

Huguenot 12746

ZIP code · NY · New York > Orange County

BUYER'S MARKET

\$365K

MEDIAN SALE PRICE

+58.2%

1-YR CHANGE

7

SALES (12 MO)

\$328K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



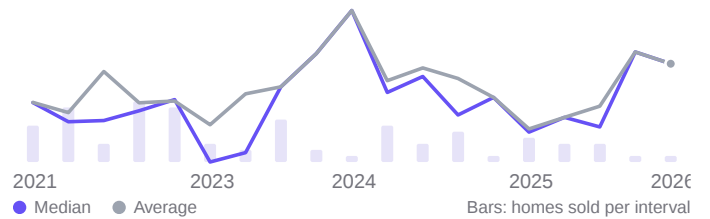
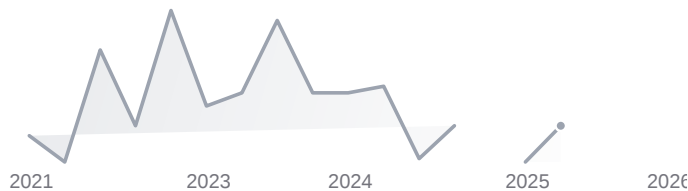
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$349K · Average \$349K

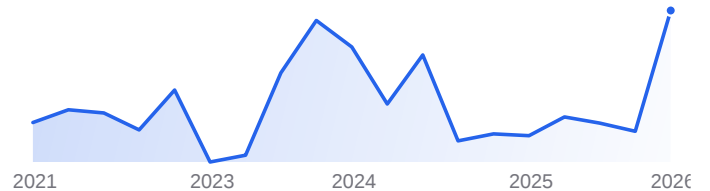
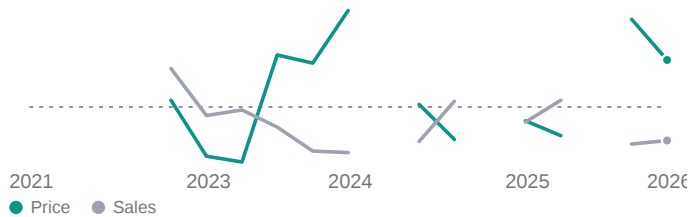


Growth (year over year)

Price +58.2% · Sales -41.7%

Price per square foot

\$364/ft²

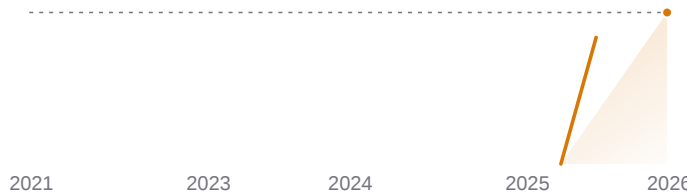


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

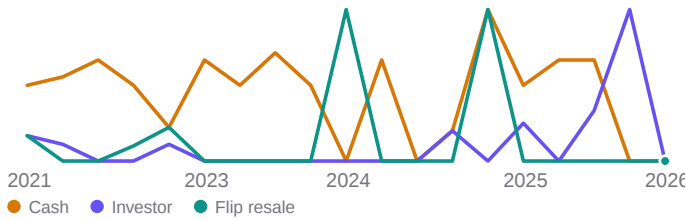
1.4%



BUYERS & OUTCOMES

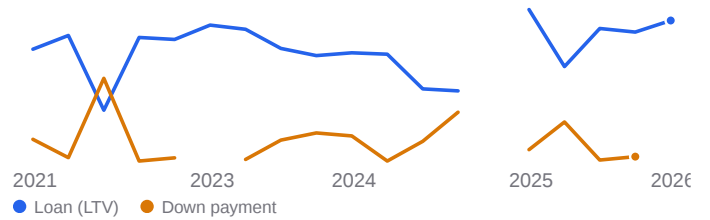
Buyer mix

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



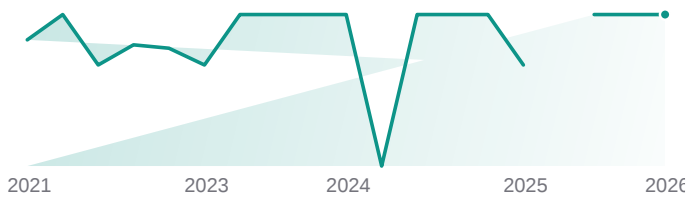
Financing (share of purchase price)

Loan (LTV) 103% · Down payment 5.0%



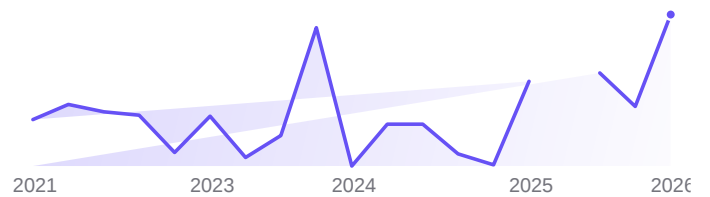
Sellers who sold at a gain

100%



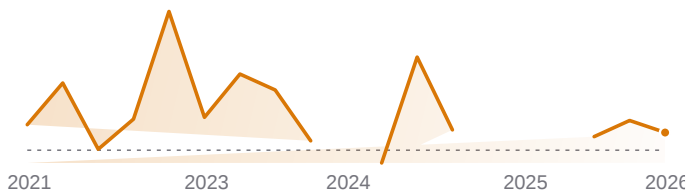
Typical hold before selling

21.5 yrs



Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	483
Median value (AVM)	\$328K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1976
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.6%
Owner occupied	75%
Company owned	10.0%
Median loan-to-value	26%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	2,112
Density	115 / mi²
Median household income	\$63K
Average household income	\$77K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	73
Homes occupied	93%
Bachelor's or higher	6%
Poverty rate	12.8%
Unemployment	1.0%
Average temp	49°F
Annual precip	48 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.