

Black River 13612

ZIP code · NY · New York > Jefferson County > Black River

SELLER'S MARKET

\$295K

MEDIAN SALE PRICE

+29.1%

1-YR CHANGE

36

SALES (12 MO)

\$230K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



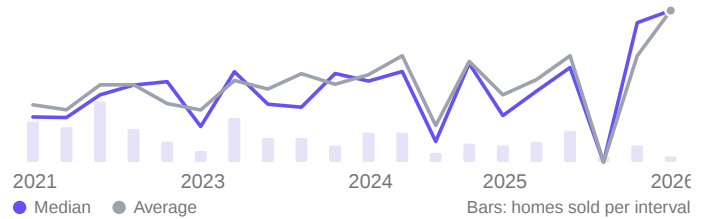
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$340K · Average \$340K

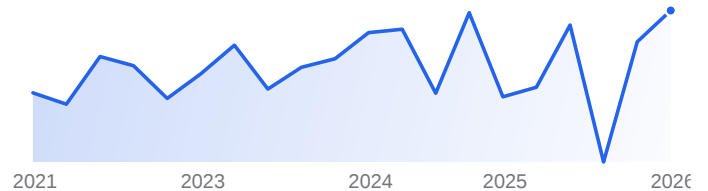
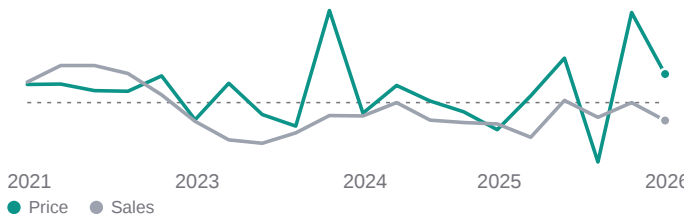


Growth (year over year)

Price +29.1% · Sales -18.2%

Price per square foot

\$169/ft²

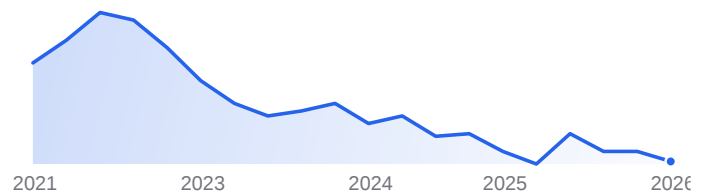


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

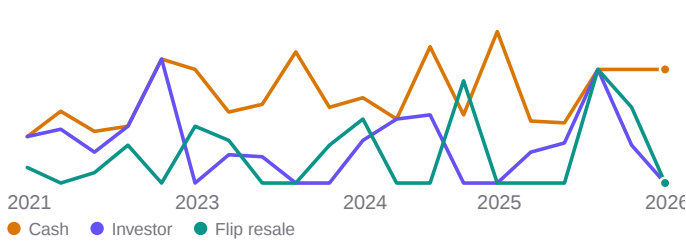
3.9%



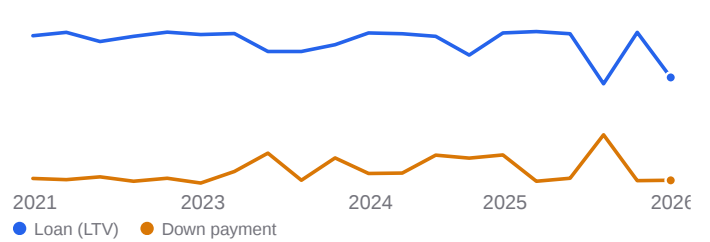
BUYERS & OUTCOMES

Buyer mix

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

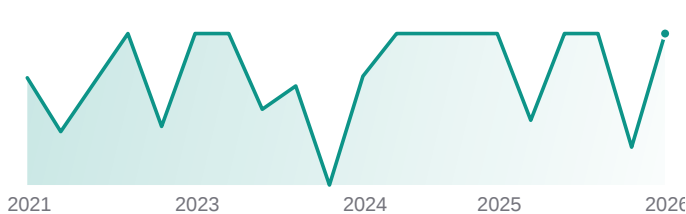


Financing (share of purchase price) Loan (LTV) 71% · Down payment 3.6%



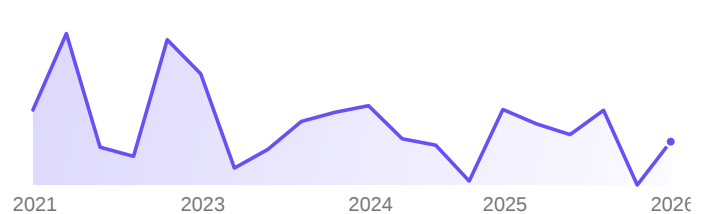
Sellers who sold at a gain

100%



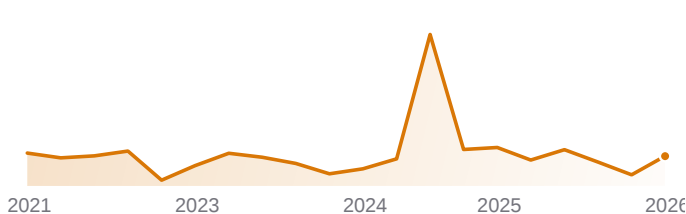
Typical hold before selling

3.1 yrs



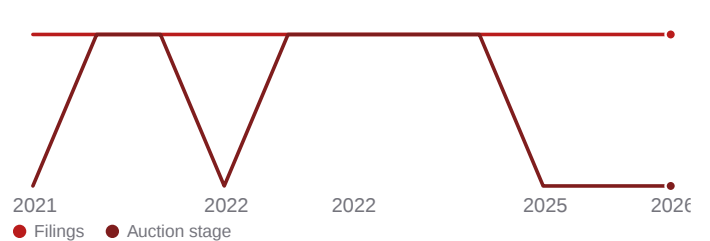
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	913
Median value (AVM)	\$230K
Median size	1,552 ft²
Median bedrooms	3
Median year built	1969
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.9%
Owner occupied	79%
Company owned	5.2%
Median loan-to-value	64%
Typical ownership tenure	6.2 yrs

COMMUNITY

Population	2,394
Density	135 / mi²
Median household income	\$69K
Average household income	\$83K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	64
Homes occupied	88%
Bachelor's or higher	19%
Poverty rate	13.6%
Unemployment	0.9%
Average temp	43°F
Annual precip	47 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.