

# Lake Huntington 12752

ZIP code · NY · New York > Sullivan County > Lake Huntington

**\$304K**

MEDIAN SALE PRICE

**5**

SALES (12 MO)

**\$342K**

MEDIAN VALUE (AVM)

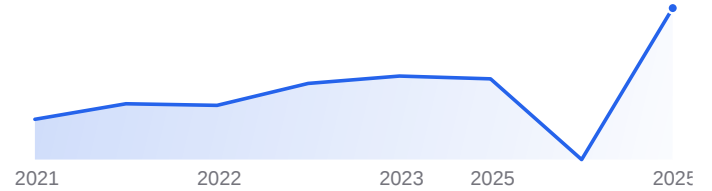
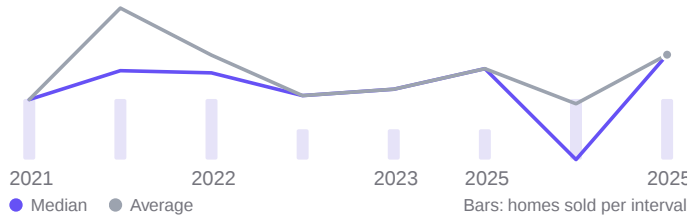
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$304K · Average \$304K

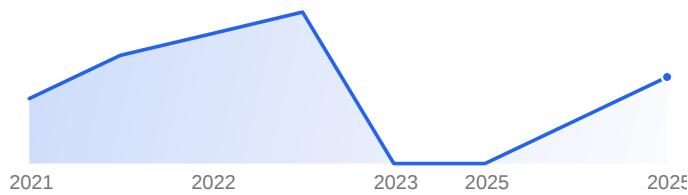
Price per square foot

\$311/ft<sup>2</sup>



Annual turnover (share of homes sold)

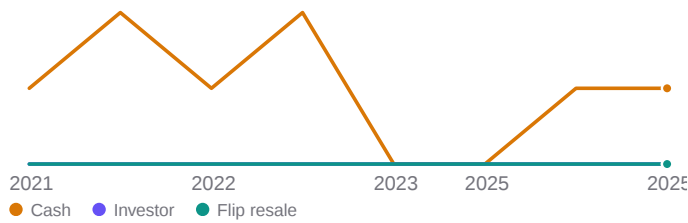
7.4%



## BUYERS & OUTCOMES

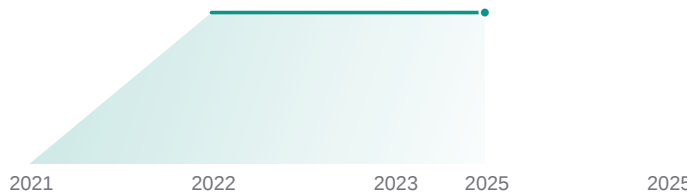
### Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



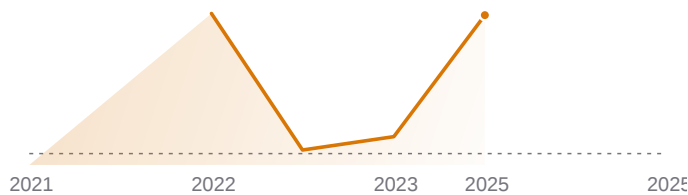
### Sellers who sold at a gain

100%

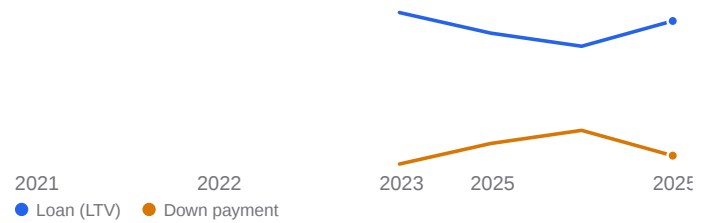


### Median annualized return at resale

+45.0%

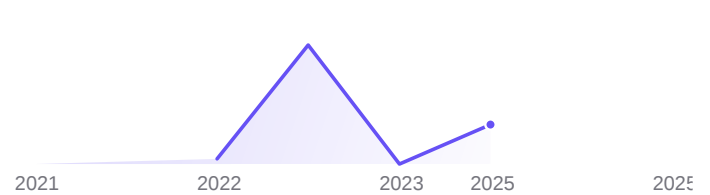


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



### Typical hold before selling

6.4 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 68        |
| Median value (AVM) | \$342K    |
| Median size        | 1,456 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1965      |
| Single family      | 68%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 77%     |
| Underwater (LTV 125% or more) | 0%      |
| Owner occupied                | 75%     |
| Company owned                 | 15%     |
| Median loan-to-value          | 17%     |
| Typical ownership tenure      | 8.3 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>35</b>       |
| Density                          | <b>40 / mi²</b> |
| Median household income          | <b>\$69K</b>    |
| Average household income         | <b>\$97K</b>    |
| Crime index (US avg 100)         | <b>111</b>      |
| Air pollution index (US avg 100) | <b>96</b>       |
| Earthquake index (US avg 100)    | <b>57</b>       |
| Homes occupied                   | <b>67%</b>      |
| Bachelor's or higher             | <b>17%</b>      |
| Poverty rate                     | <b>8.5%</b>     |
| Unemployment                     | <b>1.1%</b>     |
| Average temp                     | <b>46°F</b>     |
| Annual precip                    | <b>44 in</b>    |
| Sunshine                         | <b>58%</b>      |

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.