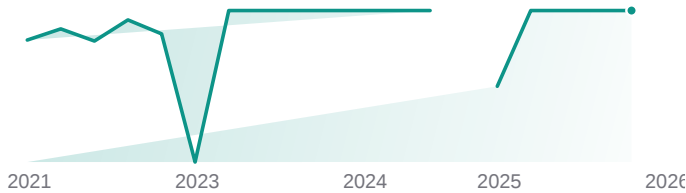


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



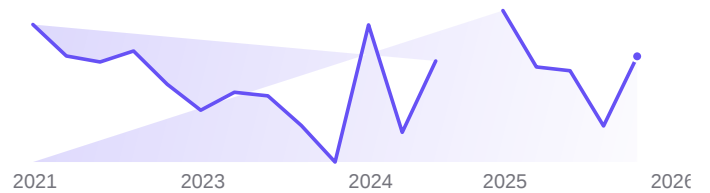
Sellers who sold at a gain

100%



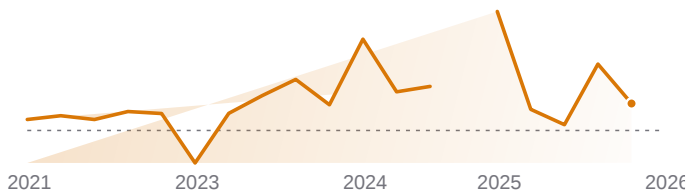
Typical hold before selling

8.6 yrs



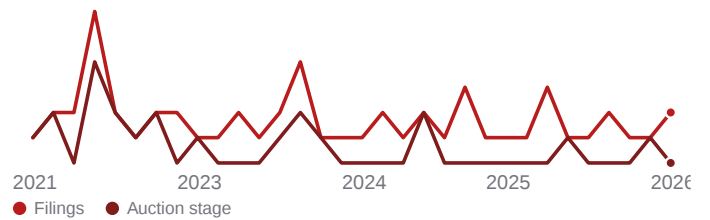
Median annualized return at resale

+10.5%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,885
Median value (AVM)	\$547K
Median size	1,790 ft²
Median bedrooms	3
Median year built	1971
Single family	74%
Condos	5.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.7%
Owner occupied	78%
Company owned	16%
Median loan-to-value	35%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	19,538
Density	315 / mi²
Median household income	\$89K
Average household income	\$108K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	66
Homes occupied	91%
Bachelor's or higher	27%
Poverty rate	24.2%
Unemployment	0.7%
Average temp	49°F
Annual precip	47 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.