

Comstock 12821

ZIP code · NY · New York > Washington County

\$217K

MEDIAN SALE PRICE

+1.4%

1-YR CHANGE

5

SALES (12 MO)

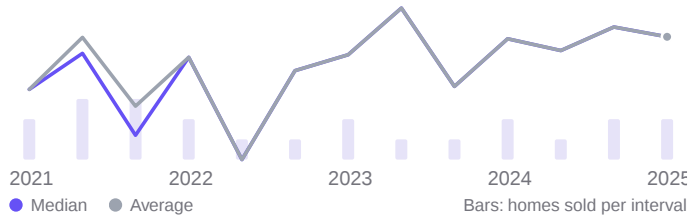
\$258K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

Sale prices

Median \$217K · Average \$217K



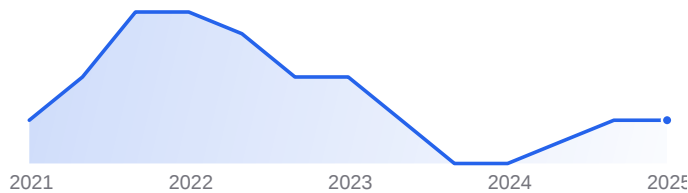
Price per square foot

\$139/ft²



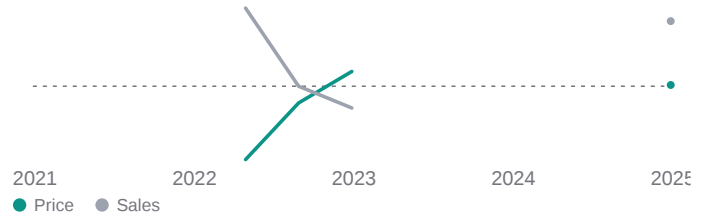
Annual turnover (share of homes sold)

4.4%



Growth (year over year)

Price +1.4% · Sales +66.7%



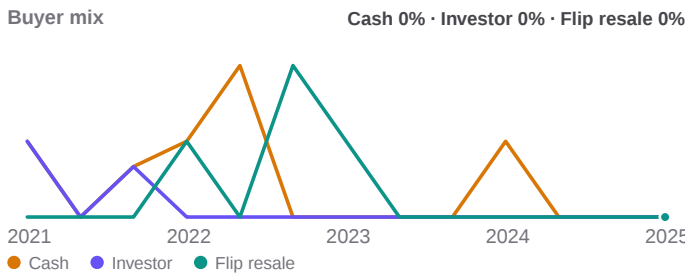
Sale premium vs estimated value

-1.9%

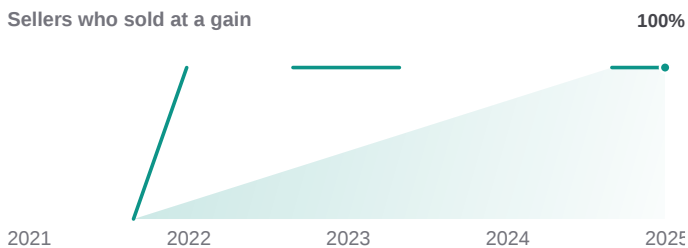


BUYERS & OUTCOMES

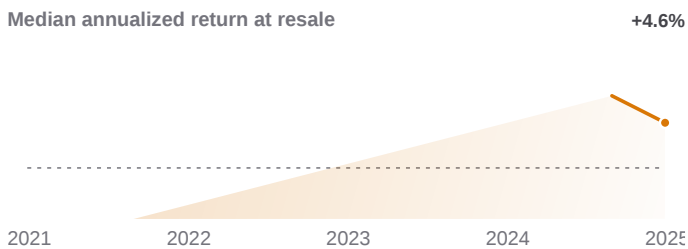
Buyer mix



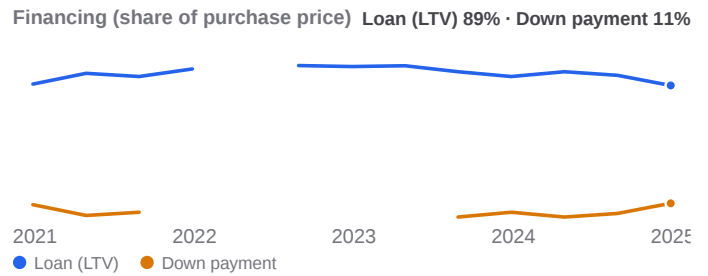
Sellers who sold at a gain



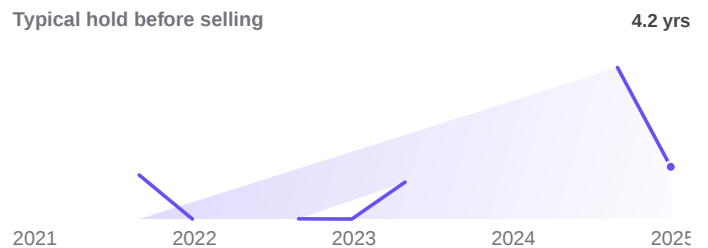
Median annualized return at resale



Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	113
Median value (AVM)	\$258K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1987
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.4%
Owner occupied	75%
Company owned	7.1%
Median loan-to-value	0%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	1,371
Density	149 / mi²
Median household income	\$41K
Average household income	\$78K
Crime index (US avg 100)	11
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	71
Homes occupied	92%
Bachelor's or higher	5%
Poverty rate	2.9%
Unemployment	0.6%
Average temp	46°F
Annual precip	40 in
Sunshine	52%

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.