

Loch Sheldrake 12759

ZIP code · NY · New York > Sullivan County > Loch Sheldrake

STRONG BUYER'S MARKET

\$288K

MEDIAN SALE PRICE

-19.8%

1-YR CHANGE

12

SALES (12 MO)

\$324K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 10 / 100



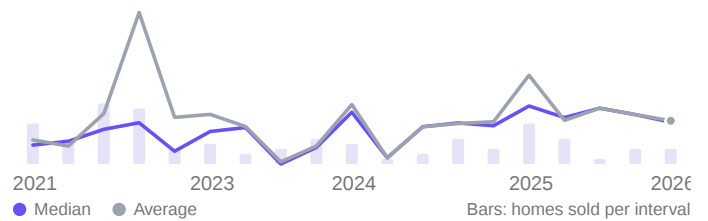
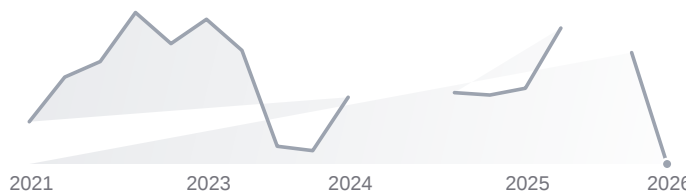
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

10 / 100

Sale prices

Median \$242K · Average \$248K

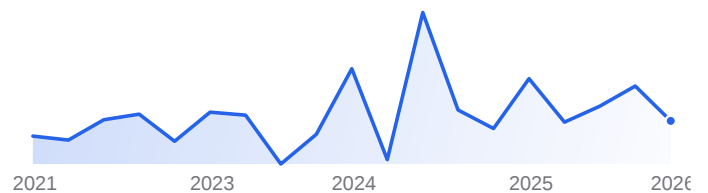
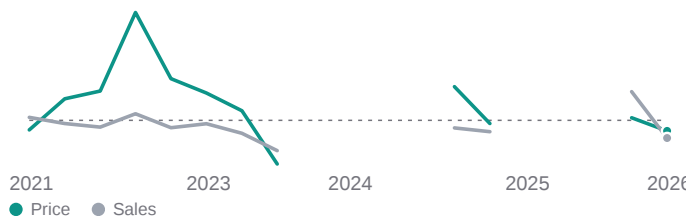


Growth (year over year)

Price -19.8% · Sales -33.3%

Price per square foot

\$127/ft²

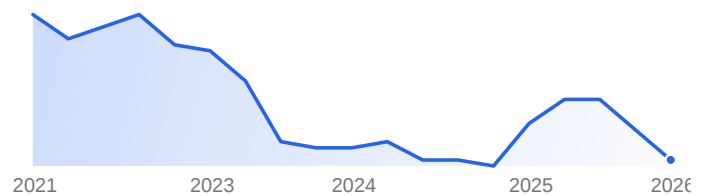
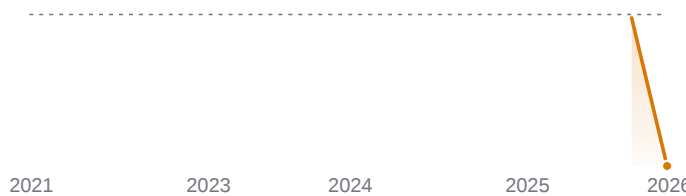


Sale premium vs estimated value

-66.4%

Annual turnover (share of homes sold)

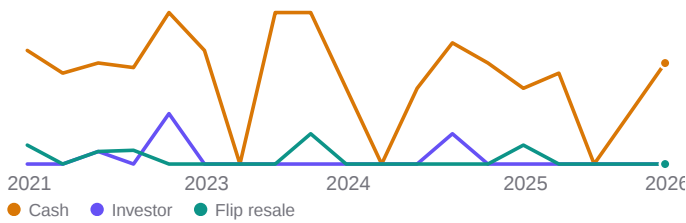
2.3%



BUYERS & OUTCOMES

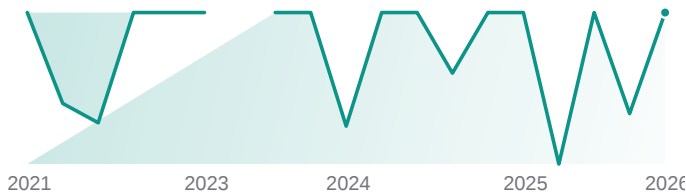
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



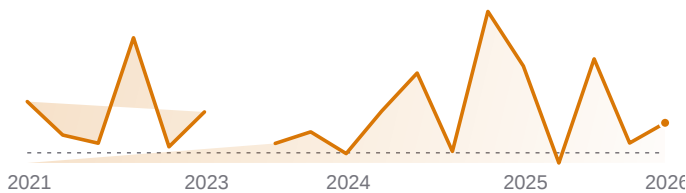
Sellers who sold at a gain

100%



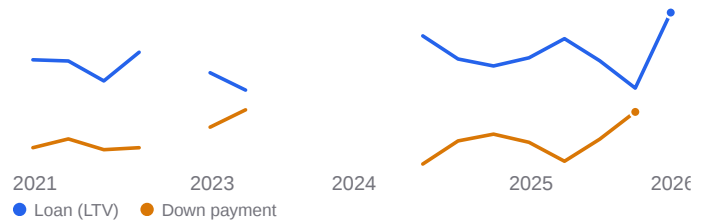
Median annualized return at resale

+7.6%



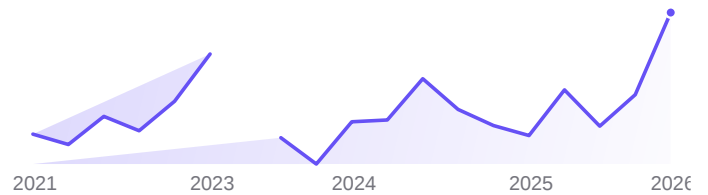
Financing (share of purchase price)

Loan (LTV) 114% · Down payment 41%



Typical hold before selling

15.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	517
Median value (AVM)	\$324K
Median size	1,576 ft²
Median bedrooms	3
Median year built	1987
Single family	42%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	0.6%
Owner occupied	27%
Company owned	26%
Median loan-to-value	0%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	790
Density	185 / mi²
Median household income	\$44K
Average household income	\$61K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	52
Homes occupied	38%
Bachelor's or higher	23%
Poverty rate	19.0%
Unemployment	0.6%
Average temp	45°F
Annual precip	50 in
Sunshine	58%

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.