

Alexandria Bay 13607

ZIP code · NY · New York > Jefferson County > Alexandria Bay

SELLER'S MARKET

\$174K

MEDIAN SALE PRICE

+30.1%

1-YR CHANGE

48

SALES (12 MO)

\$207K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

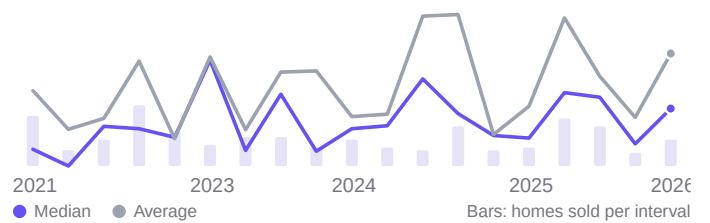
Market temperature (0–100)

77 / 100



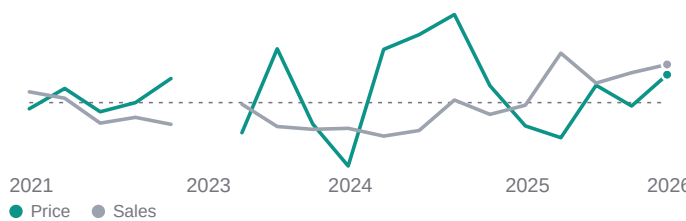
Sale prices

Median \$238K · Average \$394K



Growth (year over year)

Price +30.1% · Sales +41.2%



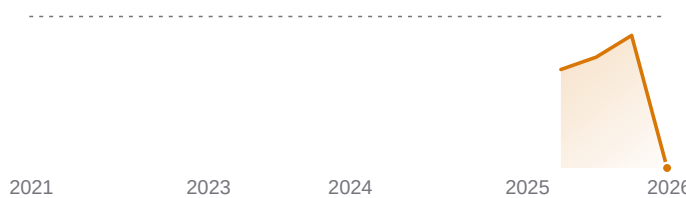
Price per square foot

\$261/ft²



Sale premium vs estimated value

-15.1%



Annual turnover (share of homes sold)

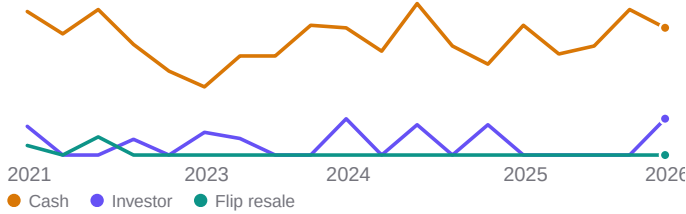
3.3%



BUYERS & OUTCOMES

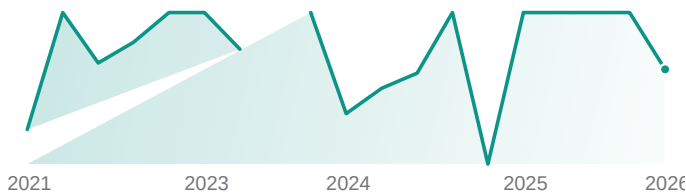
Buyer mix

Cash 70% · Investor 20% · Flip resale 0%



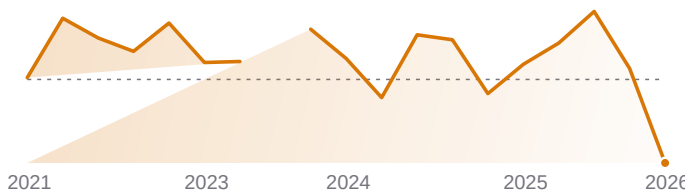
Sellers who sold at a gain

81%

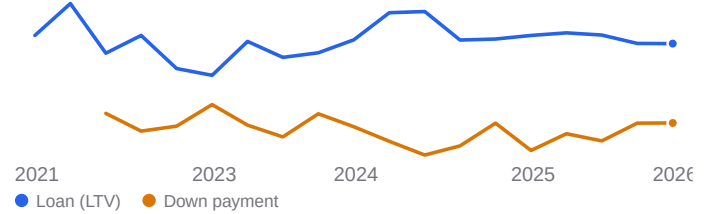


Median annualized return at resale

-15.9%

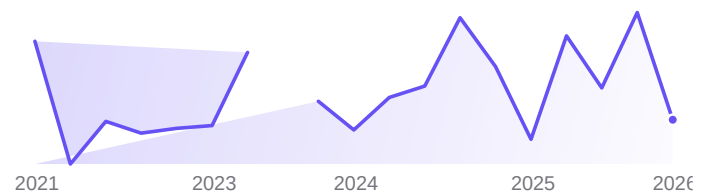


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



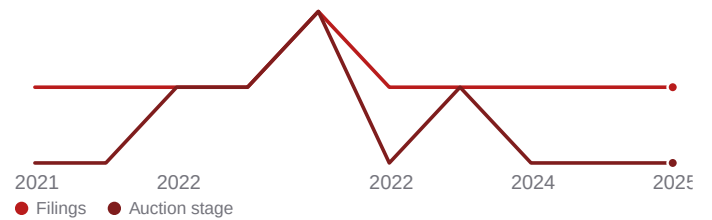
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,445
Median value (AVM)	\$207K
Median size	1,393 ft²
Median bedrooms	3
Median year built	1955
Single family	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.9%
Owner occupied	42%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	1,617
Density	63 / mi²
Median household income	\$64K
Average household income	\$131K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	67
Homes occupied	47%
Bachelor's or higher	19%
Poverty rate	9.5%
Unemployment	1.5%
Average temp	44°F
Annual precip	38 in
Sunshine	46%

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.