

Ticonderoga 12883

ZIP code · NY · New York > Essex County > Ticonderoga

BUYER'S MARKET

\$200K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

52

SALES (12 MO)

\$229K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



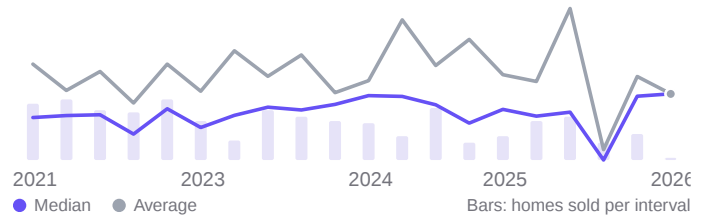
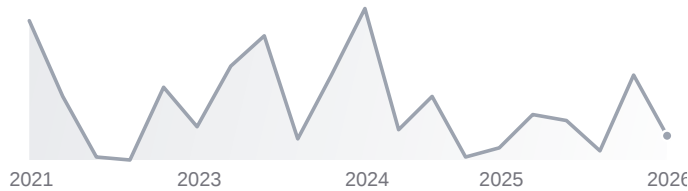
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$207K · Average \$207K

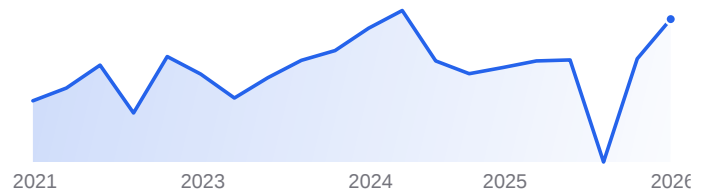
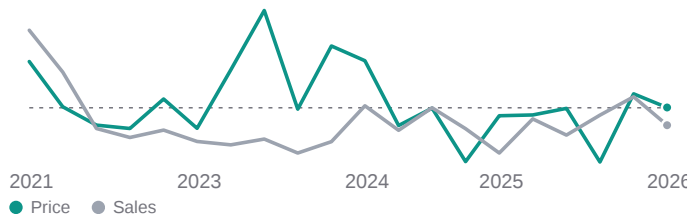


Growth (year over year)

Price +0.2% · Sales -11.9%

Price per square foot

\$158/ft²

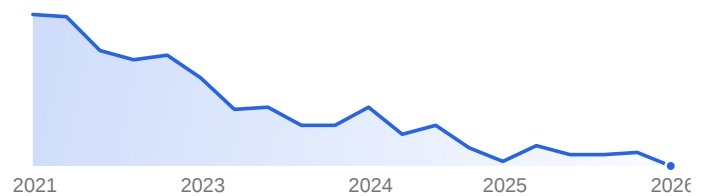
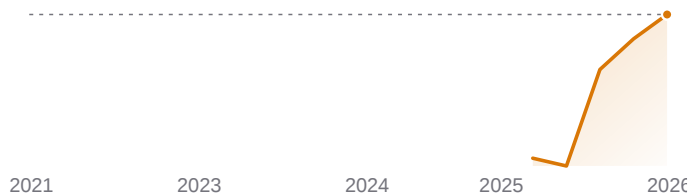


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

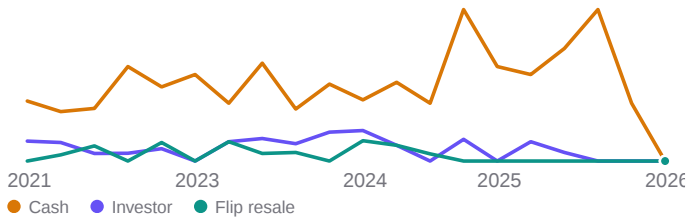
2.3%



BUYERS & OUTCOMES

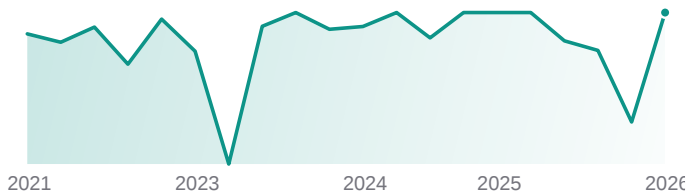
Buyer mix

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



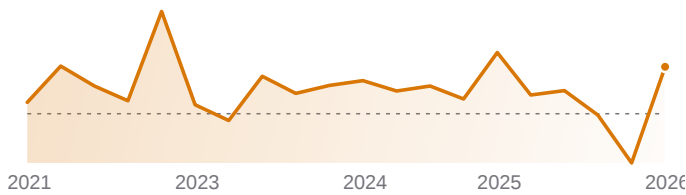
Sellers who sold at a gain

100%

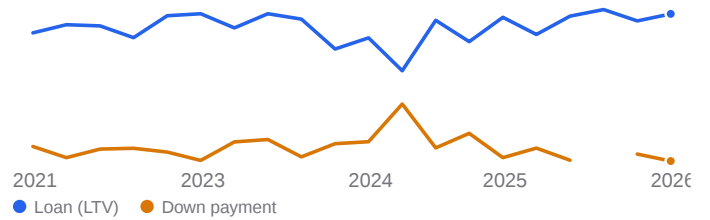


Median annualized return at resale

+10.1%

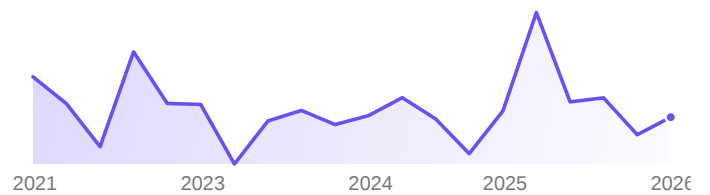


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



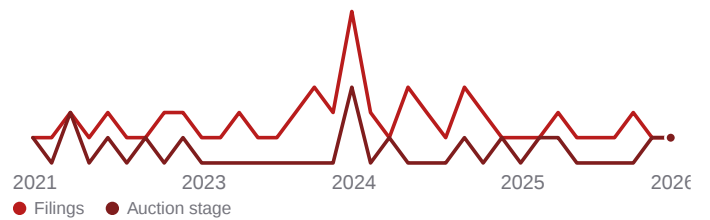
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,285
Median value (AVM)	\$229K
Median size	1,476 ft²
Median bedrooms	3
Median year built	1950
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.8%
Owner occupied	64%
Company owned	11%
Median loan-to-value	25%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	4,557
Density	55 / mi²
Median household income	\$67K
Average household income	\$86K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	81
Homes occupied	77%
Bachelor's or higher	11%
Poverty rate	17.9%
Unemployment	1.2%
Average temp	43°F
Annual precip	43 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.