

Plattsburgh 12901

ZIP code · NY · New York > Clinton County > Plattsburgh

BUYER'S MARKET

\$228K

MEDIAN SALE PRICE

+2.3%

1-YR CHANGE

245

SALES (12 MO)

\$234K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



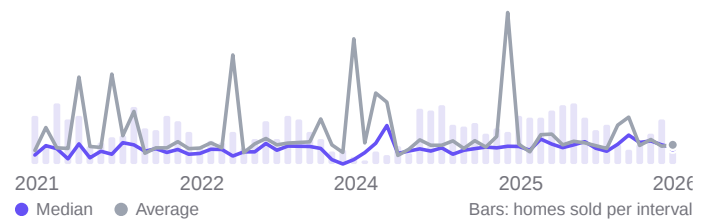
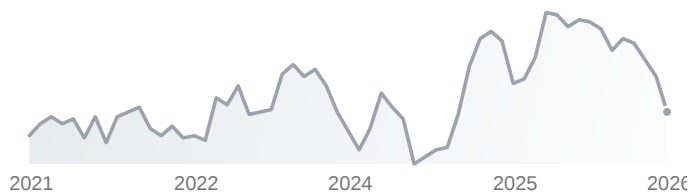
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$208K · Average \$225K

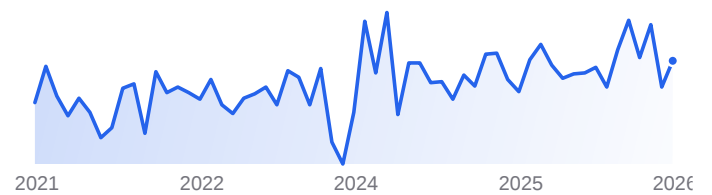
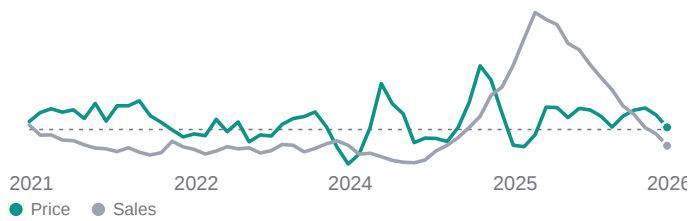


Growth (year over year)

Price +2.3% · Sales -16.7%

Price per square foot

\$157/ft²

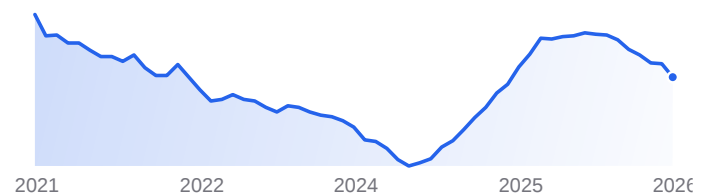


Sale premium vs estimated value

+7.3%

Annual turnover (share of homes sold)

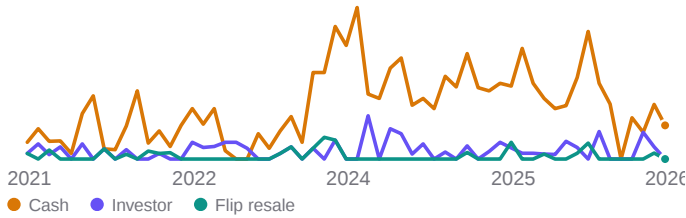
2.8%



BUYERS & OUTCOMES

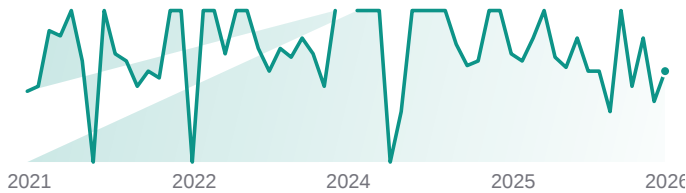
Buyer mix

Cash 22% · Investor 0% · Flip resale 0%



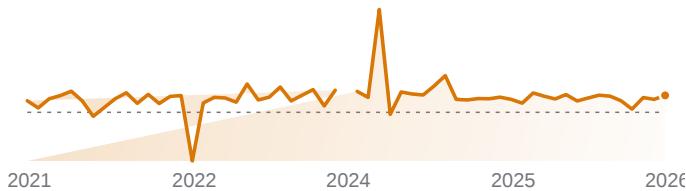
Sellers who sold at a gain

80%

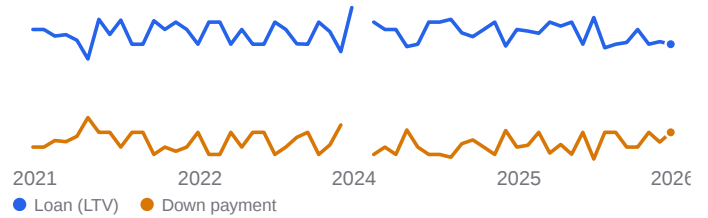


Median annualized return at resale

+7.0%

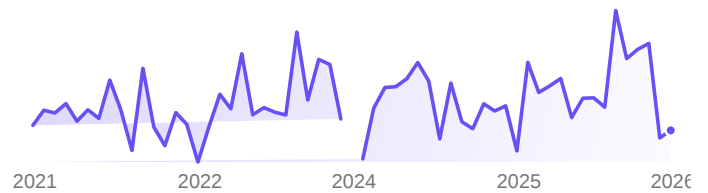


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



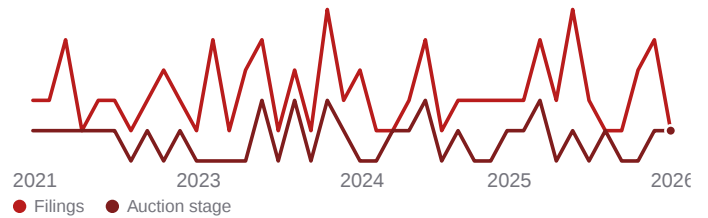
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,854
Median value (AVM)	\$234K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1965
Single family	73%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.9%
Owner occupied	75%
Company owned	11%
Median loan-to-value	25%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	27,912
Density	395 / mi²
Median household income	\$63K
Average household income	\$80K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	131
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	17.2%
Unemployment	1.1%
Average temp	45°F
Annual precip	34 in
Sunshine	52%

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