

Keeseville 12944

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

BUYER'S MARKET

\$47K

MEDIAN SALE PRICE

-53.6%

1-YR CHANGE

44

SALES (12 MO)

\$173K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



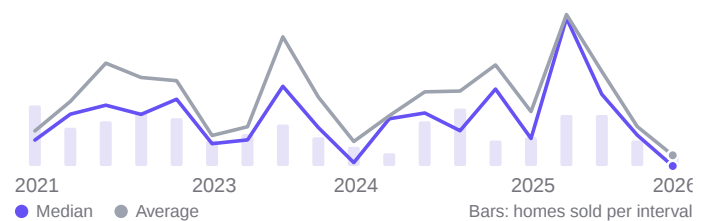
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

23 / 100

Sale prices

Median \$47K · Average \$68K

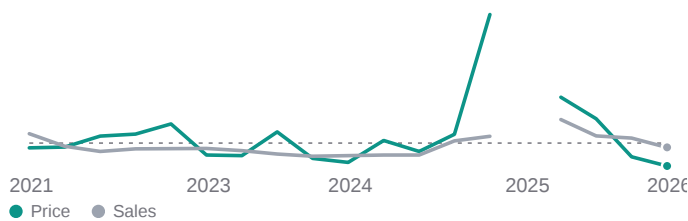


Growth (year over year)

Price -53.6% · Sales -10.2%

Price per square foot

\$40/ft²

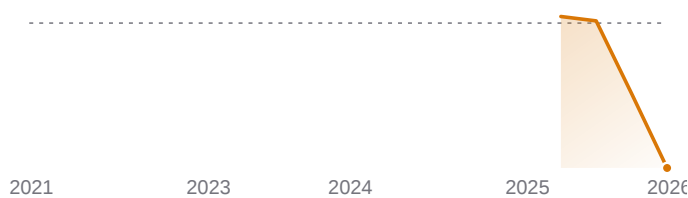


Sale premium vs estimated value

-57.3%

Annual turnover (share of homes sold)

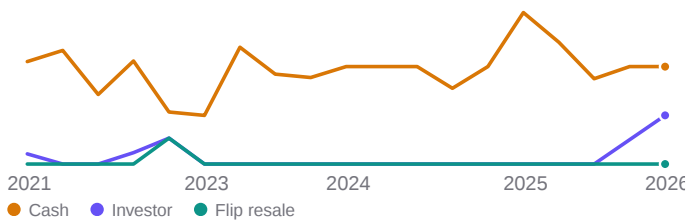
2.4%



BUYERS & OUTCOMES

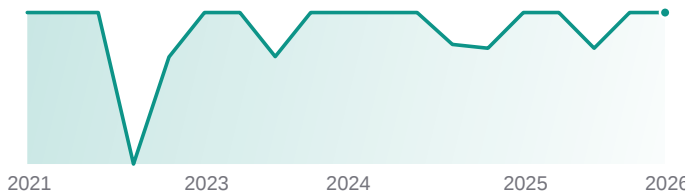
Buyer mix

Cash 50% · Investor 25% · Flip resale 0%



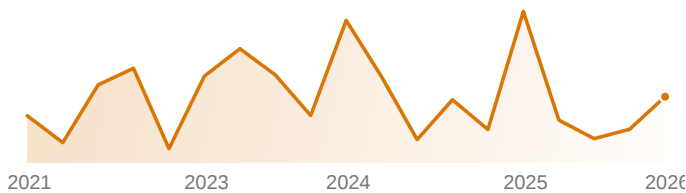
Sellers who sold at a gain

100%

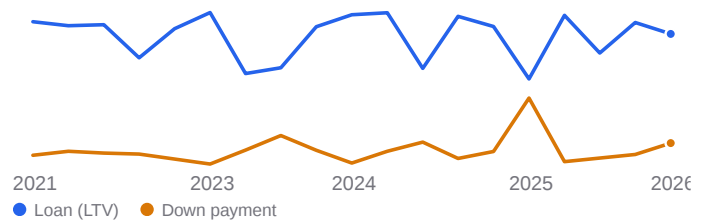


Median annualized return at resale

+8.2%

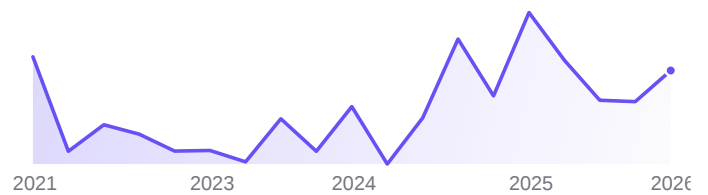


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



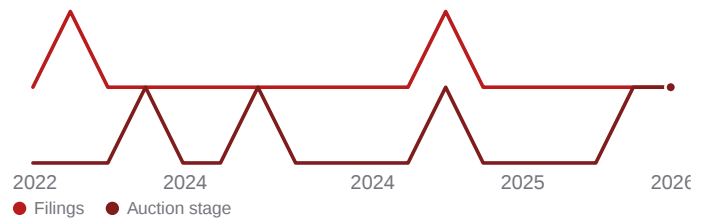
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,803
Median value (AVM)	\$173K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1965
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.9%
Owner occupied	68%
Company owned	11%
Median loan-to-value	1%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	2,941
Density	36 / mi²
Median household income	\$70K
Average household income	\$95K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	126
Homes occupied	81%
Bachelor's or higher	15%
Poverty rate	13.3%
Unemployment	1.1%
Average temp	43°F
Annual precip	39 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.