

Lewis County, NY

County · NY · New York

BALANCED MARKET

\$182K

MEDIAN SALE PRICE

+37.0%

1-YR CHANGE

411

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

Market temperature

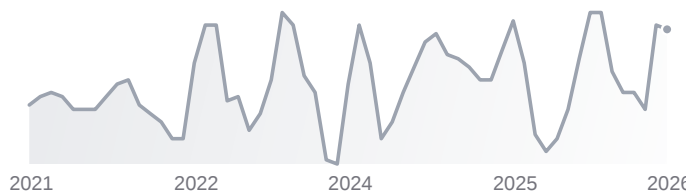
Balanced market · 59 / 100



MARKET TRENDS (5 YEARS)

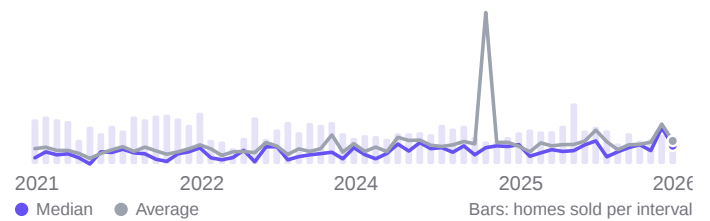
Market temperature (0–100)

59 / 100



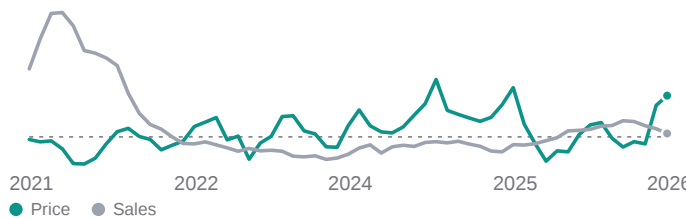
Sale prices

Median \$160K · Average \$184K



Growth (year over year)

Price +37.0% · Sales +3.0%



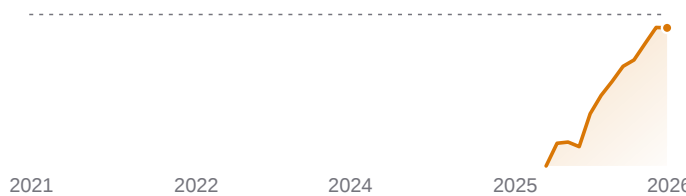
Price per square foot

\$79/ft²



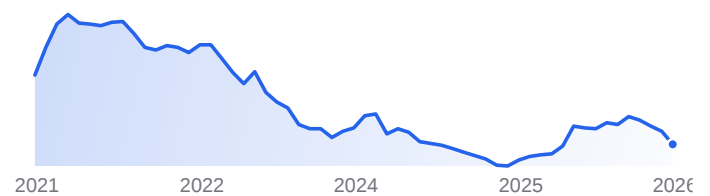
Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

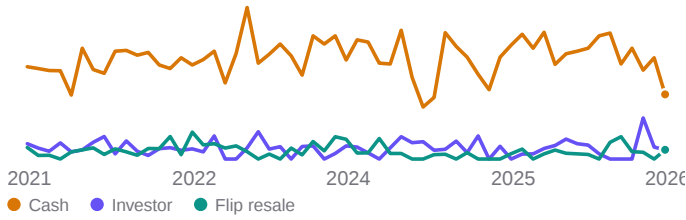
2.8%



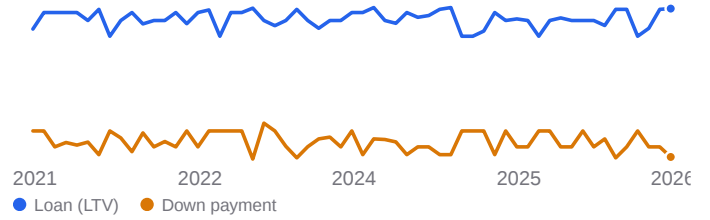
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 5.0% · Flip resale 5.0%

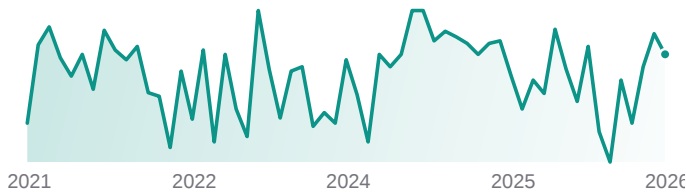


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.5%



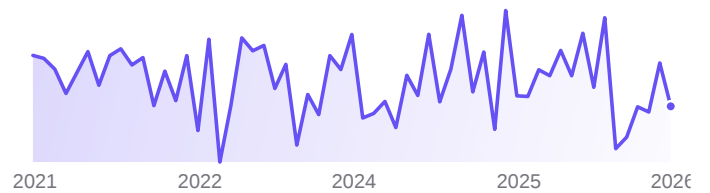
Sellers who sold at a gain

89%



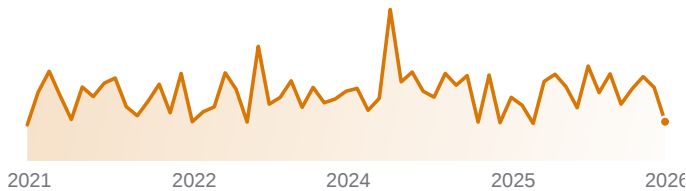
Typical hold before selling

4.9 yrs



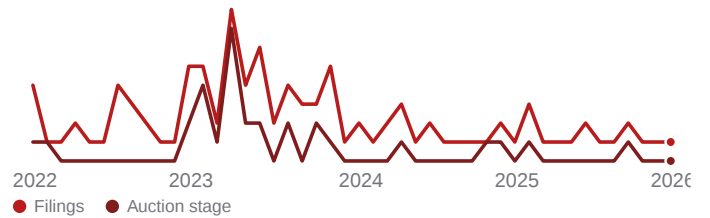
Median annualized return at resale

+3.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	14,757
Median value (AVM)	\$180K
Median size	1,386 ft²
Median bedrooms	3
Median year built	1970
Single family	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.2%
Owner occupied	60%
Company owned	12%
Median loan-to-value	32%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	26,676
Density	21 / mi²
Median household income	\$66K
Average household income	\$79K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	66
Homes occupied	72%
Bachelor's or higher	11%
Poverty rate	14.7%
Unemployment	1.2%
Average temp	43°F
Annual precip	47 in
Sunshine	46%

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.