

St. Lawrence County, NY

County · NY · New York

BALANCED MARKET

\$143K

MEDIAN SALE PRICE

+32.6%

1-YR CHANGE

1,106

SALES (12 MO)

\$138K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



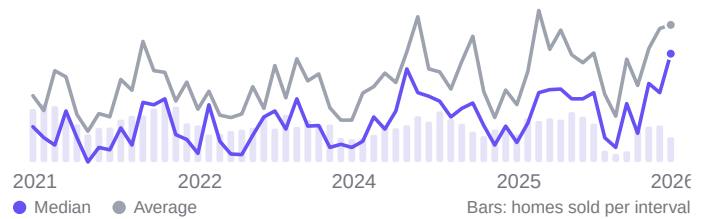
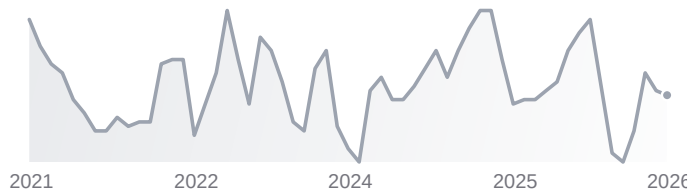
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$162K · Average \$186K

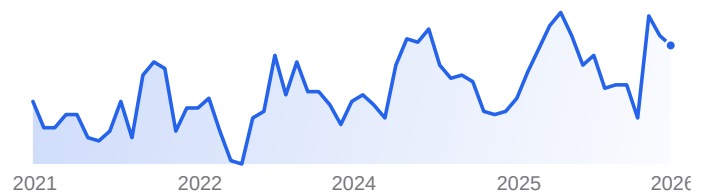
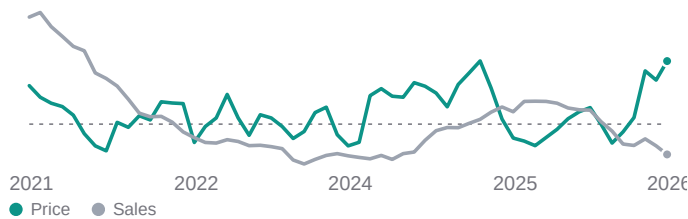


Growth (year over year)

Price +32.6% · Sales -15.6%

Price per square foot

\$90/ft²

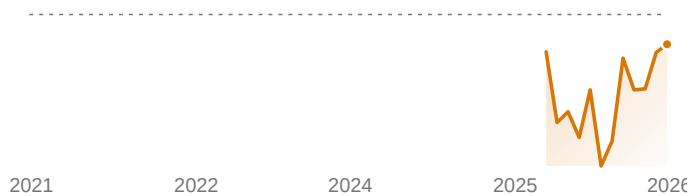


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

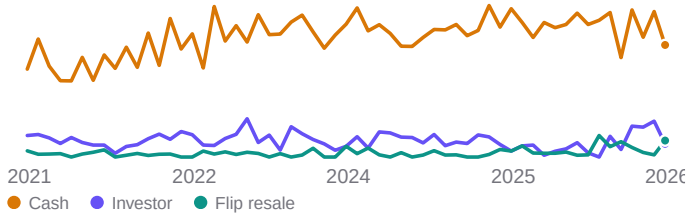
2.5%



BUYERS & OUTCOMES

Buyer mix

Cash 47% · Investor 5.6% · Flip resale 6.9%



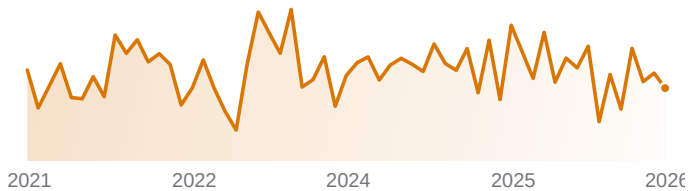
Sellers who sold at a gain

81%

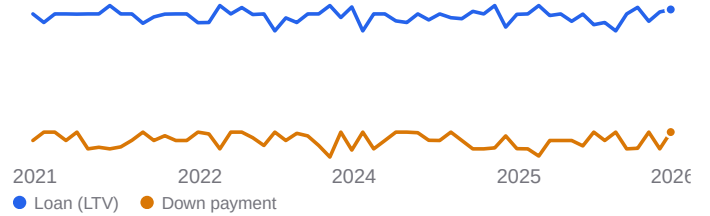


Median annualized return at resale

+4.1%

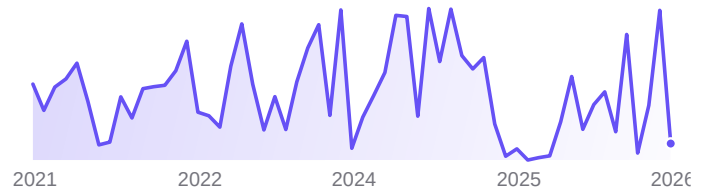


Financing (share of purchase price) Loan (LTV) 93% · Down payment 20%



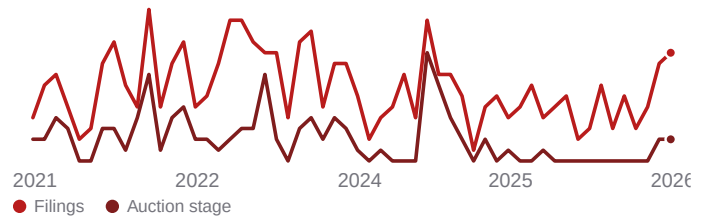
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 10 · Auction stage 2



HOUSING STOCK

Homes	45,133
Median value (AVM)	\$138K
Median size	1,382 ft²
Median bedrooms	3
Median year built	1958
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.4%
Owner occupied	68%
Company owned	9.2%
Median loan-to-value	40%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	106,558
Density	40 / mi²
Median household income	\$61K
Average household income	\$80K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	141
Homes occupied	80%
Bachelor's or higher	12%
Poverty rate	15.8%
Unemployment	1.2%
Average temp	44°F
Annual precip	38 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.