

Lake Clear 12945

ZIP code · NY · New York > Franklin County

SELLER'S MARKET

\$190K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$207K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

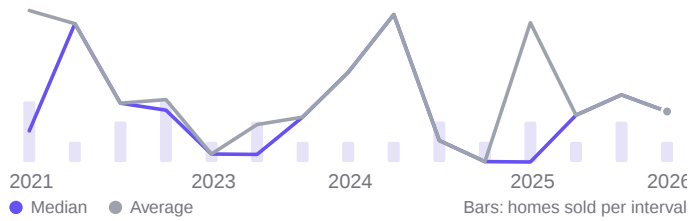
MARKET TRENDS (5 YEARS)

Sale prices

Median \$190K · Average \$190K

Growth (year over year)

Price -36.4% · Sales -54.5%



Price per square foot

\$67/ft²

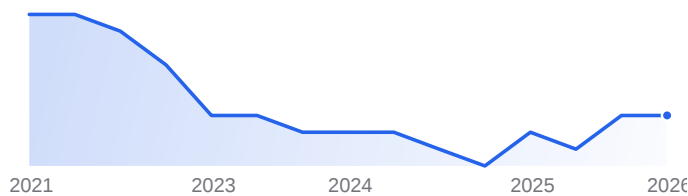
Sale premium vs estimated value

+53.1%



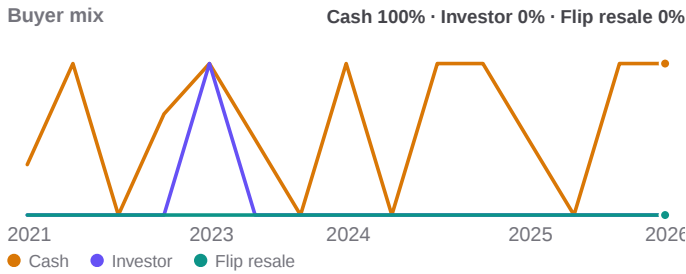
Annual turnover (share of homes sold)

2.2%



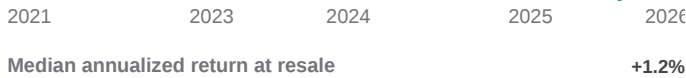
BUYERS & OUTCOMES

Buyer mix



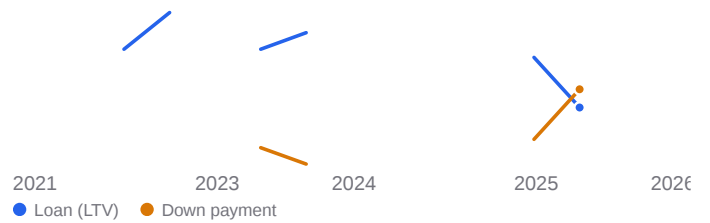
Sellers who sold at a gain

100%



Median annualized return at resale

Financing (share of purchase price) Loan (LTV) 44% · Down payment 56%



Typical hold before selling

4.7 yrs



HOUSING STOCK

Homes	273
Median value (AVM)	\$207K
Median size	1,360 ft²
Median bedrooms	3
Median year built	1972
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	5.7%
Owner occupied	67%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	718
Density	17 / mi²
Median household income	\$80K
Average household income	\$88K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	143
Homes occupied	58%
Bachelor's or higher	16%
Poverty rate	11.8%
Unemployment	1.2%
Average temp	41°F
Annual precip	42 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.