

Hamilton County, NY

County · NY · New York

BALANCED MARKET

\$258K

MEDIAN SALE PRICE

+10.4%

1-YR CHANGE

174

SALES (12 MO)

\$349K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



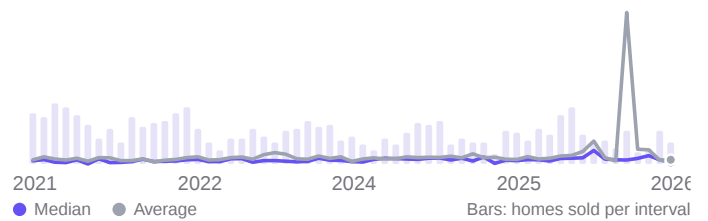
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$150K · Average \$244K

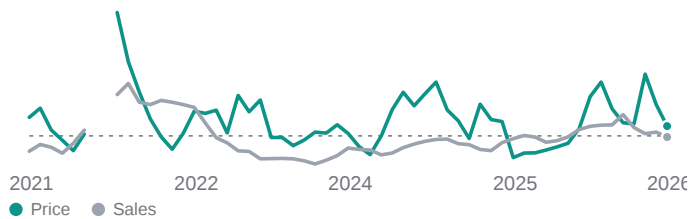


Growth (year over year)

Price +10.4% · Sales -1.1%

Price per square foot

\$235/ft²

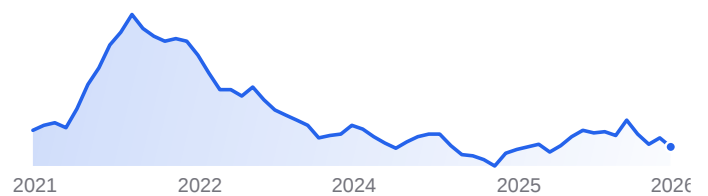
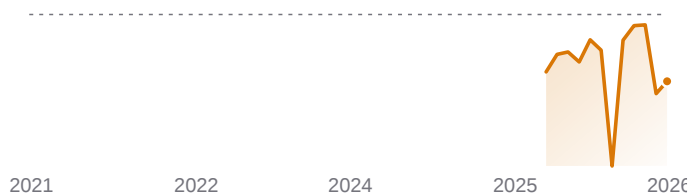


Sale premium vs estimated value

-10.1%

Annual turnover (share of homes sold)

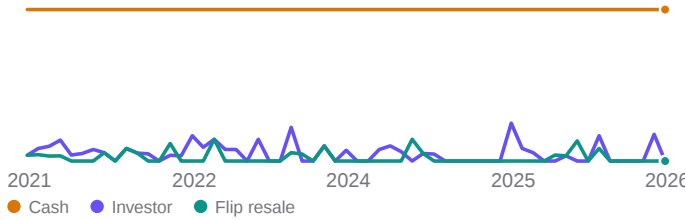
2.4%



BUYERS & OUTCOMES

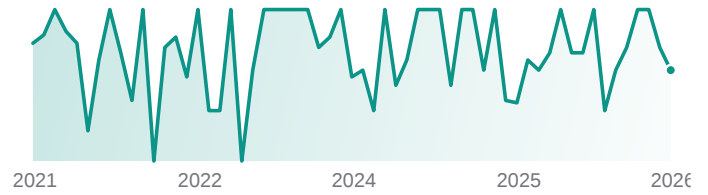
Buyer mix

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



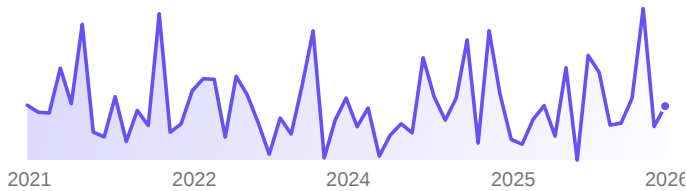
Sellers who sold at a gain

80%



Typical hold before selling

6.8 yrs



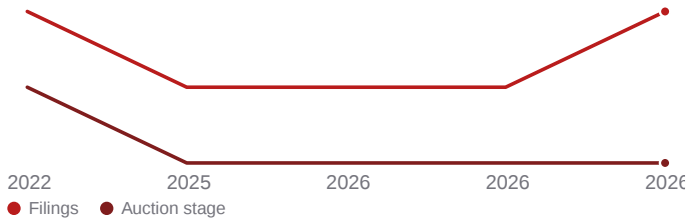
Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	7,291
Median value (AVM)	\$349K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1968
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	26%
Company owned	21%
Median loan-to-value	0%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	5,114
Density	3 / mi²
Median household income	\$73K
Average household income	\$90K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	91
Homes occupied	34%
Bachelor's or higher	15%
Poverty rate	10.4%
Unemployment	1.4%
Average temp	40°F
Annual precip	49 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.