

Canton 13617

ZIP code · NY · New York > St. Lawrence County > Canton

STRONG BUYER'S MARKET

\$154K

MEDIAN SALE PRICE

-19.8%

1-YR CHANGE

68

SALES (12 MO)

\$212K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 13 / 100



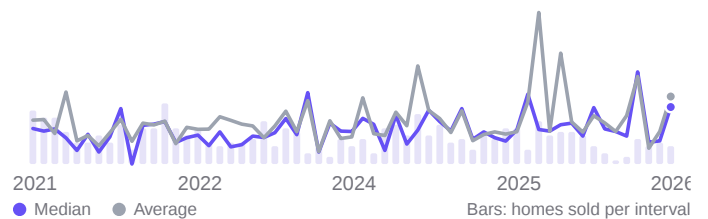
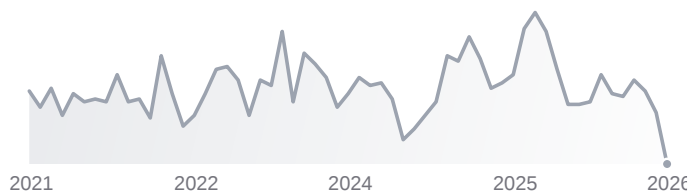
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

13 / 100

Sale prices

Median \$225K · Average \$258K

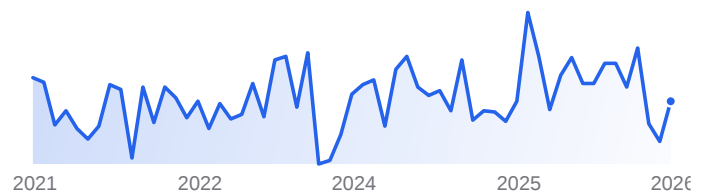
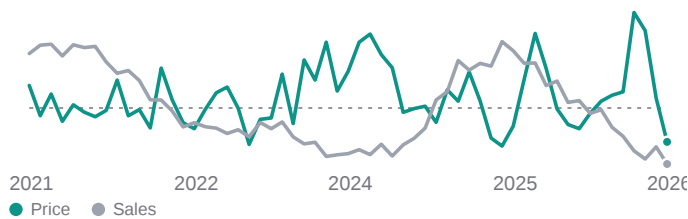


Growth (year over year)

Price -19.8% · Sales -32.7%

Price per square foot

\$90/ft²

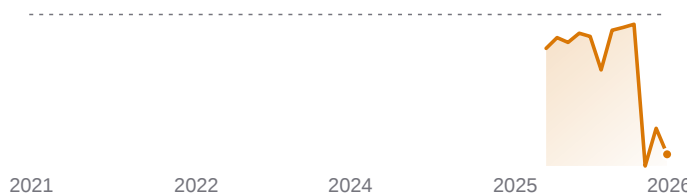


Sale premium vs estimated value

-42.2%

Annual turnover (share of homes sold)

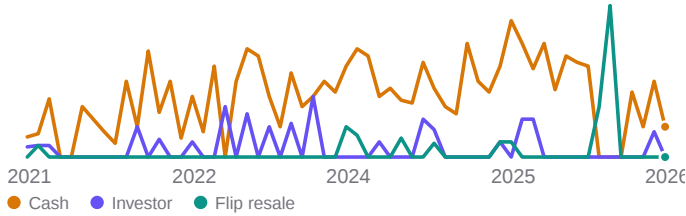
2.3%



BUYERS & OUTCOMES

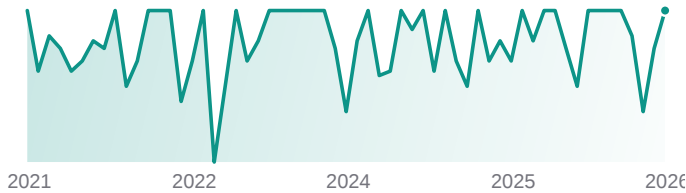
Buyer mix

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



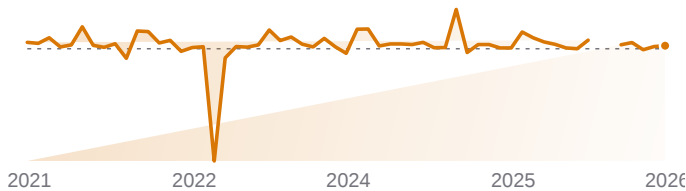
Sellers who sold at a gain

100%

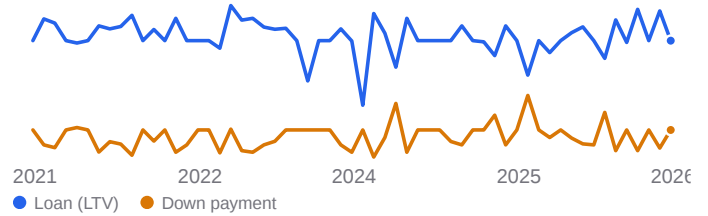


Median annualized return at resale

+2.2%

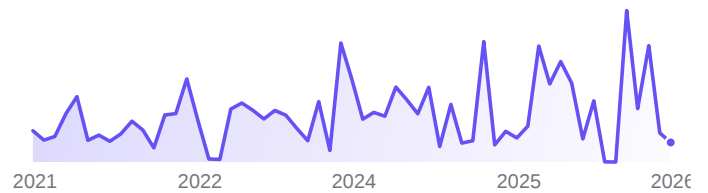


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



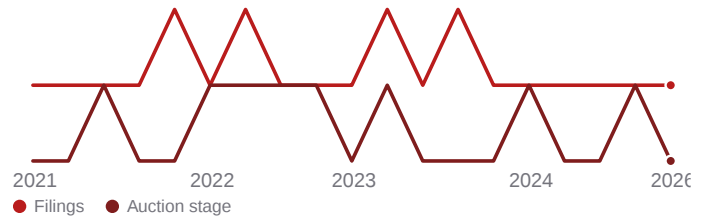
Typical hold before selling

3.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,990
Median value (AVM)	\$212K
Median size	1,578 ft²
Median bedrooms	3
Median year built	1958
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.2%
Owner occupied	78%
Company owned	9.7%
Median loan-to-value	39%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	11,685
Density	86 / mi²
Median household income	\$67K
Average household income	\$91K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	125
Homes occupied	87%
Bachelor's or higher	18%
Poverty rate	10.9%
Unemployment	1.1%
Average temp	44°F
Annual precip	39 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.