

Mongaup Valley 12762

ZIP code · NY · New York > Sullivan County > Mongaup Valley

SELLER'S MARKET

\$315K

MEDIAN SALE PRICE

+70.3%

1-YR CHANGE

8

SALES (12 MO)

\$365K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

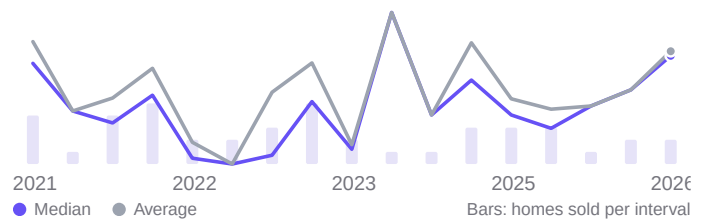
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$315K · Average \$325K

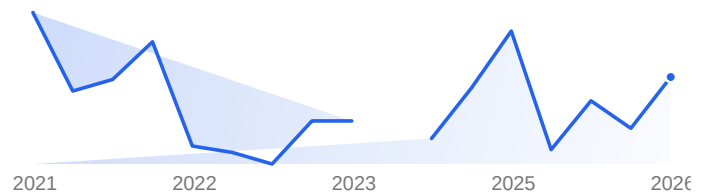
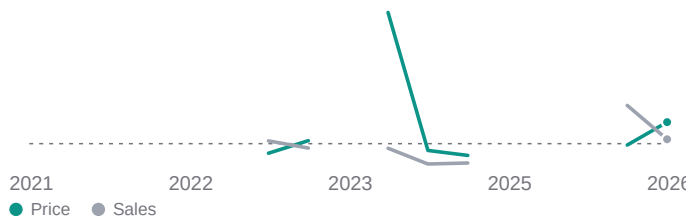


Growth (year over year)

Price +70.3% · Sales +14.3%

Price per square foot

\$175/ft²

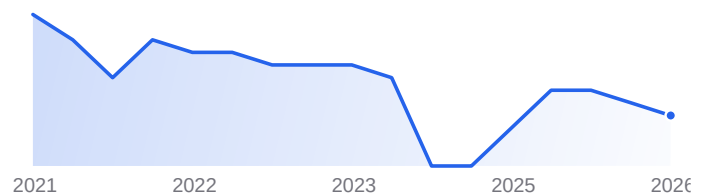
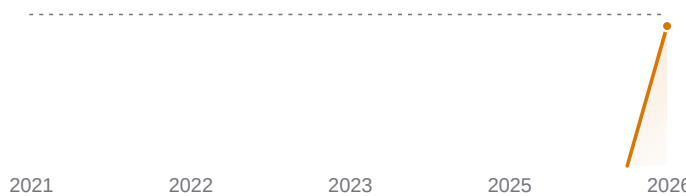


Sale premium vs estimated value

-5.7%

Annual turnover (share of homes sold)

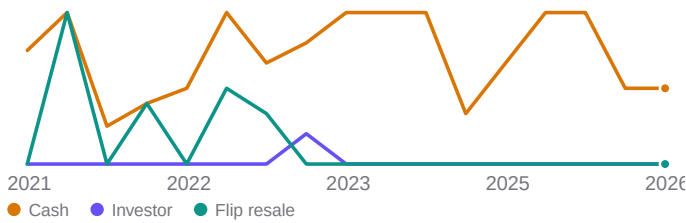
6.7%



BUYERS & OUTCOMES

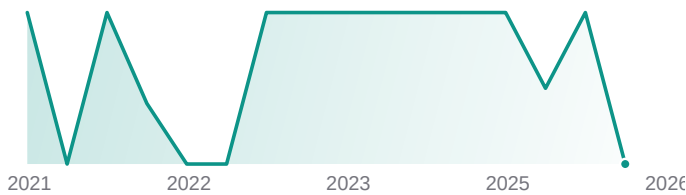
Buyer mix

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



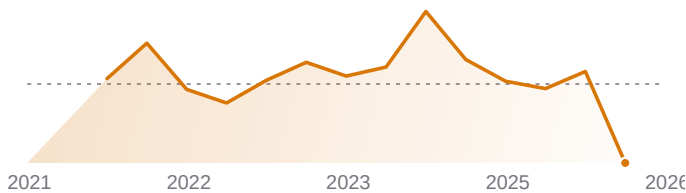
Sellers who sold at a gain

0%

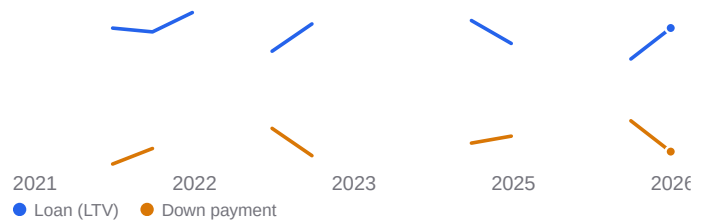


Median annualized return at resale

-49.6%

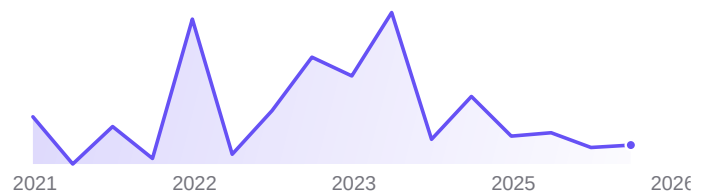


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



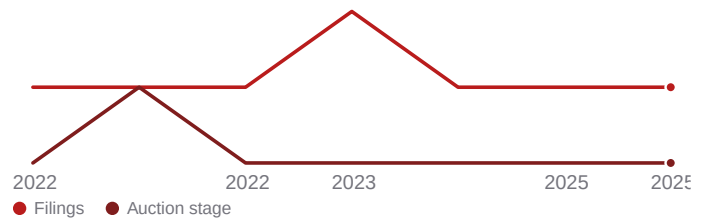
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	120
Median value (AVM)	\$365K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1970
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	0%
Owner occupied	50%
Company owned	30%
Median loan-to-value	0%
Typical ownership tenure	5.2 yrs

COMMUNITY

Population	566
Density	83 / mi²
Median household income	\$69K
Average household income	\$75K
Crime index (US avg 100)	158
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	56
Homes occupied	45%
Bachelor's or higher	18%
Poverty rate	14.3%
Unemployment	1.0%
Average temp	46°F
Annual precip	46 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.