

Cranberry Lake 12927

ZIP code · NY · New York > St. Lawrence County > Cranberry Lake

BALANCED MARKET

\$288K

MEDIAN SALE PRICE

+1206.8%

1-YR CHANGE

9

SALES (12 MO)

\$320K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



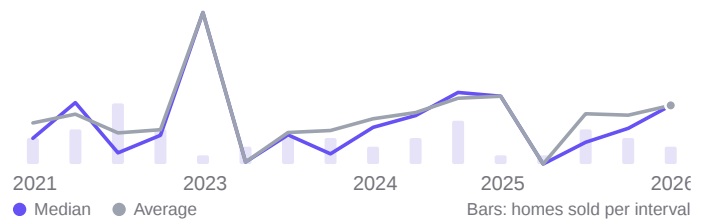
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$288K · Average \$288K

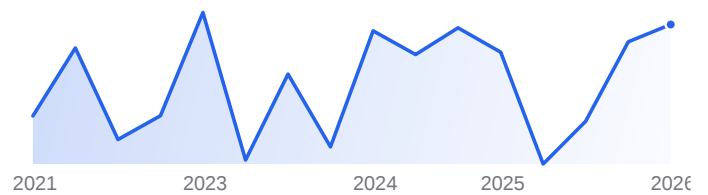
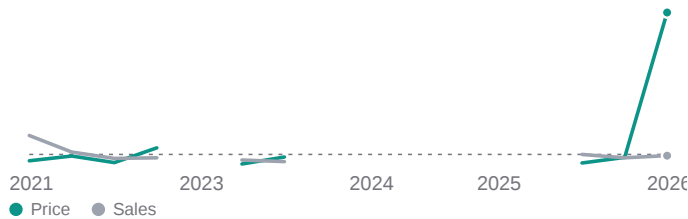


Growth (year over year)

Price +1206.8% · Sales -10.0%

Price per square foot

\$288/ft²

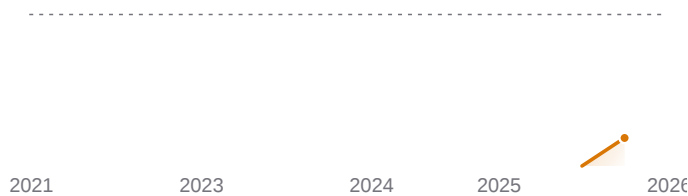


Sale premium vs estimated value

-11.2%

Annual turnover (share of homes sold)

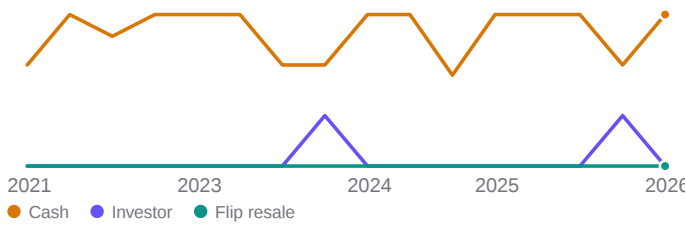
2.0%



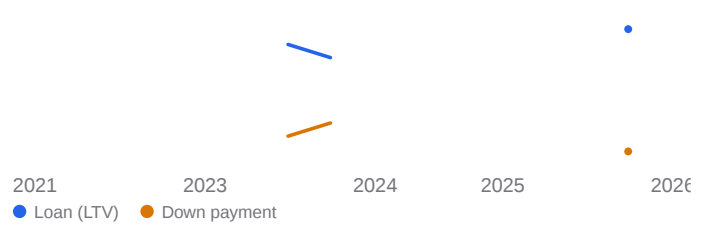
BUYERS & OUTCOMES

Buyer mix

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

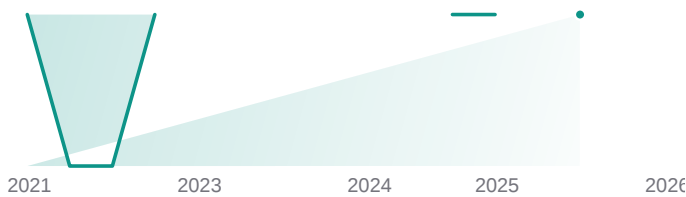


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



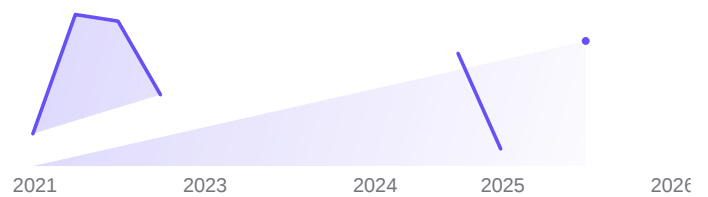
Sellers who sold at a gain

100%



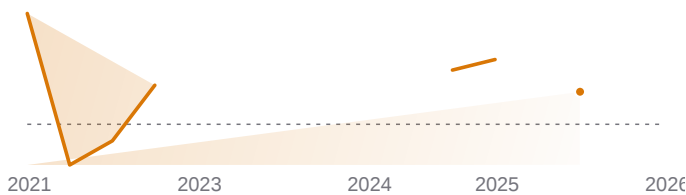
Typical hold before selling

14.9 yrs



Median annualized return at resale

+4.4%



HOUSING STOCK

Homes	440
Median value (AVM)	\$320K
Median size	1,092 ft²
Median bedrooms	2
Median year built	1960
Single family	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.9%
Owner occupied	14%
Company owned	18%
Median loan-to-value	0%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	269
Density	3 / mi²
Median household income	\$54K
Average household income	\$75K
Crime index (US avg 100)	191
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	143
Homes occupied	36%
Bachelor's or higher	7%
Poverty rate	17.6%
Unemployment	1.0%
Average temp	41°F
Annual precip	44 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.