

# Elizabethtown

Community · NY · New York > Essex County

BALANCED MARKET

**\$280K**

MEDIAN SALE PRICE

**+74.4%**

1-YR CHANGE

**21**

SALES (12 MO)

**\$189K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



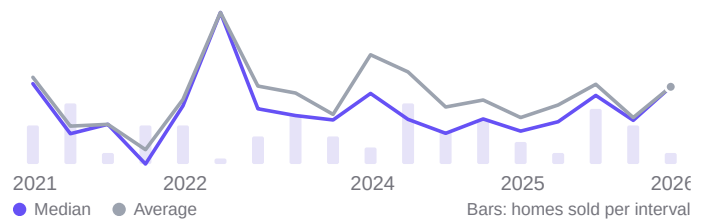
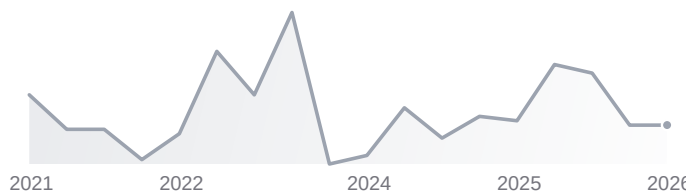
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$280K · Average \$280K

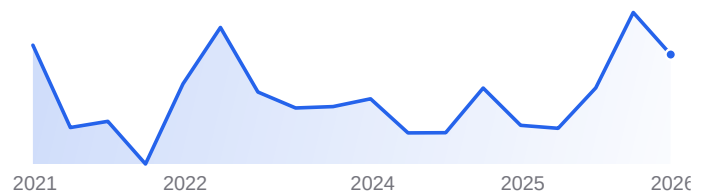
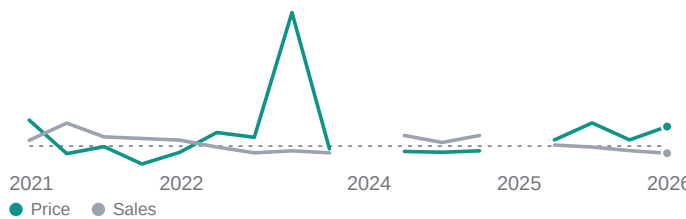


Growth (year over year)

Price +74.4% · Sales -27.6%

Price per square foot

\$212/ft²

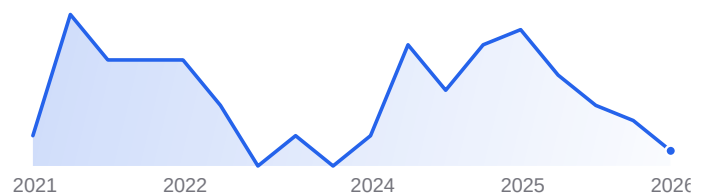
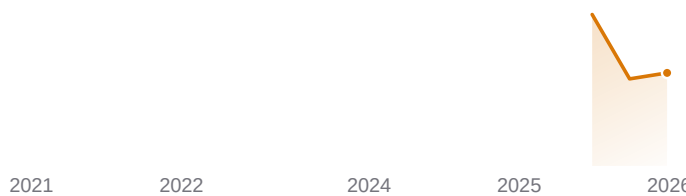


Sale premium vs estimated value

+9.2%

Annual turnover (share of homes sold)

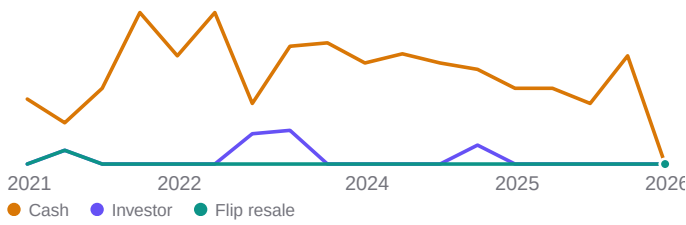
2.6%



## BUYERS & OUTCOMES

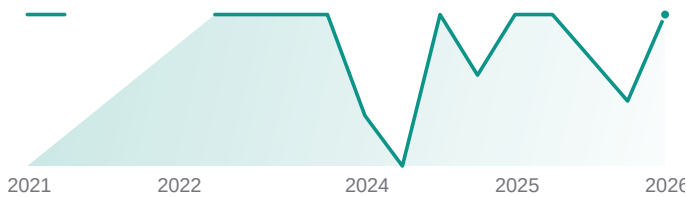
### Buyer mix

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



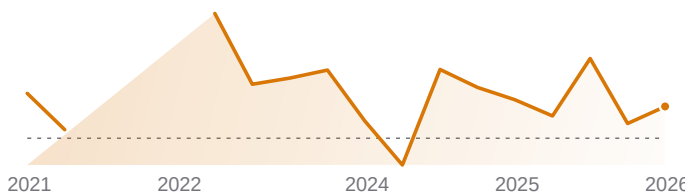
### Sellers who sold at a gain

100%

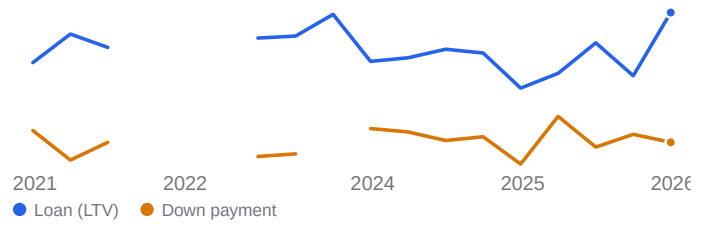


### Median annualized return at resale

+4.1%

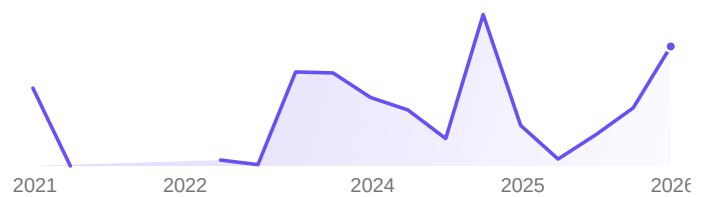


### Financing (share of purchase price) Loan (LTV) 102% · Down payment 20%



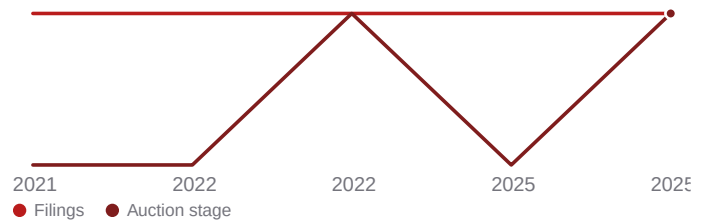
### Typical hold before selling

11.7 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 803       |
| Median value (AVM) | \$189K    |
| Median size        | 1,400 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1960      |
| Single family      | 55%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 69%     |
| Underwater (LTV 125% or more) | 2.2%    |
| Owner occupied                | 55%     |
| Company owned                 | 9.7%    |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 8.9 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 740       |
| Density                          | 224 / mi² |
| Median household income          | \$49K     |
| Average household income         | \$64K     |
| Crime index (US avg 100)         | 170       |
| Air pollution index (US avg 100) | 86        |
| Earthquake index (US avg 100)    | 107       |
| Homes occupied                   | 72%       |
| Bachelor's or higher             | 11%       |
| Poverty rate                     | 16.1%     |
| Unemployment                     | 0.8%      |
| Average temp                     | 43°F      |
| Annual precip                    | 40 in     |
| Sunshine                         | 52%       |

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