

Nicholville 12965

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

\$93K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$71K

MEDIAN VALUE (AVM)

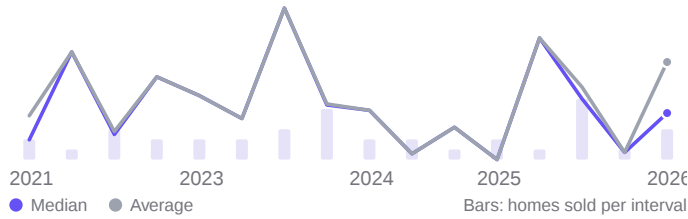
MARKET TRENDS (5 YEARS)

Sale prices

Median \$80K · Average \$151K

Growth (year over year)

Price -87.5% · Sales -40.0%



Price per square foot

\$64/ft²

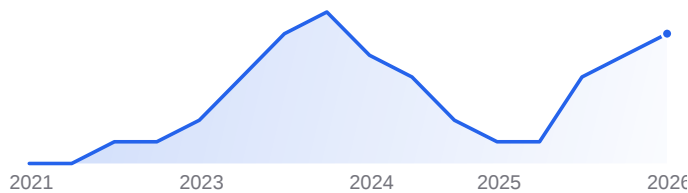
Sale premium vs estimated value

+48.0%



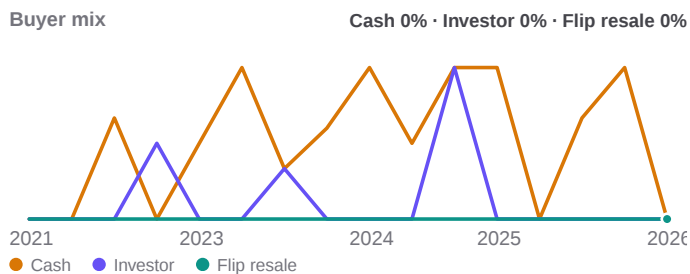
Annual turnover (share of homes sold)

4.5%



BUYERS & OUTCOMES

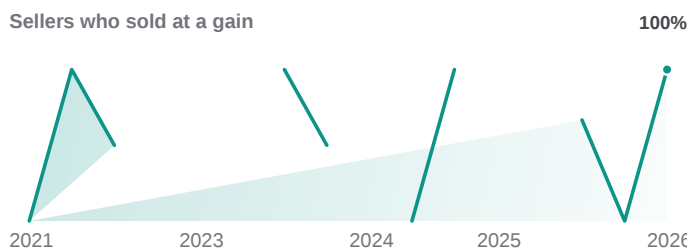
Buyer mix



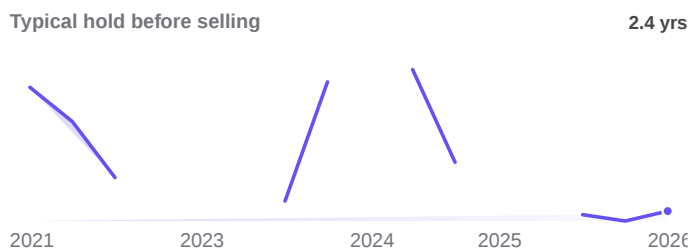
Financing (share of purchase price) Loan (LTV) 89% · Down payment 3.2%



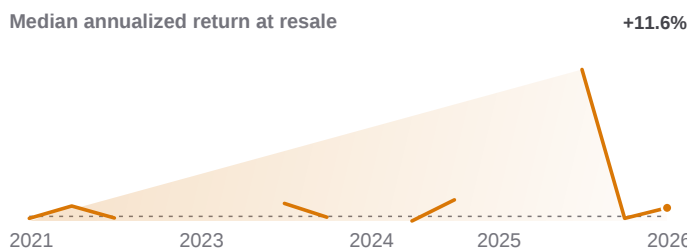
Sellers who sold at a gain



Typical hold before selling



Median annualized return at resale



HOUSING STOCK

Homes	244
Median value (AVM)	\$71K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1925
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	12%
Owner occupied	67%
Company owned	7.4%
Median loan-to-value	0%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	254
Density	22 / mi²
Median household income	\$65K
Average household income	\$73K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	170
Homes occupied	84%
Bachelor's or higher	11%
Poverty rate	12.4%
Unemployment	1.6%
Average temp	43°F
Annual precip	40 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.