

Rainbow Lake 12976

ZIP code · NY · New York > Franklin County

\$2.4M

MEDIAN SALE PRICE

10

SALES (12 MO)

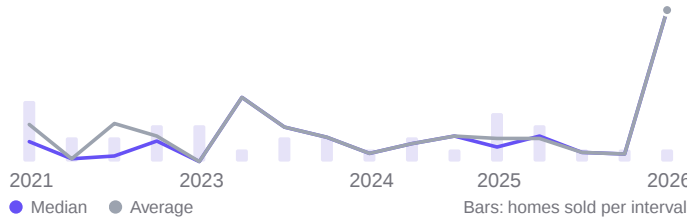
\$334K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

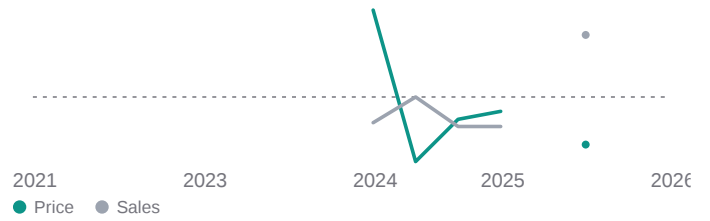
Sale prices

Median \$2.4M · Average \$2.4M



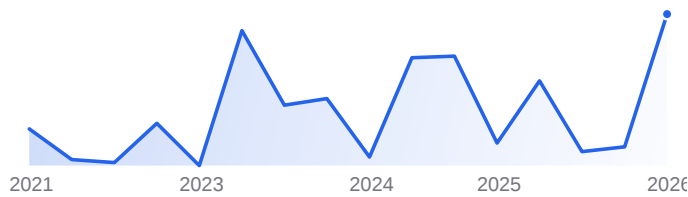
Growth (year over year)

Price -46.1% · Sales +60.0%



Price per square foot

\$686/ft²



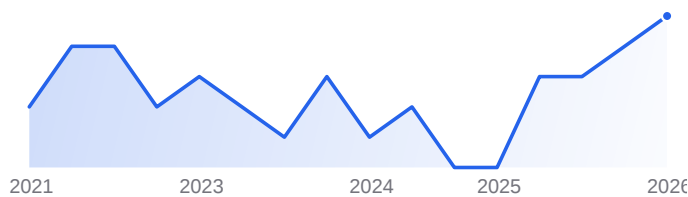
Sale premium vs estimated value

+77.7%



Annual turnover (share of homes sold)

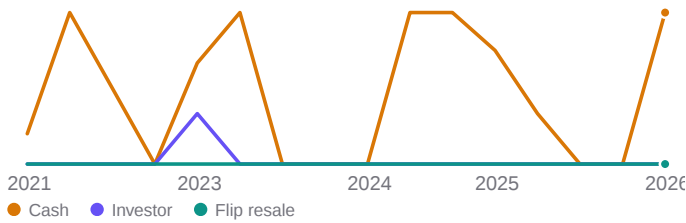
3.6%



BUYERS & OUTCOMES

Buyer mix

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

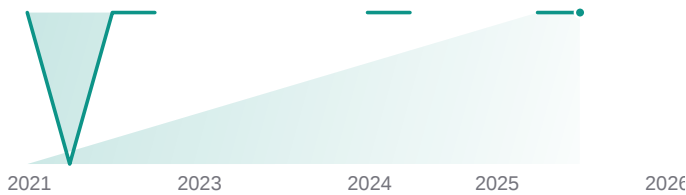


Financing (share of purchase price) Loan (LTV) 100% · Down payment 11%



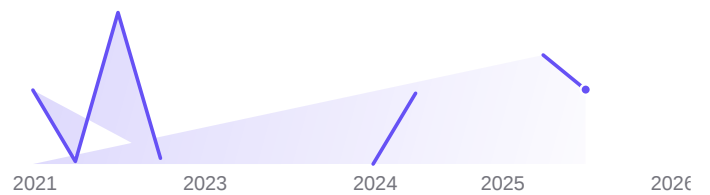
Sellers who sold at a gain

100%



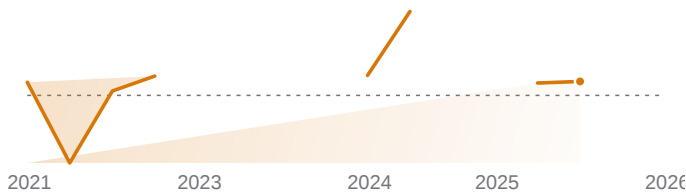
Typical hold before selling

8.1 yrs



Median annualized return at resale

+6.2%



HOUSING STOCK

Homes	277
Median value (AVM)	\$334K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1978
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.8%
Owner occupied	28%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	560
Density	14 / mi²
Median household income	\$71K
Average household income	\$88K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	155
Homes occupied	46%
Bachelor's or higher	25%
Poverty rate	8.4%
Unemployment	1.3%
Average temp	41°F
Annual precip	43 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.