

Rouses Point 12979

ZIP code · NY · New York > Clinton County > Rouses Point

SELLER'S MARKET

\$114K

MEDIAN SALE PRICE

+15.9%

1-YR CHANGE

29

SALES (12 MO)

\$219K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

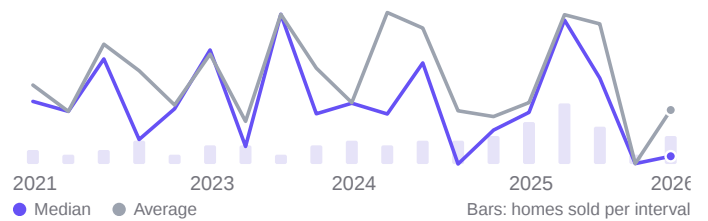
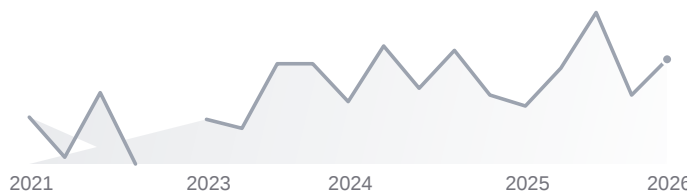
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$96K · Average \$141K

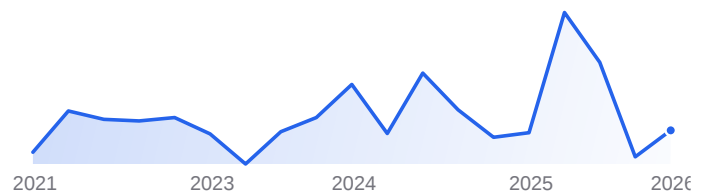
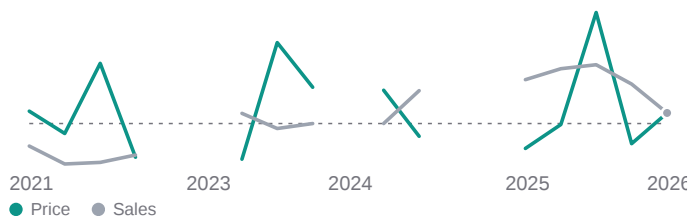


Growth (year over year)

Price +15.9% · Sales +16.0%

Price per square foot

\$88/ft²

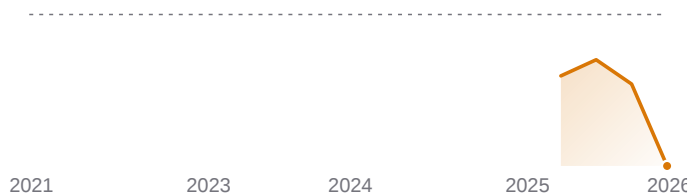


Sale premium vs estimated value

-19.8%

Annual turnover (share of homes sold)

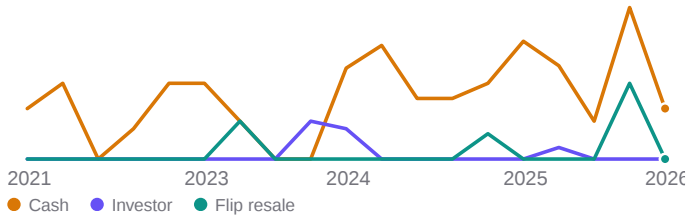
3.5%



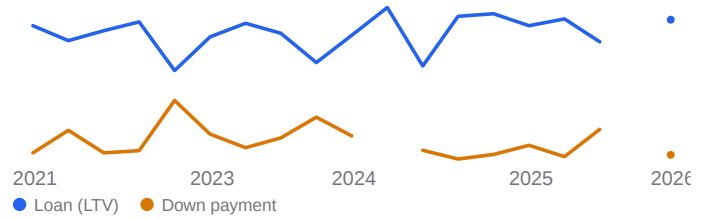
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

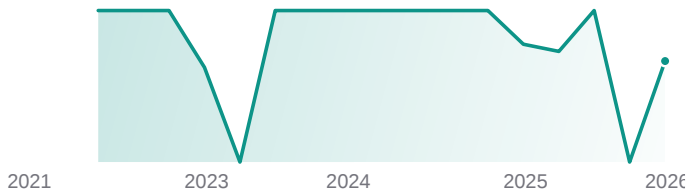


Financing (share of purchase price) Loan (LTV) 94% · Down payment 3.7%



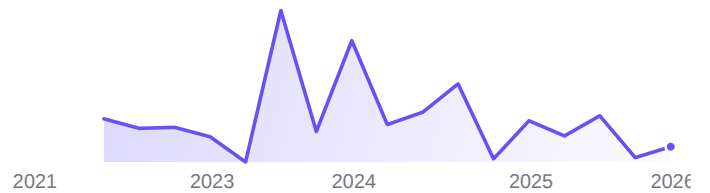
Sellers who sold at a gain

67%



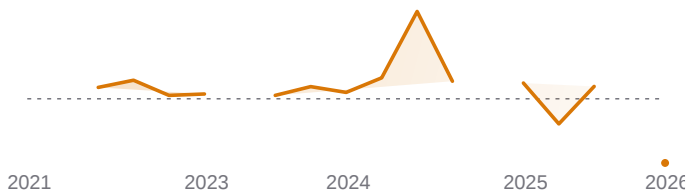
Typical hold before selling

2.2 yrs



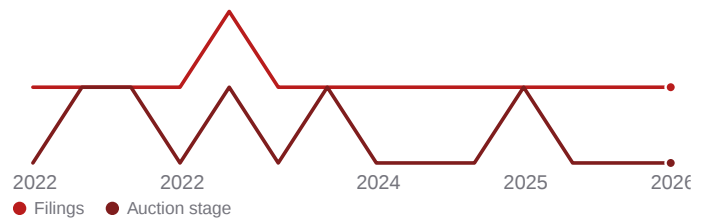
Median annualized return at resale

-41.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	824
Median value (AVM)	\$219K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1955
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.3%
Owner occupied	79%
Company owned	8.9%
Median loan-to-value	20%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	1,277
Density	338 / mi²
Median household income	\$39K
Average household income	\$62K
Crime index (US avg 100)	166
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	150
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	18.4%
Unemployment	1.0%
Average temp	44°F
Annual precip	34 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.