

Brasher Falls 13613

ZIP code · NY · New York > St. Lawrence County > Brasher Falls

BUYER'S MARKET

\$120K

MEDIAN SALE PRICE

-23.7%

1-YR CHANGE

36

SALES (12 MO)

\$108K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



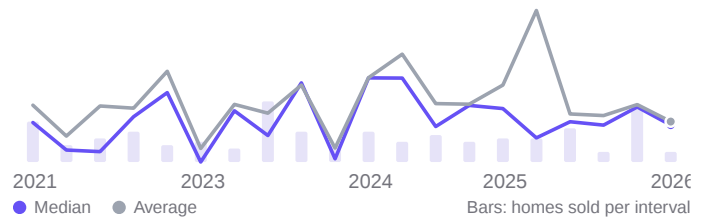
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$85K · Average \$90K

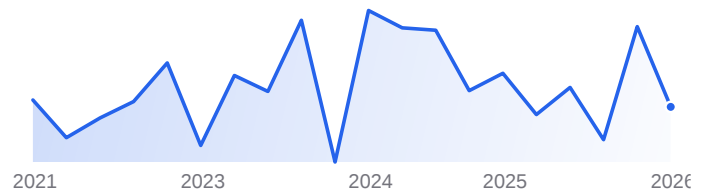
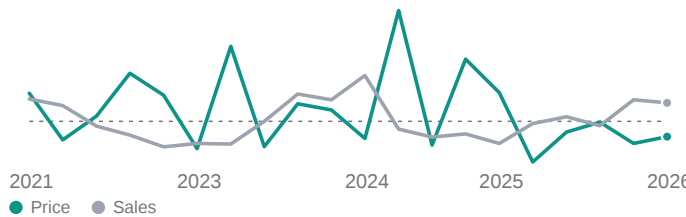


Growth (year over year)

Price -23.7% · Sales +28.6%

Price per square foot

\$61/ft²

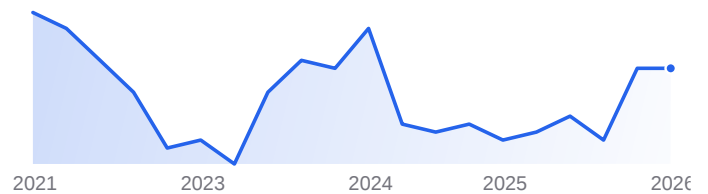


Sale premium vs estimated value

-44.9%

Annual turnover (share of homes sold)

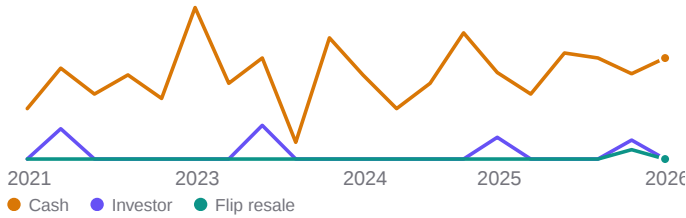
2.9%



BUYERS & OUTCOMES

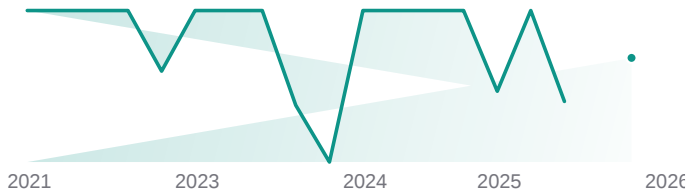
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



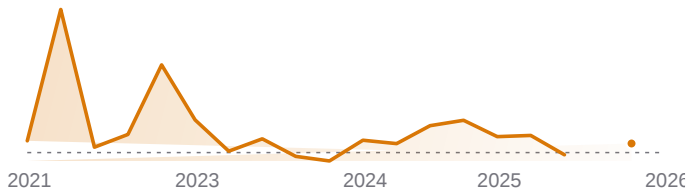
Sellers who sold at a gain

84%

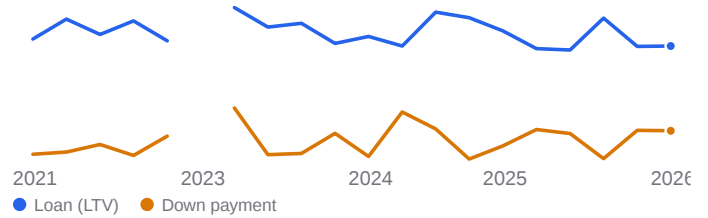


Median annualized return at resale

+3.9%

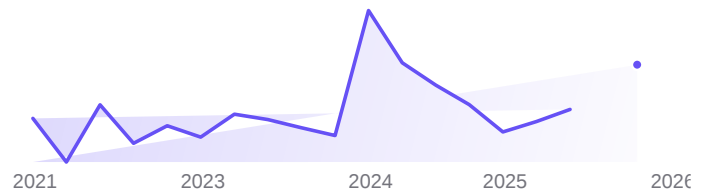


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



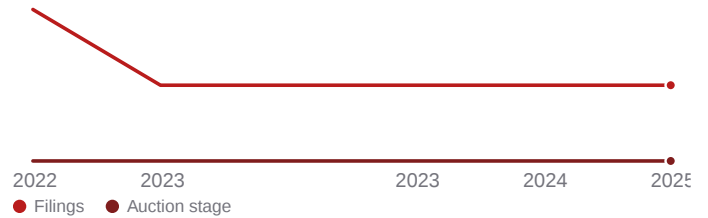
Typical hold before selling

12.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,234
Median value (AVM)	\$108K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1972
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	7.9%
Owner occupied	74%
Company owned	5.0%
Median loan-to-value	54%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	2,568
Density	30 / mi²
Median household income	\$61K
Average household income	\$86K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	185
Homes occupied	86%
Bachelor's or higher	8%
Poverty rate	12.4%
Unemployment	1.3%
Average temp	44°F
Annual precip	37 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.