

Moir 12957

ZIP code · NY · New York > Franklin County

BALANCED MARKET

\$68K

MEDIAN SALE PRICE

+17.4%

1-YR CHANGE

19

SALES (12 MO)

\$91K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

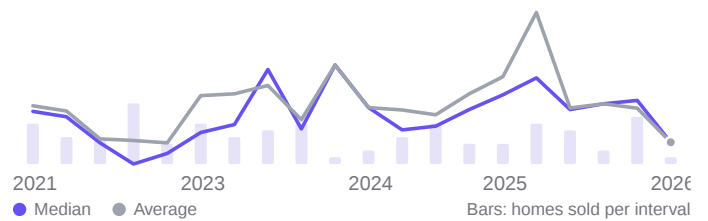
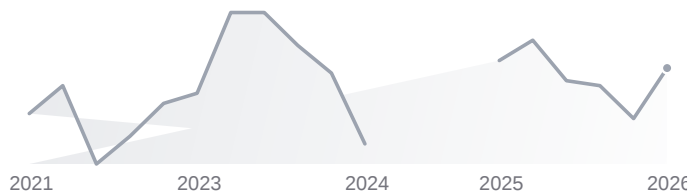
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$55K · Average \$55K

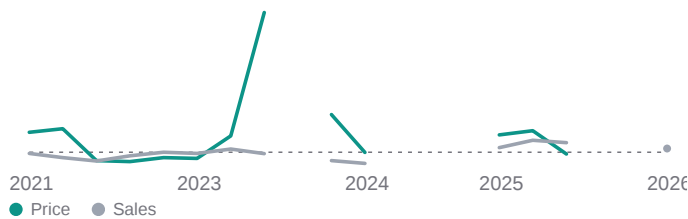


Growth (year over year)

Price +17.4% · Sales +11.8%

Price per square foot

\$41/ft²

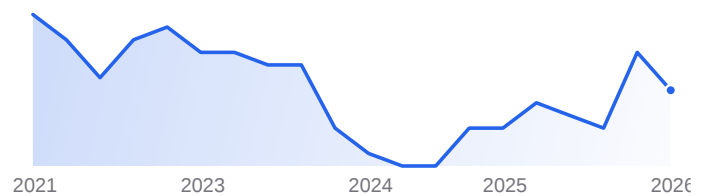


Sale premium vs estimated value

-17.7%

Annual turnover (share of homes sold)

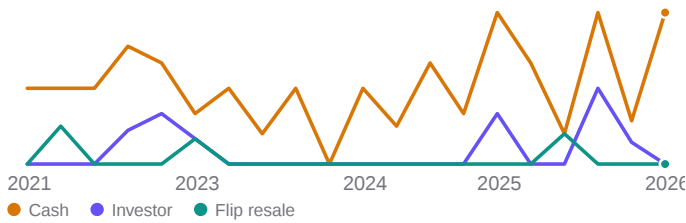
2.9%



BUYERS & OUTCOMES

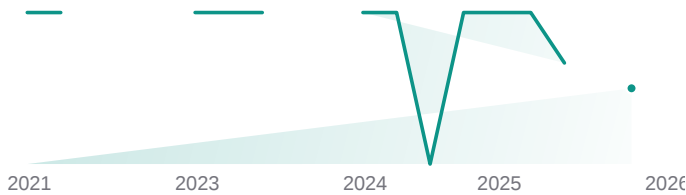
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



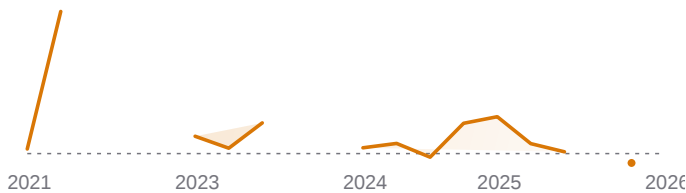
Sellers who sold at a gain

50%

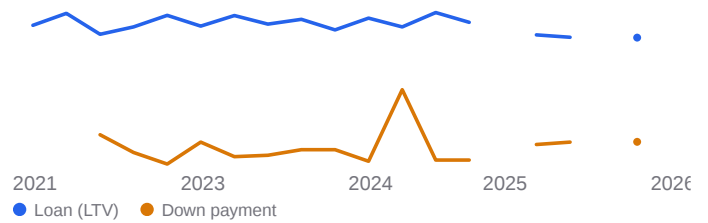


Median annualized return at resale

-9.6%

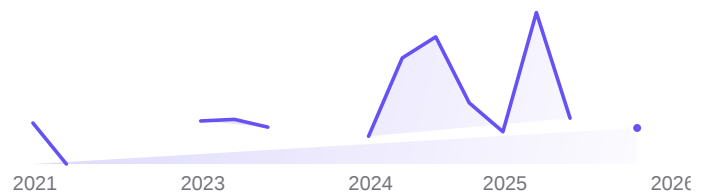


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



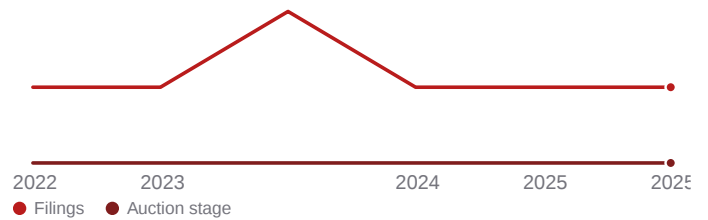
Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	661
Median value (AVM)	\$91K
Median size	1,263 ft²
Median bedrooms	3
Median year built	1975
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	4.7%
Owner occupied	72%
Company owned	5.2%
Median loan-to-value	0%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	1,944
Density	61 / mi²
Median household income	\$48K
Average household income	\$54K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	191
Homes occupied	87%
Bachelor's or higher	10%
Poverty rate	17.9%
Unemployment	1.1%
Average temp	44°F
Annual precip	37 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.