

Clinton County, NY

County · NY · New York

BUYER'S MARKET

\$198K

MEDIAN SALE PRICE

+0.3%

1-YR CHANGE

665

SALES (12 MO)

\$209K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



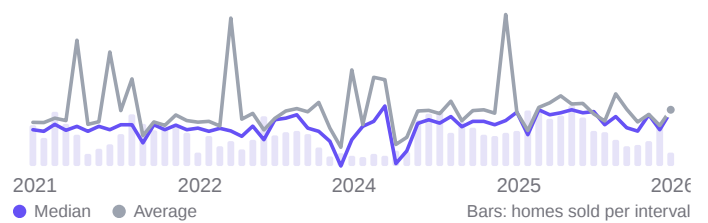
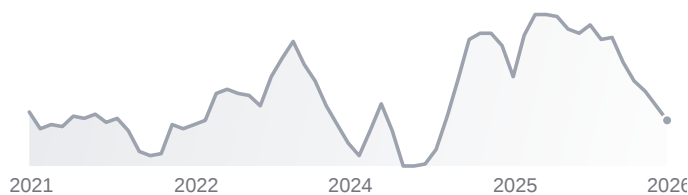
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$220K · Average \$225K

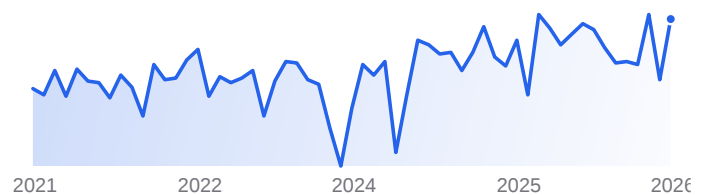
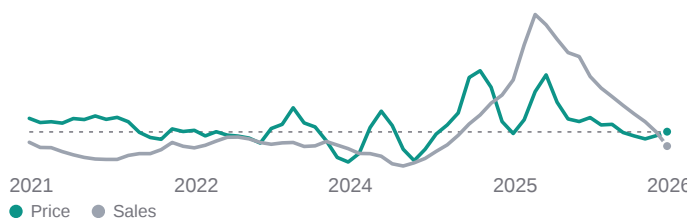


Growth (year over year)

Price +0.3% · Sales -16.9%

Price per square foot

\$155/ft²



Sale premium vs estimated value

+7.4%

Annual turnover (share of homes sold)

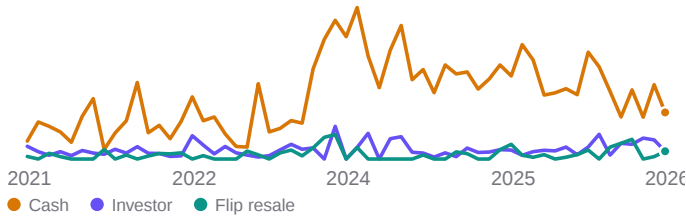
2.3%



BUYERS & OUTCOMES

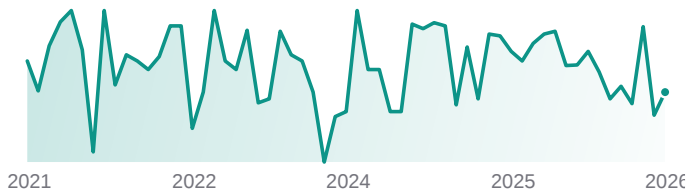
Buyer mix

Cash 29% · Investor 4.8% · Flip resale 4.8%



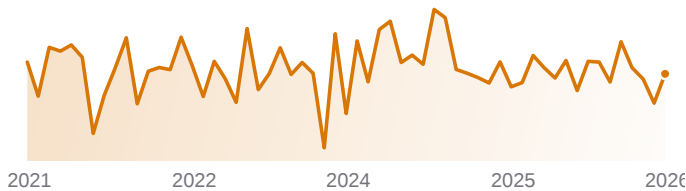
Sellers who sold at a gain

77%

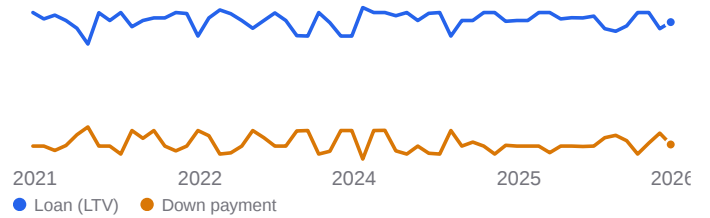


Median annualized return at resale

+6.3%

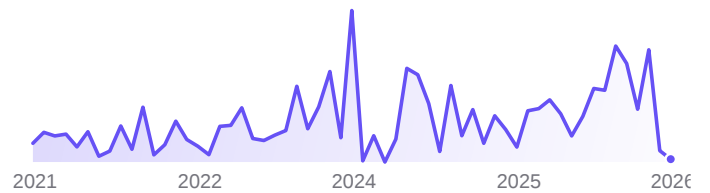


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



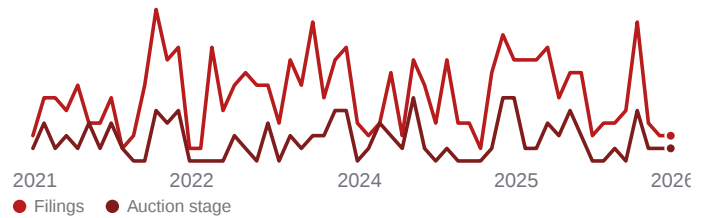
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	28,443
Median value (AVM)	\$209K
Median size	1,450 ft²
Median bedrooms	3
Median year built	1973
Single family	68%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.1%
Owner occupied	76%
Company owned	8.7%
Median loan-to-value	14%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	78,365
Density	76 / mi²
Median household income	\$69K
Average household income	\$89K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	137
Homes occupied	89%
Bachelor's or higher	17%
Poverty rate	13.4%
Unemployment	1.1%
Average temp	44°F
Annual precip	35 in
Sunshine	52%

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