

Indian Lake 12842

ZIP code · NY · New York > Hamilton County

SELLER'S MARKET

\$220K

MEDIAN SALE PRICE

+10.8%

1-YR CHANGE

47

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

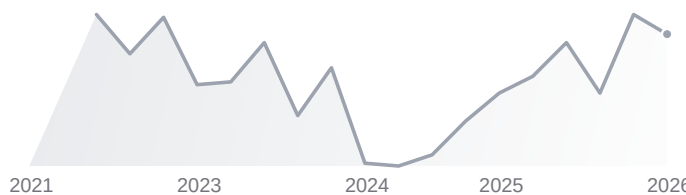
Seller's market · 62 / 100



MARKET TRENDS (5 YEARS)

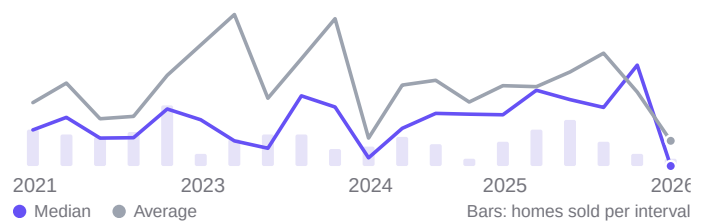
Market temperature (0–100)

62 / 100



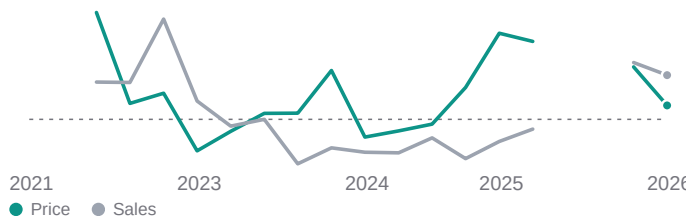
Sale prices

Median \$120K · Average \$170K



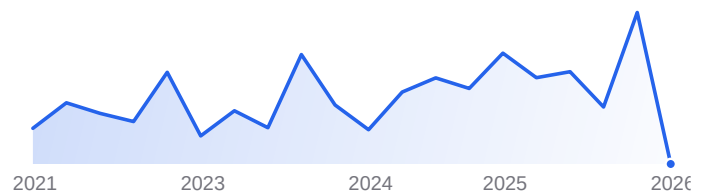
Growth (year over year)

Price +10.8% · Sales +34.3%



Price per square foot

\$104/ft²



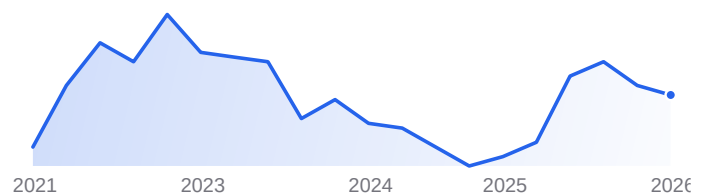
Sale premium vs estimated value

-46.1%



Annual turnover (share of homes sold)

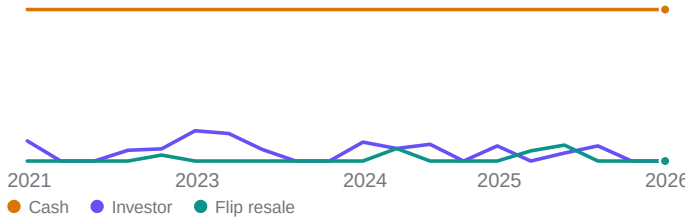
3.3%



BUYERS & OUTCOMES

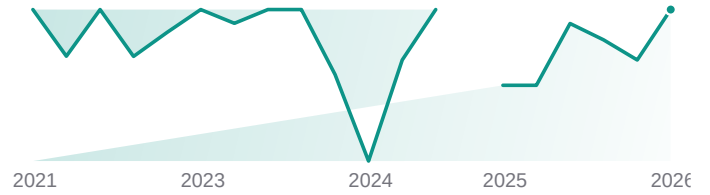
Buyer mix

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



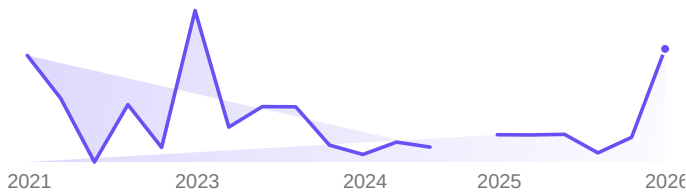
Sellers who sold at a gain

100%



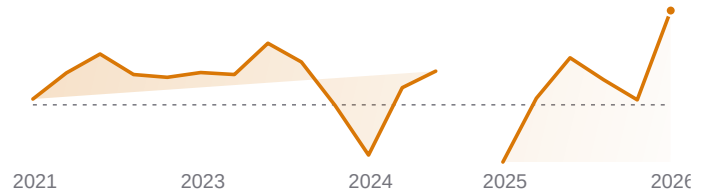
Typical hold before selling

13.8 yrs



Median annualized return at resale

+21.4%



HOUSING STOCK

Homes	1,435
Median value (AVM)	\$319K
Median size	1,224 ft²
Median bedrooms	3
Median year built	1970
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	30%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	1,612
Density	5 / mi²
Median household income	\$84K
Average household income	\$92K

Crime index (US avg 100)	98
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	101
Homes occupied	40%
Bachelor's or higher	15%
Poverty rate	4.4%
Unemployment	1.8%
Average temp	40°F
Annual precip	44 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.