

Peru 12972

ZIP code · NY · New York > Clinton County > Peru

BUYER'S MARKET

\$385K

MEDIAN SALE PRICE

+26.0%

1-YR CHANGE

59

SALES (12 MO)

\$258K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



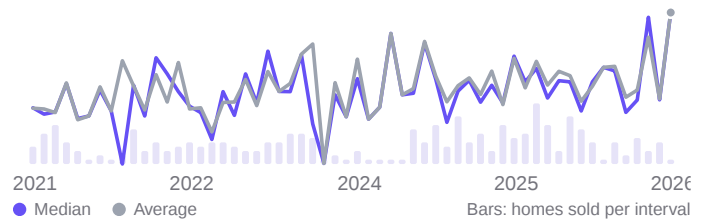
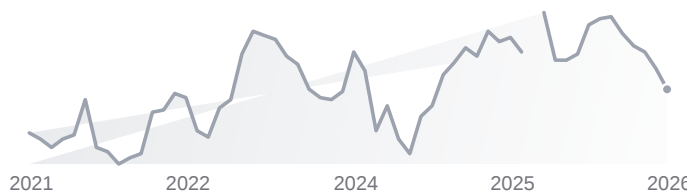
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$480K · Average \$480K

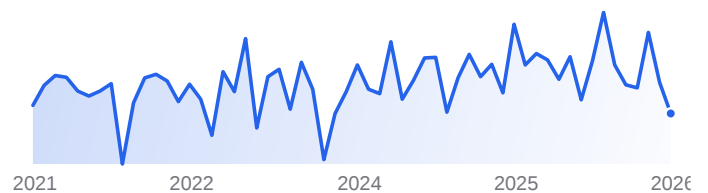
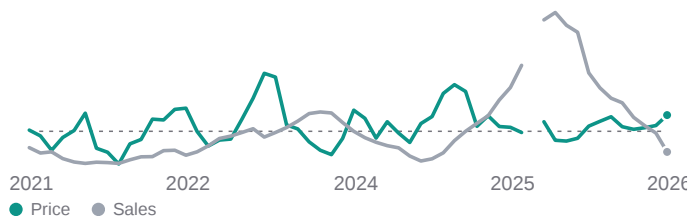


Growth (year over year)

Price +26.0% · Sales -33.0%

Price per square foot

\$86/ft²



Sale premium vs estimated value

+37.6%

Annual turnover (share of homes sold)

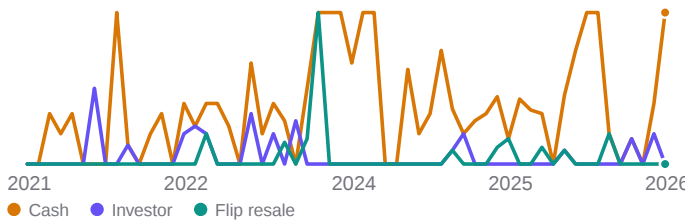
2.5%



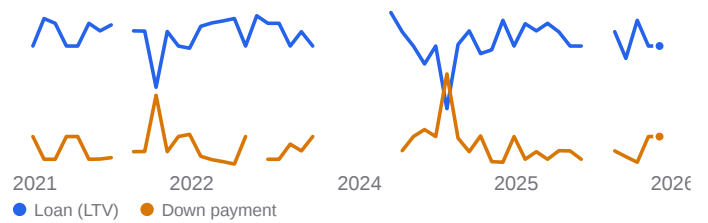
BUYERS & OUTCOMES

Buyer mix

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

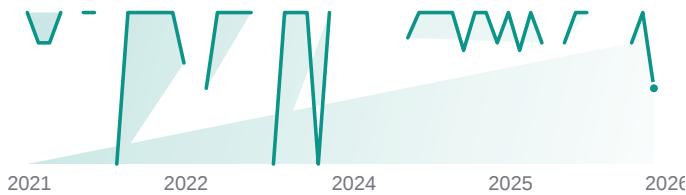


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



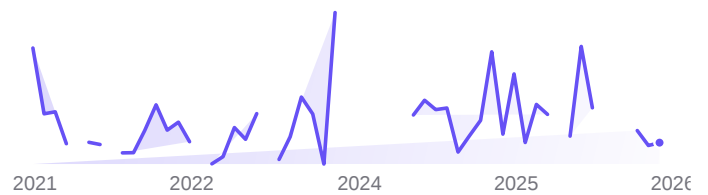
Sellers who sold at a gain

50%



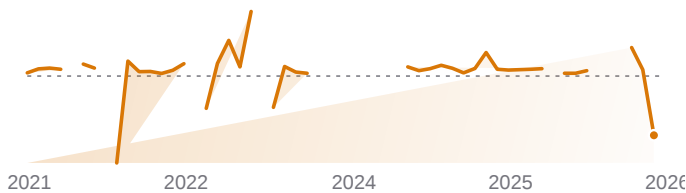
Typical hold before selling

3.2 yrs



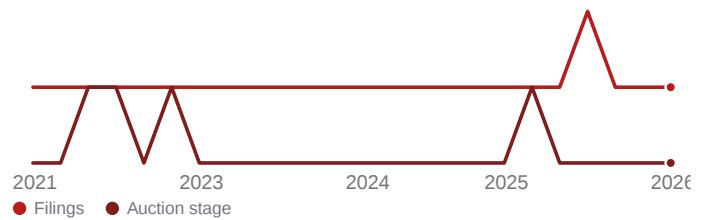
Median annualized return at resale

-55.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,364
Median value (AVM)	\$258K
Median size	1,603 ft²
Median bedrooms	3
Median year built	1979
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.7%
Owner occupied	83%
Company owned	7.3%
Median loan-to-value	27%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	6,545
Density	77 / mi²
Median household income	\$102K
Average household income	\$113K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	127
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	9.5%
Unemployment	1.3%
Average temp	44°F
Annual precip	34 in
Sunshine	52%

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