

Port Kent 12975

ZIP code · NY · New York > Essex County

\$190K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$214K

MEDIAN VALUE (AVM)

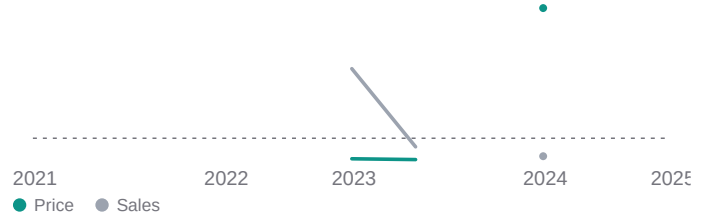
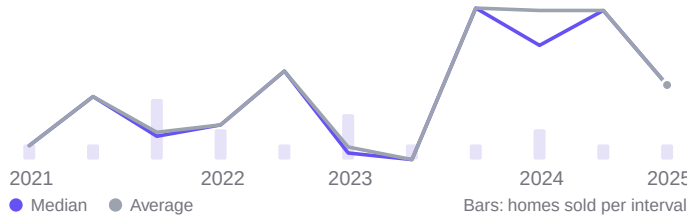
MARKET TRENDS (5 YEARS)

Sale prices

Median \$190K · Average \$190K

Growth (year over year)

Price +436.6% · Sales -60.0%

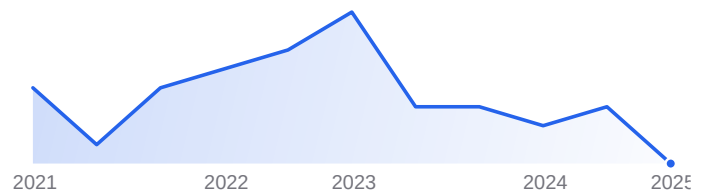
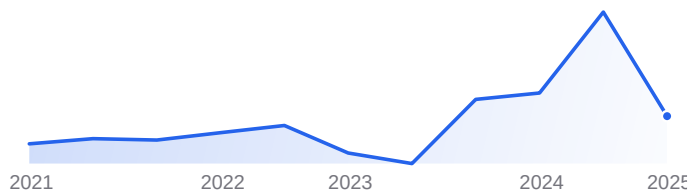


Price per square foot

\$101/ft²

Annual turnover (share of homes sold)

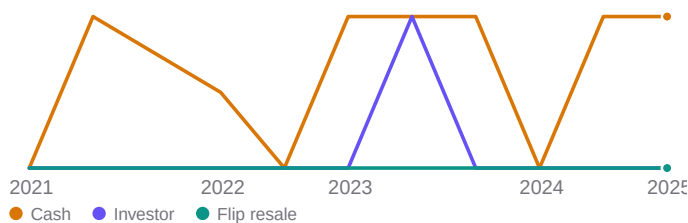
1.3%



BUYERS & OUTCOMES

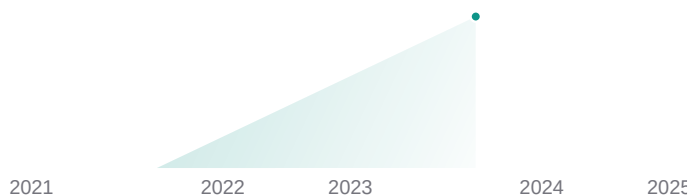
Buyer mix

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



Sellers who sold at a gain

100%



Median annualized return at resale

+1.1%

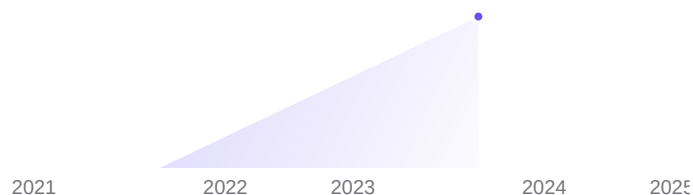


Financing (share of purchase price) Loan (LTV) 55% · Down payment 20%



Typical hold before selling

15.4 yrs



HOUSING STOCK

Homes	154
Median value (AVM)	\$214K
Median size	1,596 ft²
Median bedrooms	3
Median year built	1970
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0%
Owner occupied	65%
Company owned	5.2%
Median loan-to-value	9%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	7
Density	120 / mi²
Median household income	\$72K
Average household income	\$87K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	120
Homes occupied	80%
Bachelor's or higher	13%
Poverty rate	19.1%
Unemployment	1.1%
Average temp	44°F
Annual precip	33 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.