

Owls Head 12969

ZIP code · NY · New York > Franklin County

BALANCED MARKET

\$25K

MEDIAN SALE PRICE

-83.0%

1-YR CHANGE

19

SALES (12 MO)

\$139K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

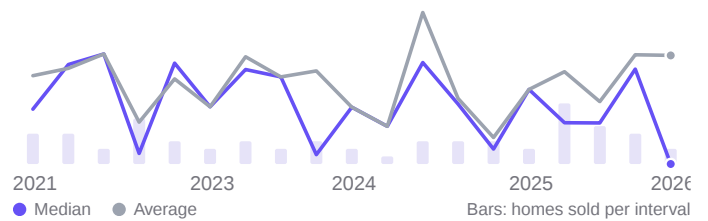
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$25K · Average \$203K

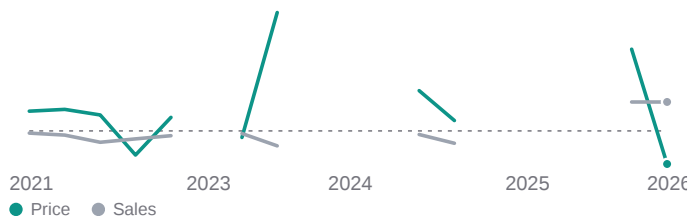


Growth (year over year)

Price -83.0% · Sales +72.7%

Price per square foot

\$28/ft²

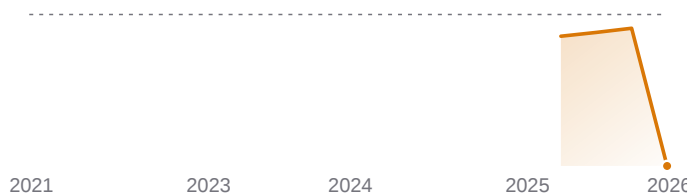


Sale premium vs estimated value

-59.0%

Annual turnover (share of homes sold)

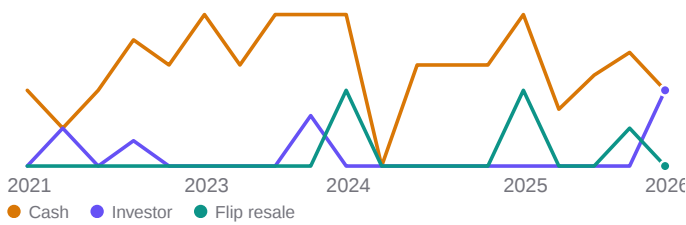
3.4%



BUYERS & OUTCOMES

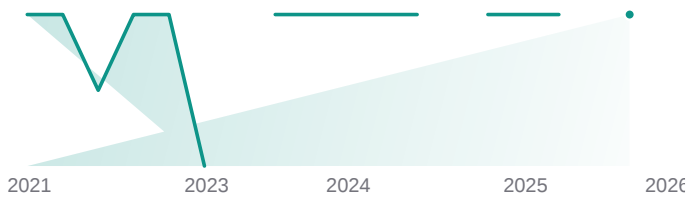
Buyer mix

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



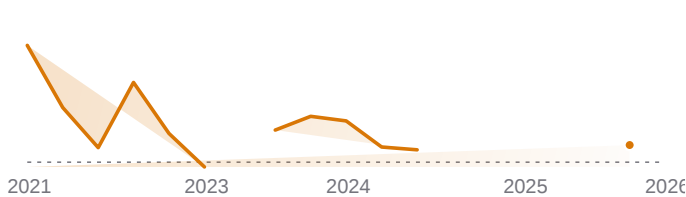
Sellers who sold at a gain

100%



Median annualized return at resale

+6.8%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	556
Median value (AVM)	\$139K
Median size	998 ft²
Median bedrooms	2
Median year built	1950
Single family	33%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.8%
Owner occupied	32%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	339
Density	4 / mi²
Median household income	\$71K
Average household income	\$87K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	170
Homes occupied	49%
Bachelor's or higher	19%
Poverty rate	11.6%
Unemployment	0.9%
Average temp	41°F
Annual precip	44 in
Sunshine	52%

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.