

Lake Placid 12946

ZIP code · NY · New York > Essex County > Lake Placid

BUYER'S MARKET

\$843K

MEDIAN SALE PRICE

+59.5%

1-YR CHANGE

80

SALES (12 MO)

\$557K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



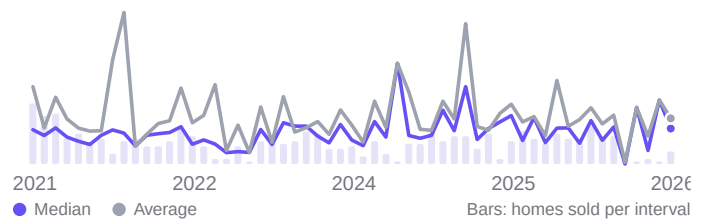
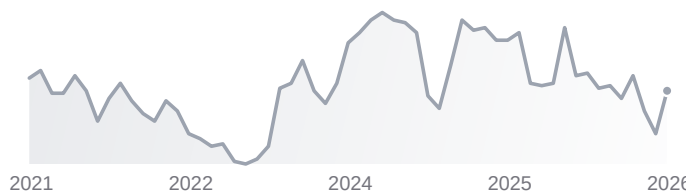
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$610K · Average \$776K

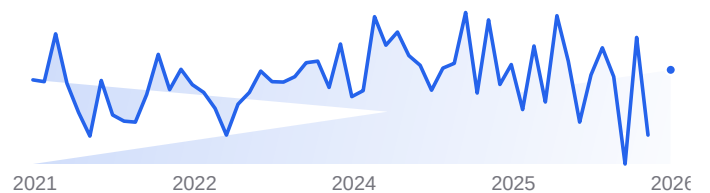
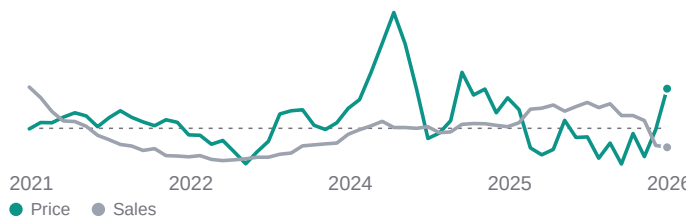


Growth (year over year)

Price +59.5% · Sales -28.6%

Price per square foot

\$358/ft²

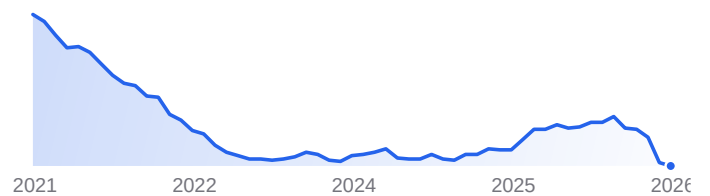


Sale premium vs estimated value

-12.0%

Annual turnover (share of homes sold)

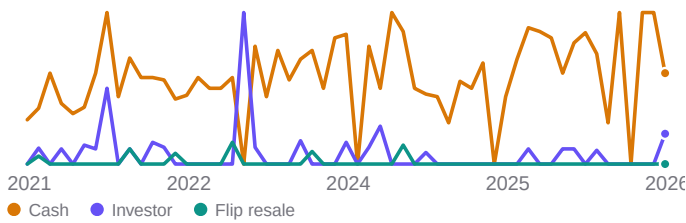
1.4%



BUYERS & OUTCOMES

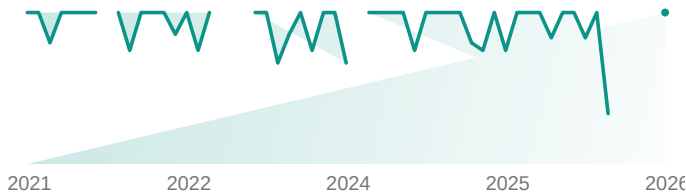
Buyer mix

Cash 60% · Investor 20% · Flip resale 0%



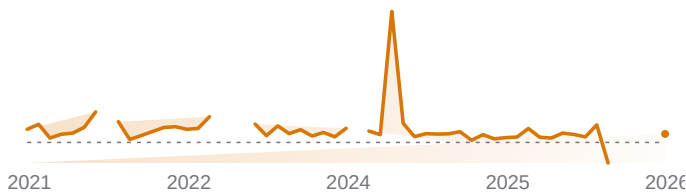
Sellers who sold at a gain

100%

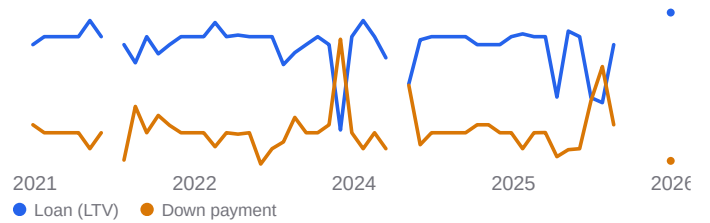


Median annualized return at resale

+6.0%

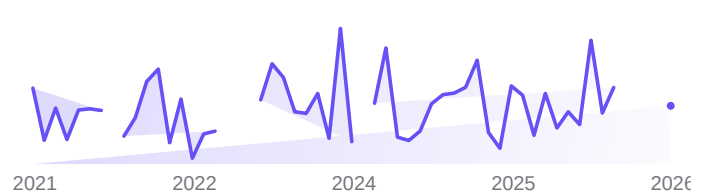


Financing (share of purchase price) Loan (LTV) 95% · Down payment 2.4%



Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,709
Median value (AVM)	\$557K
Median size	1,704 ft²
Median bedrooms	2
Median year built	1981
Single family	30%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.4%
Owner occupied	25%
Company owned	35%
Median loan-to-value	9%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	5,844
Density	39 / mi²
Median household income	\$82K
Average household income	\$102K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	129
Homes occupied	62%
Bachelor's or higher	21%
Poverty rate	8.3%
Unemployment	1.0%
Average temp	39°F
Annual precip	42 in
Sunshine	52%

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