

North River 12856

ZIP code · NY · New York > Hamilton County

STRONG SELLER'S MARKET

\$269K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$421K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 84 / 100

Buyer's market

Balanced

Seller's market

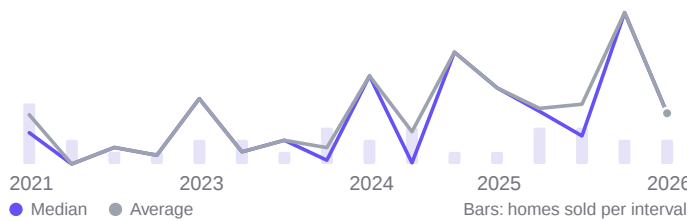
MARKET TRENDS (5 YEARS)

Sale prices

Median \$269K · Average \$269K

Growth (year over year)

Price -48.1% · Sales -44.4%



Price per square foot

\$281/ft²

Sale premium vs estimated value

-1.8%



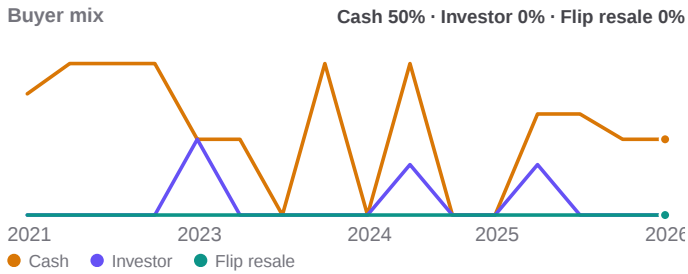
Annual turnover (share of homes sold)

3.0%

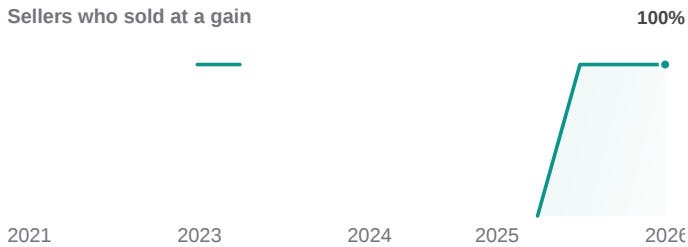


BUYERS & OUTCOMES

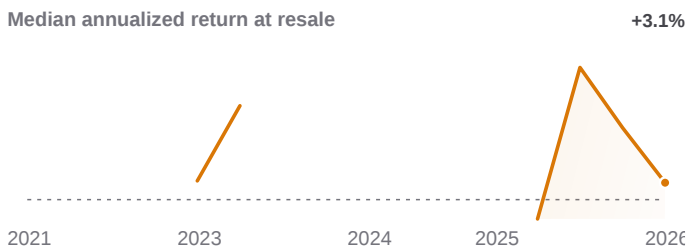
Buyer mix



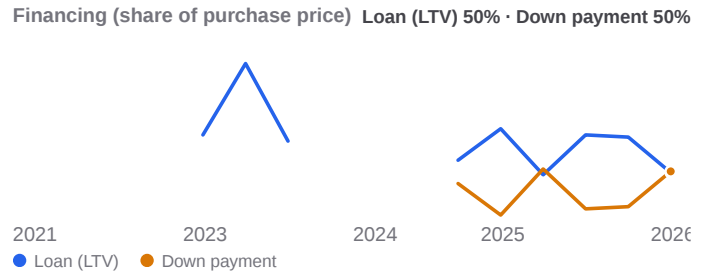
Sellers who sold at a gain



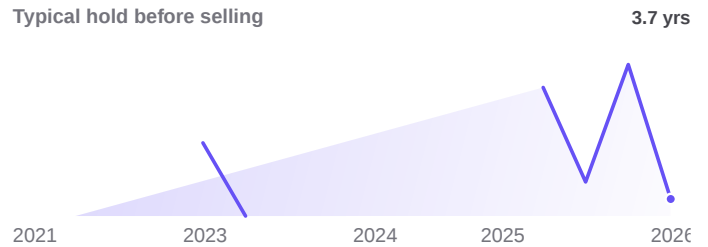
Median annualized return at resale



Financing (share of purchase price) Loan (LTV) 50% · Down payment 50%



Typical hold before selling



HOUSING STOCK

Homes	331
Median value (AVM)	\$421K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1979
Single family	33%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	88%
Underwater (LTV 125% or more)	0%
Owner occupied	27%
Company owned	18%
Median loan-to-value	0%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	756
Density	6 / mi ²
Median household income	\$61K
Average household income	\$80K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	82
Homes occupied	46%
Bachelor's or higher	20%
Poverty rate	11.0%
Unemployment	0.9%
Average temp	40°F
Annual precip	50 in
Sunshine	52%

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