

Hamilton 13346

ZIP code · NY · New York > Madison County > Hamilton

SELLER'S MARKET

\$319K

MEDIAN SALE PRICE

+131.6%

1-YR CHANGE

40

SALES (12 MO)

\$286K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

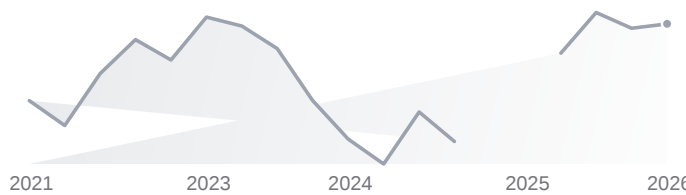
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

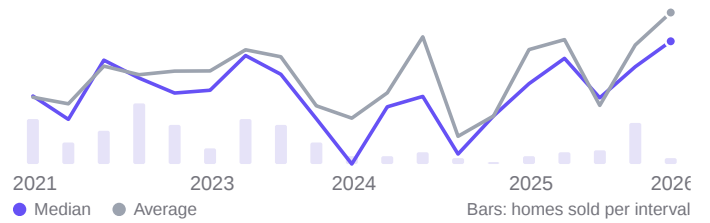
Market temperature (0–100)

71 / 100



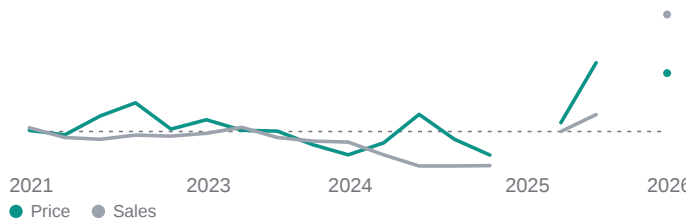
Sale prices

Median \$342K · Average \$399K



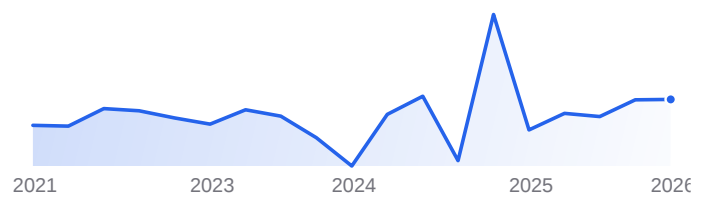
Growth (year over year)

Price +131.6% · Sales +263.6%



Price per square foot

\$174/ft²



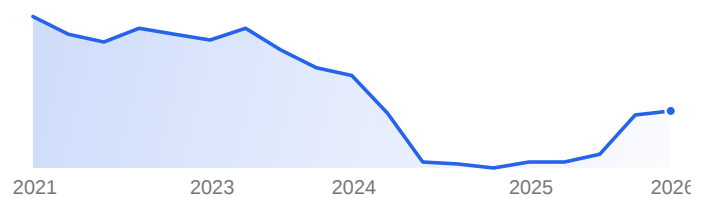
Sale premium vs estimated value

-2.2%



Annual turnover (share of homes sold)

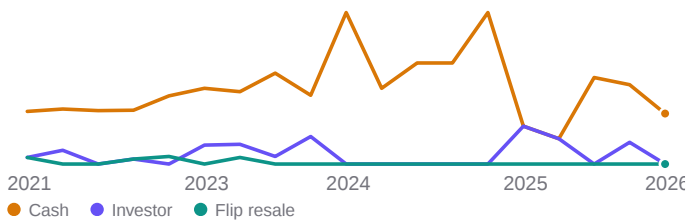
1.9%



BUYERS & OUTCOMES

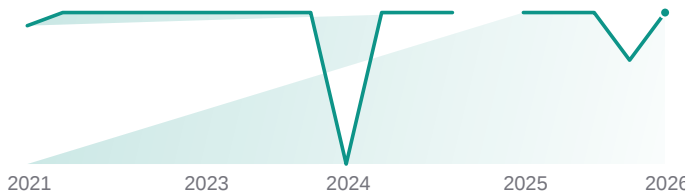
Buyer mix

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



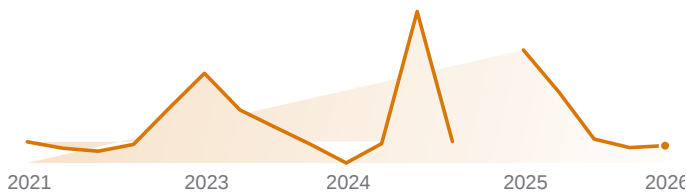
Sellers who sold at a gain

100%

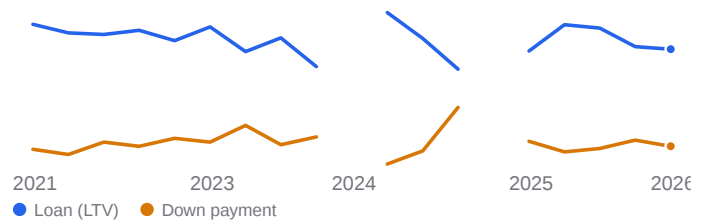


Median annualized return at resale

+4.3%

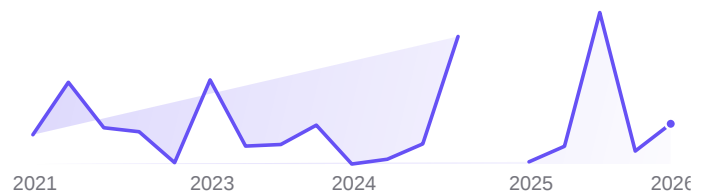


Financing (share of purchase price) Loan (LTV) 75% · Down payment 13%



Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,055
Median value (AVM)	\$286K
Median size	1,752 ft²
Median bedrooms	3
Median year built	1957
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.9%
Owner occupied	69%
Company owned	18%
Median loan-to-value	27%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	5,944
Density	158 / mi²
Median household income	\$70K
Average household income	\$103K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	43
Homes occupied	82%
Bachelor's or higher	15%
Poverty rate	7.2%
Unemployment	0.6%
Average temp	45°F
Annual precip	42 in
Sunshine	46%

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.