

North Branch 12766

ZIP code · NY · New York > Sullivan County

BALANCED MARKET

\$443K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$376K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



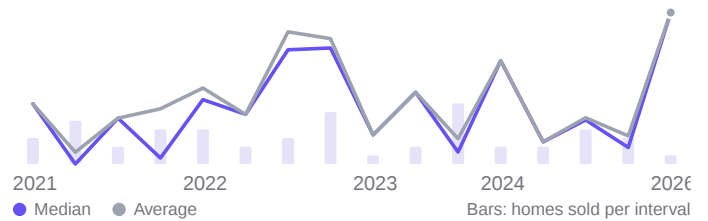
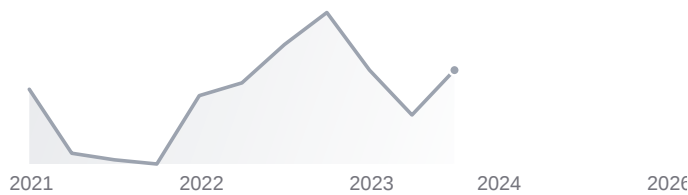
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$765K · Average \$765K

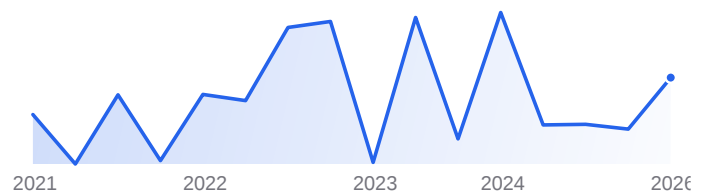
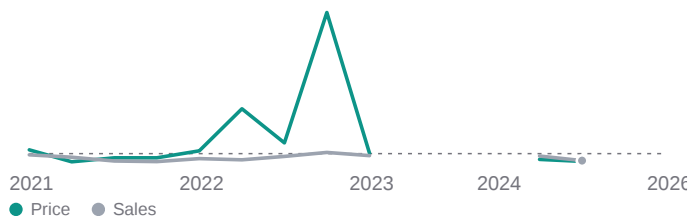


Growth (year over year)

Price -50.8% · Sales -45.5%

Price per square foot

\$263/ft²



Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

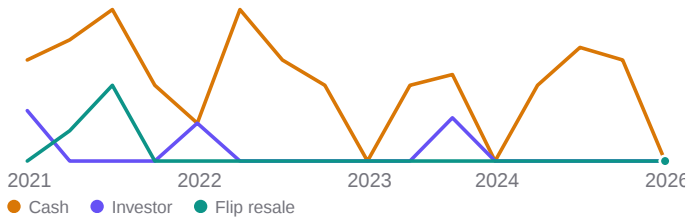
2.8%



BUYERS & OUTCOMES

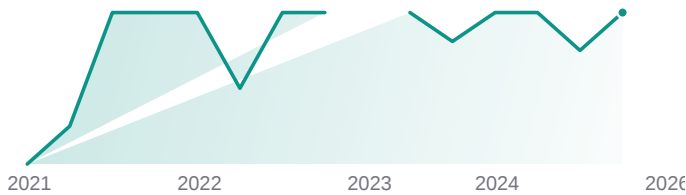
Buyer mix

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



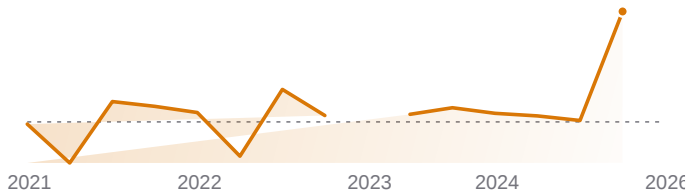
Sellers who sold at a gain

100%

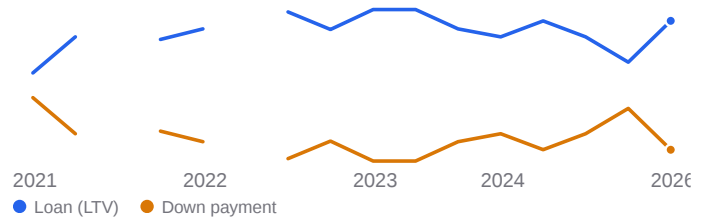


Median annualized return at resale

+106.8%

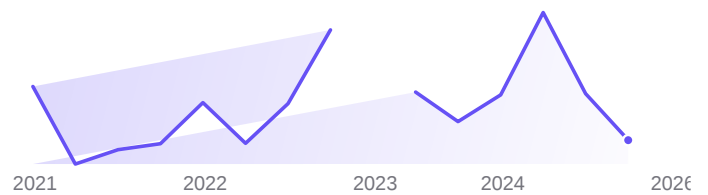


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

3.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	289
Median value (AVM)	\$376K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1953
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.1%
Owner occupied	52%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	6.5 yrs

COMMUNITY

Population	474
Density	45 / mi²
Median household income	\$75K
Average household income	\$105K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	50
Homes occupied	69%
Bachelor's or higher	24%
Poverty rate	10.7%
Unemployment	1.4%
Average temp	44°F
Annual precip	49 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.