

Round Lake 12151

ZIP code · NY · New York > Saratoga County > Round Lake

BALANCED MARKET

\$323K

MEDIAN SALE PRICE

-29.7%

1-YR CHANGE

16

SALES (12 MO)

\$380K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



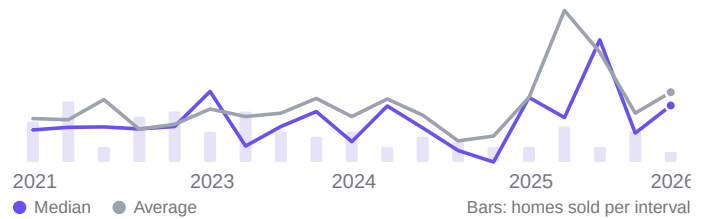
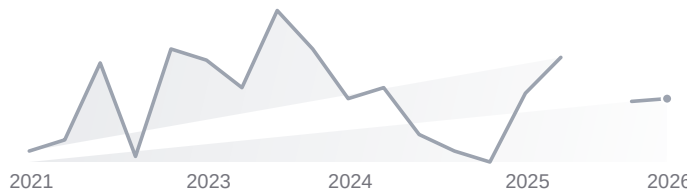
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$400K · Average \$460K

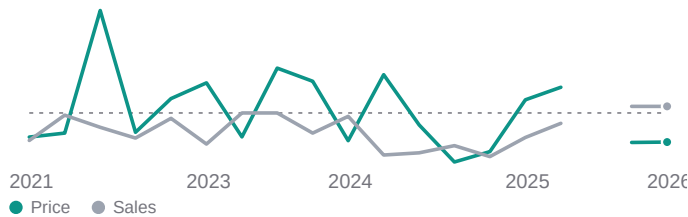


Growth (year over year)

Price -29.7% · Sales +6.7%

Price per square foot

\$242/ft²

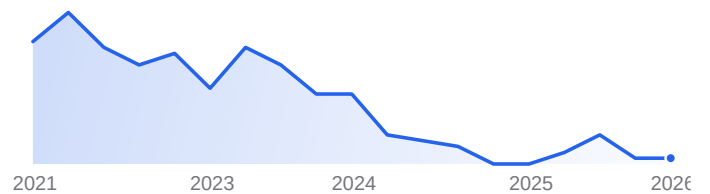


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

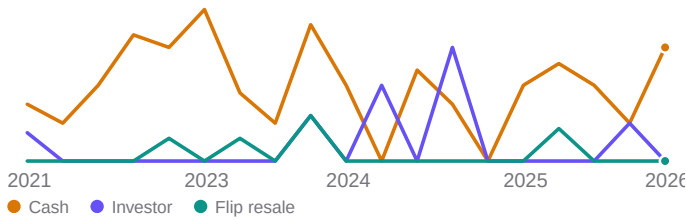
3.3%



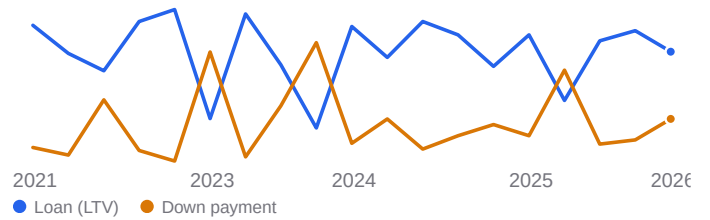
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

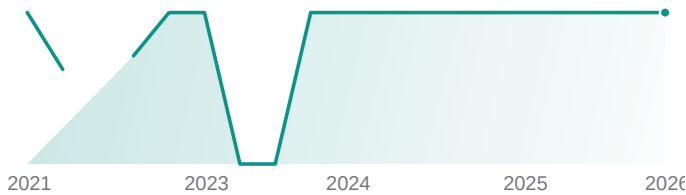


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



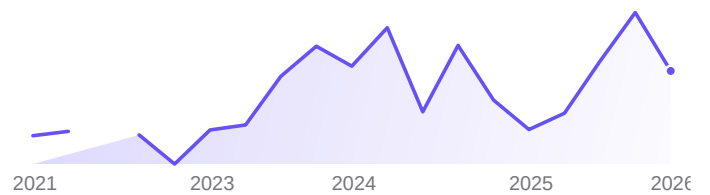
Sellers who sold at a gain

100%



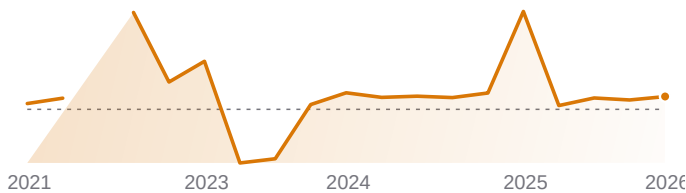
Typical hold before selling

5.6 yrs



Median annualized return at resale

+7.4%



HOUSING STOCK

Homes	480
Median value (AVM)	\$380K
Median size	1,752 ft²
Median bedrooms	3
Median year built	1930
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.3%
Owner occupied	77%
Company owned	11%
Median loan-to-value	30%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	1,683
Density	592 / mi²
Median household income	\$110K
Average household income	\$133K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	69
Homes occupied	91%
Bachelor's or higher	33%
Poverty rate	6.3%
Unemployment	0.9%
Average temp	47°F
Annual precip	39 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.