

Lake Pleasant 12108

ZIP code · NY · New York > Hamilton County

STRONG BUYER'S MARKET

\$305K

MEDIAN SALE PRICE

17

SALES (12 MO)

\$366K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 10 / 100



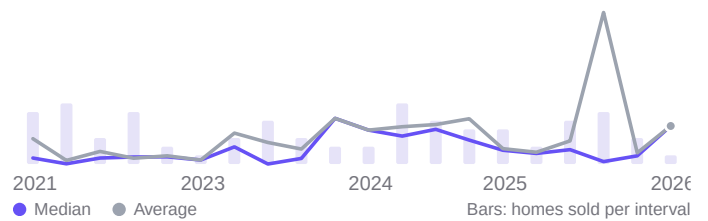
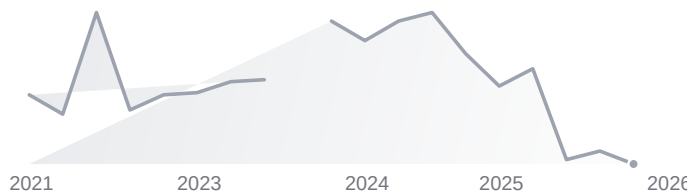
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

10 / 100

Sale prices

Median \$429K · Average \$429K

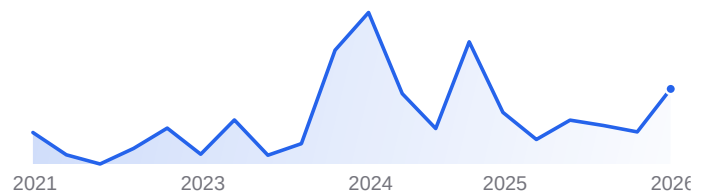
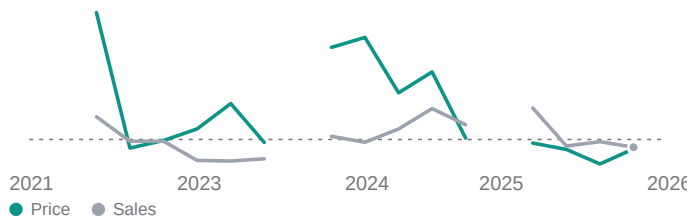


Growth (year over year)

Price -23.9% · Sales -20.0%

Price per square foot

\$258/ft²

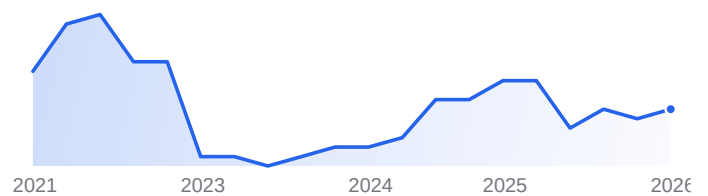
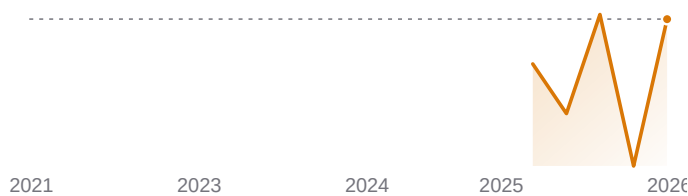


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

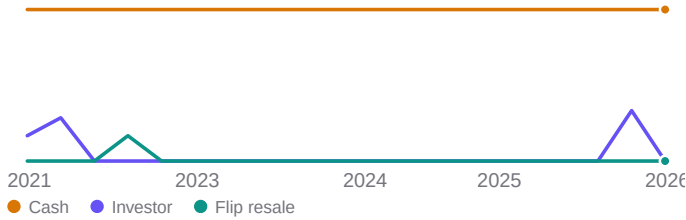
2.2%



BUYERS & OUTCOMES

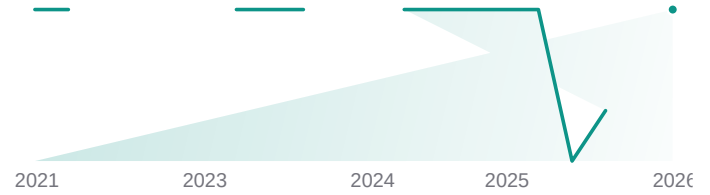
Buyer mix

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



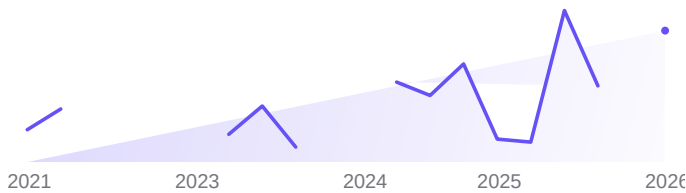
Sellers who sold at a gain

100%



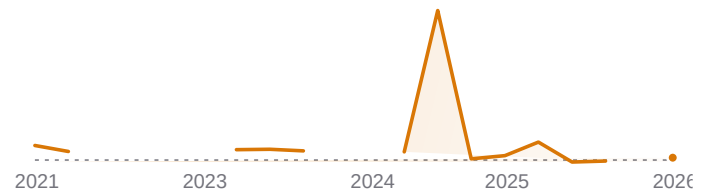
Typical hold before selling

17.9 yrs



Median annualized return at resale

+3.5%



HOUSING STOCK

Homes	776
Median value (AVM)	\$366K
Median size	1,320 ft²
Median bedrooms	3
Median year built	1969
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	23%
Company owned	23%
Median loan-to-value	0%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	539
Density	4 / mi²
Median household income	\$64K
Average household income	\$73K

Crime index (US avg 100)	105
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	92
Homes occupied	32%
Bachelor's or higher	11%
Poverty rate	10.5%
Unemployment	1.1%
Average temp	41°F
Annual precip	49 in
Sunshine	52%

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