

Champlain 12919

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

BALANCED MARKET

\$199K

MEDIAN SALE PRICE

-4.4%

1-YR CHANGE

39

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



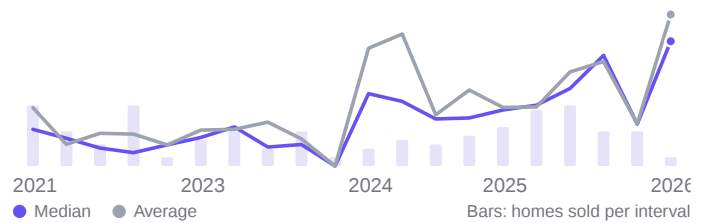
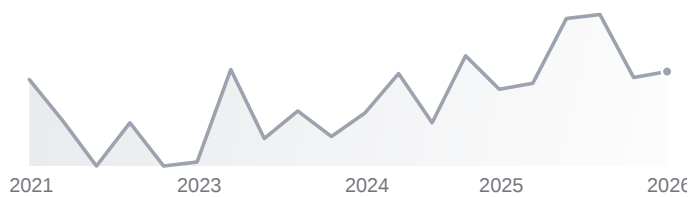
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$345K · Average \$412K

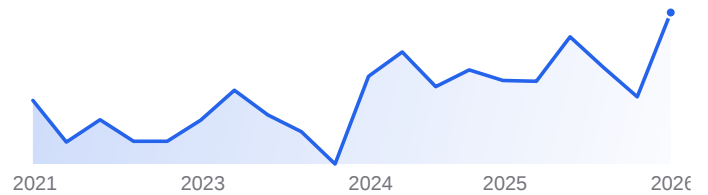
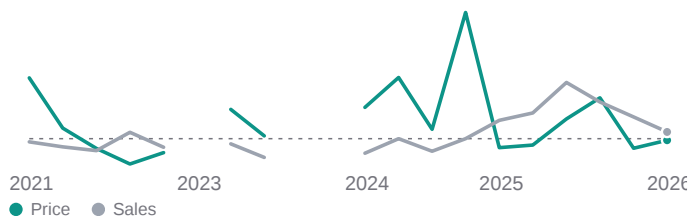


Growth (year over year)

Price -4.4% · Sales +18.2%

Price per square foot

\$172/ft²

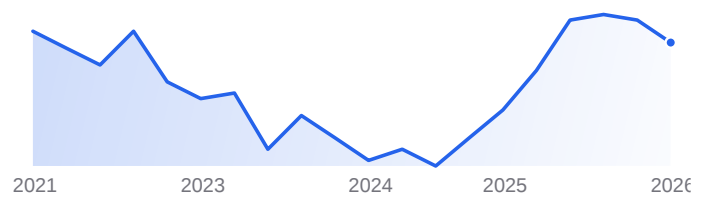


Sale premium vs estimated value

+33.7%

Annual turnover (share of homes sold)

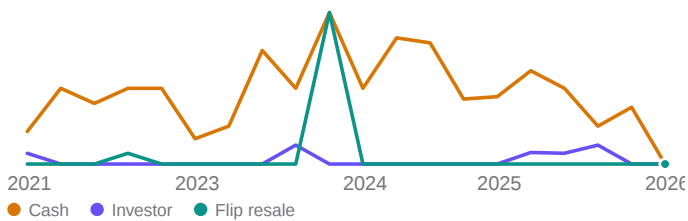
3.0%



BUYERS & OUTCOMES

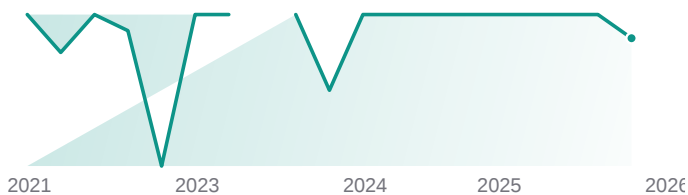
Buyer mix

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



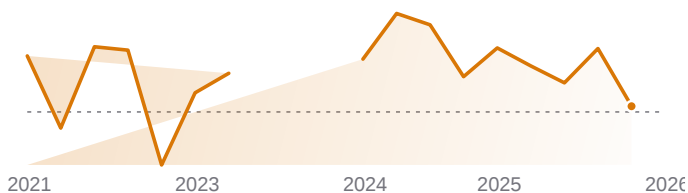
Sellers who sold at a gain

84%

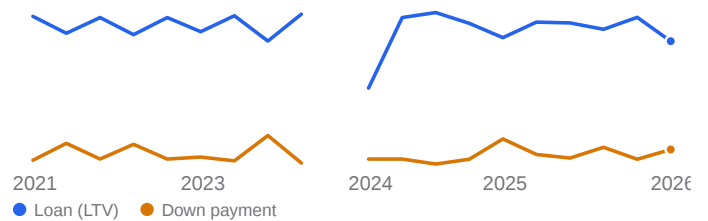


Median annualized return at resale

+1.0%

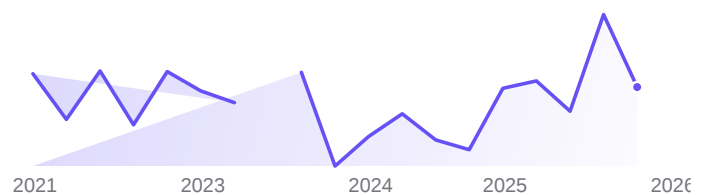


Financing (share of purchase price) Loan (LTV) 80% · Down payment 11%



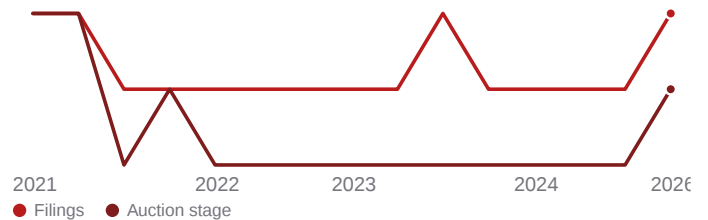
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,284
Median value (AVM)	\$189K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1970
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.4%
Owner occupied	74%
Company owned	7.2%
Median loan-to-value	0%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	3,065
Density	80 / mi²
Median household income	\$73K
Average household income	\$87K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	158
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	8.1%
Unemployment	1.1%
Average temp	44°F
Annual precip	34 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.