

Piercefield 12973

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

\$136K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$75K

MEDIAN VALUE (AVM)

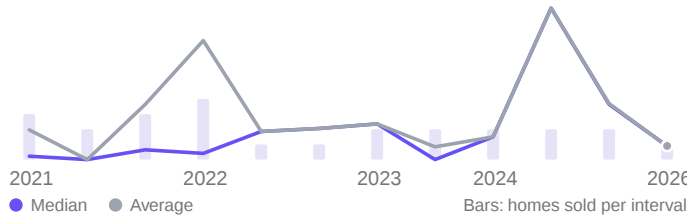
MARKET TRENDS (5 YEARS)

Sale prices

Median \$68K · Average \$68K

Growth (year over year)

Price +435.9% · Sales +0.0%

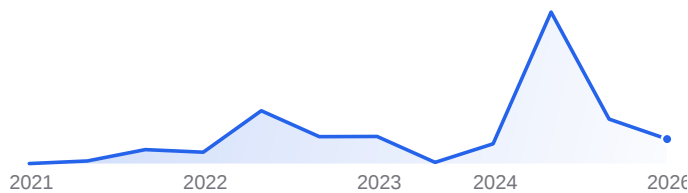


Price per square foot

\$85/ft²

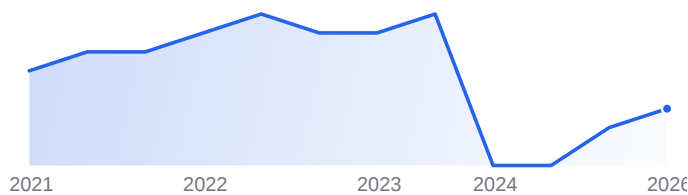
Sale premium vs estimated value

-18.7%



Annual turnover (share of homes sold)

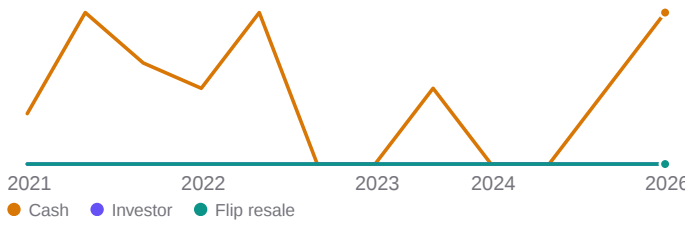
4.3%



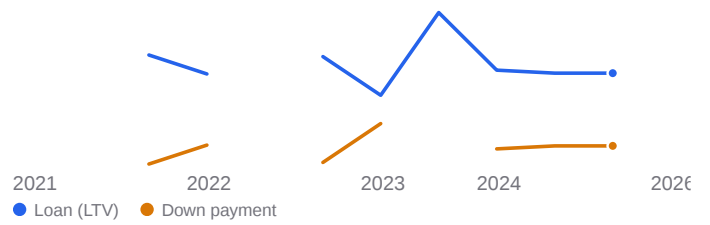
BUYERS & OUTCOMES

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

0%



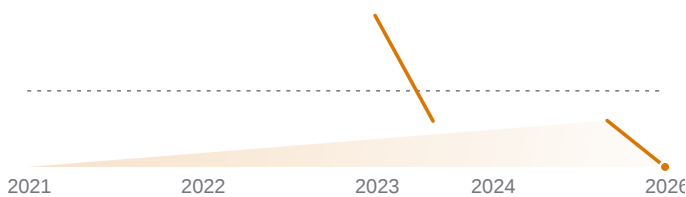
Typical hold before selling

5.0 yrs



Median annualized return at resale

-8.4%



HOUSING STOCK

Homes	115
Median value (AVM)	\$75K
Median size	1,360 ft²
Median bedrooms	3
Median year built	1935
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	9.8%
Owner occupied	50%
Company owned	9.6%
Median loan-to-value	32%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	4
Density	1 / mi ²
Median household income	\$74K
Average household income	\$83K
Crime index (US avg 100)	189
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	136
Homes occupied	28%
Bachelor's or higher	8%
Poverty rate	14.8%
Unemployment	1.2%
Average temp	41°F
Annual precip	44 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.